

MINUTES
TOWN OF EAST FISHKILL
TOWN BOARD MEETING
JULY 23, 2026
6:00 p.m.

REGULAR BOARD MEETING

The Town of East Fishkill's Town Board Meeting on July 23, 2026, was called to order at 6:00 p.m. by Supervisor D'Alessandro with the Pledge of Allegiance to the Flag.

Supervisor's Announcements:

Supervisor D'Alessandro stated the month started with the Dutchess County Mayors and Supervisors meeting. This month they met in Dover at the Old Drovers Inn which is the oldest continually operating inn in the United States. They did not have a guest speaker so they spoke about issues affecting all of the different municipalities.

East Fishkill celebrated the United States' 250th anniversary this past weekend on July 11th. It was a tremendous success and he wanted to thank everyone who came out to celebrate and all those who made the event possible. There were several distinguished guests as well. Thomas Jefferson read the Declaration of Independence. There was live entertainment and fireworks as well. They booked it on a separate day to get the historic reenactors and it worked out missing the storms that came through on July 4th.

Eastern Dutchess County was hit very badly by the storms on July 4th and there were some East Fishkill residents that were left without power as well. There was a good response from the County Executive and several municipalities that needed aid. He thanked County Executive Serino and her staff for their response during this emergency.

Supervisor D'Alessandro, Councilman Arco, Christine Selback, and Grants Director Michael O'Brien had several meetings with the National Fitness Campaign which is a nationwide initiative that builds free outdoor fitness Courts through public and private partnerships as well as grant funding. This provides about 7 outdoor workout stations that are accessible to anyone of all ages and abilities, as well as a free mobile app to help guide the workouts. After reviewing the recreation properties that the Town has the National Fitness Campaign suggested that East Fishkill would be one of the highly anticipated grant winners. The Town has put in an application and received a \$45,000 grant towards the project. The project is expensive and they will need additional funds to move forward. A certain portion of the recreation budget will go towards it but they will also be applying for the Dutchess County CDBG grants and also some public and private donations that the National Fitness Campaign actually helps out to obtain. Hopefully they can get the funds and this could be a spring or summer opening of additional things in the recreation parks.

The summer camp did open on June 29th. There are almost 350 campers enrolled this year. This is a testament to the outstanding work of the Recreation Department. All of the counselors and staff are wonderful and the kids are having a wonderful time.

The first week of July also had a tremendous heat wave. They did have multiple conference calls with the County Executive and the other Mayors and Supervisors of Dutchess County during that time as well as some other State and local agencies. These heat waves present serious health issues for the senior community. The Community Center was set up as a cooling center for anyone who needed some relief to get water and to cool down.

Supervisor D'Alessandro has been meeting with Councilperson Flores establishing the Data Center Task Force. There are many complex issues to be considered. Tompkins Bank had an ice cream social for all of their customers and the Supervisor attended with the Recreation Directors. The bank is donating \$500 to the Community Center senior programs. He thanked them for being a great community bank. Supervisor D'Alessandro attended the Putnam County Hazard Mitigation Plan meeting. There are a lot of services that are shared between counties and services so participation in these type of programs are important. He thanked County Executive Kevin Byrne from Putnam County for coordinating this as well.

Roll Call: Supervisor D'Alessandro asked the Town Clerk to call the rolls.

Board Members in attendance were:

Craig	Tom	Marianne	Nicholas
Arco	Franco	Flores	D'Alessandro

Also, in attendance were:

Ken Williams, Highway Superintendent; Derrick Cuccia, Police Chief; Thomas Wood, attorney; George Cronk, engineer; Mark Pozniak, comptroller.

Supervisor D'Alessandro stated they will be doing the first resolution prior to opening the Public Hearings.

1. Appoint Lieutenant Promotion in the Police Department

RESOLUTION
(AUTHORIZE POLICE LIEUTENANT PROMOTION)

WHEREAS, there is a vacant Police Lieutenant position in the Town of East Fishkill Police Department; and

WHEREAS, the Chief of Police sent a memo to the Town Board requesting an appointment to the vacant position; and

WHEREAS, the Town Board have confirmed Sean Phillips is eligible for appointment on the appropriate Dutchess County Civil Service list; and

WHEREAS, The Town Board has interviewed the candidate recommended by the Town Police Chief; and

NOW, THEREFORE BE IT RESOLVED, that the Town Board hereby appoints Sergeant Sean Phillips to the position of East Fishkill Police Lieutenant effective August 2, 2026; and

BE IT FURTHER RESOLVED, the salary and benefits for the above position will be in accordance with the PBA contract.

Motion to Appoint Lieutenant Promotion in the Police Department: Board Member Arco.
Seconded: Board Member Franco. All voted in favor. Motion carried.

Clerk Cassidy administered his oath of office. The Board congratulated Lieutenant Phillips.

Public Hearing:

1) Open Public Hearing for the Community Character Preservation Act

a) Open Public Hearing

Motion to open the Public Hearing for the Community Character Preservation Act: Board Member Arco. Seconded: Board Member Flores. All voted in favor. Motion carried.

Supervisor D'Alessandro stated they had started discussing the community character preservation act when they started working on their Master Plan. Through the process of the Master Plan they did a survey and thousands of people participated. One of the major indicators of the survey was that over 80% of the respondents stated they wanted more open space in town. East Fishkill was incorporated in 1849 and is the largest Town in Dutchess County with 56 square miles. It was mostly a farming and agricultural community. Once the railroads came in East Fishkill became a railroad hub. That helped to create the various hamlets that make up the town. In the 1960s it moved to a more industrial area with IBM being one of the largest chip manufacturers in the country. As they expanded so did the housing in the town, creating one of the largest towns in Dutchess County. During the 80s and 90s was the largest amount of growth for our town. Many farms were lost during that development time. The more houses that are developed the greater the impact on roadways, police department, fire department, ambulance services and all the other services. Many communities in New York State have implemented various programs to mitigate the impacts of growth by acquiring agricultural space. They put up conservation easements or development rights or other items to help preserve it. It has been shown that these communities benefit from this with less of an impact on services. They had discussed how to come about this. They created a list of all the different farms in Town working with the Town planner. They also looked at other large parcels that could be developed. They did come up with various preservation methods. One would be the purchase of those lands. Another would be conservation easements. Another could be purchase of development rights. An example would be having a 200 acre farm that is being currently farmed. We would like to continue that. There is an option that the Town could buy the development rights of that farm. That would mean that the property would not be developable and would remain a green farm forever. It would also ensure the owner could remain operating their business forever. When they thought about the factors to be considered with this conservation approach they looked at traffic on the roadways, the scenic areas that can be preserved for the overall benefit to the preserving of the community. With that, they have created this Community Character Preservation Act. They will put a question on the ballot in November to ask if the Town shall be allowed to borrow up to \$20 million to purchase different parcels of property in East Fishkill which will be preserved or remain farm or will remain green forever.

Attorney Wood stated this is based on models throughout the State. It has been proven that when towns do this type of thing it has a positive effect on the tax base because it limits the increases on

services and costs. The schools are not impacted which development does do. \$20 million does seem like a great amount of money but it amounts to approximately \$97.00 per average assessed property in the town. It would be \$97.00 a year for 30 years and that would pay off the bond. The ACT itself gives the Town up to five years to implement it. Each parcel that is identified would be publicly announced. There will be a public meeting. There would be an opportunity for a referendum if there is any public concerns about a particular property or the rights of the property being acquired. They have tried to make it as open and transparent as possible. Without having voter approval of the funding this law will not take effect. The law would also allow the one time increase in the town's budget to accommodate the bonds cost should the bond be approved by the majority of the voters on November 3rd.

Supervisor D'Alessandro asked if there were any questions or comments from the Board.

Board Member Flores stated this was something that was clearly identified as the top issue when the surveys were done by the residents during the Master Plan process. She does believe 85% of the people wanted to protect the open spaces. You usually can't get 85% of people to agree on anything. This is the town's way of responding to what they have heard from the residents. This also allows the residents to have the option at the ballot box.

Board Member Franco stated that 85% is a very significant number. When they go door to door they hear the same thing over and over that people want the building to stop here. It has been close to 20 years since there has been a major development brought into East Fishkill yet it still seems like the roads are packed and the schools are packed. People do not want to see overdevelopment. He does appreciate that. They do want to keep the character of the Town and this is a chance for the voters to make their voice heard. He for one will be in favor of this and he hopes that they will be pushing this in the future and educating the public more about it.

Board Member Franco stated he agrees 100%. This is a huge opportunity for the community. Some residents have been here for 50 plus years and have seen the growth. There was also shrinking when IBM left but then the growth started again. This is a way to control that growth. He is looking forward to November to see how the community responds.

Supervisor D'Alessandro stated that Councilman Marinara was unable to attend tonight but did provide a written statement for the supervisor to read. It states that he strongly supports this and encourages the community to vote in favor of this referendum in November to bond for \$20 million to preserve open space for our community as per our most recent Master Plan. Supervisor D'Alessandro stated that he sees comments from residents all the time asking why there is so much building and so much going on. They cannot stop a property owner from developing their property. They have property rights and there are State laws. The only way to do it is to acquire that property. This is one way that the Town can do it. He really wants to hear from the public what their thoughts are. If there is anyone who would like to come up from the public and speak about it he would like to hear their comments.

Robert Grasso asked if there are a lot of farmers that are willing to participate in doing this. Supervisor D'Alessandro stated they have identified a list. They have not publicly made that list available yet. His concern is that then the properties would go up in value. There has been in the past property owners of large parcels who have stipulated they would sell their properties or develop its rights. He does believe if the community wants this and it is approved then they will engage with

some of those property owners and then provide the list. The law does state that proper notice will be given to the public prior to any purchase. Mr. Grasso asked if they had any idea how many parcels they were talking about. Supervisor D'Alessandro stated they have a very comprehensive list of approximately 20 properties. He is not sure if \$20 million will cover all of that but they will purchase as much as they can.

Keith DiMaso asked if they would potentially resell that property after the Town purchased it under the same guidelines that it would be forever green. Attorney Wood stated when property is purchased with conservation rights it would be forever. The farmer could sell the property to other people to use it as farmland or one home on the site. If they purchased the development rights that would be a permanent reduction on what would be allowed on the site. The Town cannot resell it. Mr. DiMaso stated that it would also come off of the tax rolls. Supervisor D'Alessandro stated that agricultural properties have an agricultural exemption given in accordance with New York State law and Dutchess County. Those properties pay less in taxes than most homes. Mr. DiMaso stated that they are at least paying something now. Supervisor D'Alessandro stated he would like to see the Town purchase the development rights because that would mean that they would remain property owners and farm and be making money.

Mr. Grasso asked if the Town would be able to negotiate different deals with different farmers. Supervisor D'Alessandro stated that each property has individual qualities. Certain properties in Stormville might have two acres zoning and some in the valley area have one acre zoning so there are different values to each property. The Town will do their due diligence and have appraisals performed when they move forward with this.

Supervisor D'Alessandro asked if there were any additional questions from anyone and there were none. He stated this is a very exciting process to be starting. It is a first step and they are very hopeful that it will be successful. They will be advertising as much as they can to make this as transparent as possible. It will be on social media and Channel 22. Whatever information they can provide to the community they will. Hopefully this will be a benefit to the community. It will be a sad day when the last farm is sold. It is nice to have beautiful farms in the community. They are a real treasure.

b) Close Public Hearing

Motion to close the Public Hearing for the Community Character Preservation Act: Board Member Franco. Seconded: Board Member Arco. All voted in favor. Motion carried.

c) Adopt Negative Declaration and Local Law

LOCAL LAW ____ OF 2026

**(A LOCAL LAW TO CONSIDER THE COMMUNITY CHARACTER
PRESERVATION ACT)**

1. Legislative Intent

When it was incorporated in 1849 the town of East Fishkill was primarily an agricultural community. Over the years it became a hub for the railroads which generated

the hamlets that grew up around the hubs. In the late 1960's it became the site of one of the largest chip plants in the region which was further expanded in the late 80's and early 90's. With these changes' homes were needed for the workers and their families. In the 80's and 90's the Town experienced a tremendous growth period. During these growth periods homes on 1, 2 or 3+ acre lots were the norm with development being on smaller lots. Many of the town's farms were lost to this development. In the early 21st century housing demands were

met by communities of housing that preserved some open space areas. At the current time housing demand is in the form of higher density rental projects with central services.

Obviously, the more development that is needed for housing the greater the impacts are on the roadways, police, fire and ambulance services. The law of the Federal and State Government require the zoning laws to allow all forms of housing both on lots of various sizes for single family homes as well as high density condominium, Co-ops and active and rentals.

Many communities throughout New York State have implemented various programs to manage the impacts of growth by acquiring open space, conservation easements, development rights among others. These communities have determined by this action that the negative impact of development has been avoided.

The town houses the superfund sites due to contamination of the ground water by corporations and their subcontractors working in the town. These sites now have limited ground water available and in many cases subterranean infrastructure cannot be installed.

With the current level of development both residential and commercial the Town Board determines that community character preservation actions are necessary and appropriate to better serve the needs of the Town. With this goal in mind this local law is enacted.

2. Preservation:

The Town Board will prepare and from time to time update a plan which shows areas of the town where preservation actions would assist in maintaining the areas character as well as reduce or eliminate impacts on town services.

3. Preservation Methods:

The following or a combination thereof constitutes envisioned methods to preserve the community's character:

i. Purchase of Lands

Preventing its further development after the subtraction of wetland and steep slopes as required under the zoning ordinance.

ii. Conservation Easements

Limits the permitted uses of a parcel to low impact uses either existing or allowed under zoning.

iii. Purchase of Development Rights

Reduce the development potential of Land by limiting unit counts in residential and/or Commercial Square footage in perpetuity.

iv. Uses of Preserved Land

Land acquired by the town for preservation may be utilized for passive recreation as well as limited recreational purposes.

v. Location of Parcels

The parcels chosen for potential conservation shall be, as for as practical, be located in the various hamlets and sections of the town.

vi. Factors to be Considered

When evaluating a parcel for conservation the Town Board shall consider the impacts to be avoided, scenic areas to be reserved, and overall benefit to the preservation of the community's character.

vii. Public Comment

When the town Board seeks to preserve a parcel identified in its preservation plan it will give the public 60-day notice of its intent to do so and conduct a public informational hearing about the proposed acquisition.

viii. Capital Reserve Fund

Any funds approved by the voters to be borrowed for the implementation of this law shall be placed in a Capital reserve Fund as defined in the town Law and utilized solely for this purpose.

ix. Effective Date

This Local Law will be effective on November 6, 2026 if the voters at the November 3, 2026 general election, approve a 20 million dollar bond proposed for this purpose.

x. Tax Cap

The provision of the General Municipal Law on the Tax Cap

may be exceeded By the Town Board for 2027 Town Budget by the annual amount necessary to Fund the cost of the borrowing approved by the voters.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF EAST FISHKILL
PETER CASSIDY, TOWN CLERK**

**Adopted on the 23 day of
July, 2026. Subject to Referendum.**

VOTE:

SUPERVISOR D’ALESSANDRO
COUNCILPERSON FRANCO
COUNCILPERSON MARINARO
COUNCILPERSON ARCO
COUNCILPERSON FLORES

VOTING:

AYE
AYE
ABSENT
AYE
AYE

**NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

Date: June 25, 2026

This notice is issued pursuant to Part 617 of the implementing regulation pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of East Fishkill Town Board has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Community Character Preservation Local Law

Description of Action:

The Town is proposing to adopt a Local Law titled "Community Character Preservation Act" to support Community Character Preservation. The Local Law is proposed to assist

the Town in managing the impacts of growth and development by supporting the purchase of lands, conservation easements, and purchase of development rights among other strategies. This Local Law will be effective January 1, 2027 if the voters at the November 3, 2026 general election approve up to a 20-million-dollar bond proposed for this purpose.

SEQR Status: Type I ☐ Conditioned Negative Declaration? ☐ Yes

Unlisted ☒ ☒ No

Location of Action: Town of East Fishkill, County of Dutchess

Street Address: **Townwide**

Tax Map Parcel(s) No.:

Attach location map.

The following documentation was analyzed in making this negative declaration:

☒ Short Form EAF Parts 1, 2, and 3

☒ **Local Law Community Character Preservation Act**

☐ Other (Describe)

Name of Action: **Community Character Preservation Local Law**

For Further Information:

Contact Person: Peter J. Cassidy, Town Clerk
Town Hall, 330 Route 376
Hopewell Junction, New York 12533
(845) 221-2428

REASONS SUPPORTING THIS DETERMINATION:

(See 617.7(c) for requirements of this determination; see 617.7(d) for conditioned Negative Declaration)

The proposed action is the adoption of a Local Law with the intent of supporting the preservation of community character through purchase of farms and open space, conservation easements, and purchase of development rights among other tools. The proposed local law would be expected to result in positive environmental benefits since it would preserve land and natural resources, reduce the potential for new traffic, and support the goals of the Town's Comprehensive Plan. No significant adverse environmental impacts would result from the adoption of the Local Law.

Based on a review of 6NYCRR 617.7, there appear to be no significant adverse environmental impacts.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

THIS NEGATIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE TOWN BOARD OF THE TOWN OF EAST FISHKILL HELD ON JUNE 25, 2026.

Chairperson/Designee

Date

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:

- Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001
 - Appropriate Regional Office of the Department of Environmental Conservation.
 - Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.
 - Applicant (if any)
 - Other involved agencies (if any)
- any)

Motion to adopt the Negative Declaration and the Local Law: Board Member Arco.
Seconded: Board Member Franco. All voted in favor. Motion carried.

Public Hearing:

2) Open Public Hearing for the Formation of Hopewell Railroad Water Improvement Area

d) Open Public Hearing

Motion to open the Public Hearing for the formation of the Hopewell Railroad Water

Improvement Area: Board Member Flores. Seconded: Board Member Franco. All voted in favor. Motion carried.

Supervisor D'Alessandro stated that Mr. Cronk had a presentation for this.

Mr. Cronk stated there was a map outside of the actual area that they are speaking about for people to review prior to this meeting starting tonight. There are roughly 99 parcels in the improvement area. It runs down Bridge Street on the Route 376 section from the Governor Blvd. section to the crossover at Hopewell Inn. It has a portion of Railroad Avenue and then comes around 376 to where Frankie's Superette used to be. It is not including Frankie's Superette as that side of the road is not being included as part of the improvement area. There are some side roads that come off of there that are also part of the district. Everybody who is in the district received a mailing regarding this public hearing. Prior to this they have met a few times with some homeowners who requested they look into this. They stated they have no water part of the year and the water quality is also a concern. Upon review they found an entire area that had the same situation. They are very small lots because they were built a long time ago. Some of them are only 100 feet wide by 100 feet deep. Everyone has a point well for the most part. Everybody's septic is also on their properties. It is a concerning element from the engineers point of view as it is health concern regarding not having water and more important the quality of the water being safe to drink and consume. Everyone knows that water projects are not inexpensive. They started looking early at this process doing income surveys and looking at grants. East Fishkill as a whole does not qualify for a lot of grants so they need to identify specific areas in the Town that do qualify. Most of those qualifications are based upon incomes. They have been conducting an income survey for several months now. He did thank those who have participated. Mr. Cronk stated that the income survey yielded the results they expected but they have to go through the process. They completed that paperwork over the last few weeks. Having the income survey portion done allows them to apply to the State of New York for zero or low interest loans depending on what they are offering at the time. It also provides extra points when they go to apply for the grant application. They are working their way through the process. New York State came back and stated that nothing could be done until they formed the district. The Town Board has been very clear that the Town wants to move this project forward with grants and 0 interest loans or low interest loans. They want it to be as affordable as they can make it to anyone who has a property in this area. Now they have to create a water improvement formation so they can make an application to the State to ensure that they can get the funds for the project. The general direction from the past informational sessions is that if they cannot get financial support on this project it is probably not a viable project even though everybody for the most part really needs this water. Hopefully they won't have to cross that bridge. Right now they do feel they are in a good position to make that application to the State so they have to complete the formation of the district or they will not consider the Town as a valid applicant. They have completed the SEQRA process and started circulation several months ago. This is a type 1 action because it is a grant application process through the State of New York. They did complete a map plan report prior to advertising for the public hearing. At the end it should be just over a \$6 million project. He wants

everyone to understand the impacts to everyone within the area. Safe drinking water is their goal. One of the secondary objectives is to eliminate what is called a privately owned public water supply. If there is a business or restaurant with over 25 people they need to be on public water supply. They have to follow all of the New York State rules for what New York State requires for public water supply. This applies to those places. Most of these properties are small in size so meeting those property requirements is very difficult. This would be an improvement to the area. Their secondary objective is to have a redundant water supply so they can transfer water from the Hamlet up to the Hopewell Glen and Fishkill Plains area as well. This could assist in being a source to feed those areas if there is a water main break. That has been an objective of the Town for between 10 and 15 years. That will hopefully prevent water shutdowns for any significant amount of time. They are establishing this water improvement area and the bond to apply for grants. If they don't do this step, they cannot even apply for grants. He presented the map of the area and a list of the 99 parcels that are included in this area. They are also in the map plan report if anyone needs to see that. The overall project will be 7500 linear feet of 8 inch water main along Route 376, Bridge Street, Orchard Street, High Street, Oak Street, and a part of Route 82/Main Street. It will have approximately 17 hydrants, 25 valves, hence 99 water services made-up of 68 residential units and 31 non-residentials. The system will be designed to meet fire demand. All of the old point wells will be abandoned. That is a Health Department requirement. He presented a project schedule example that listed the dates they hope to hit certain events. The next steps if tonight's public hearing goes well would be applying for the grant, validating the New York income survey, applying for 0% financing, design the water system by the spring of 2027 and looking at construction starting approximately March of 2028 through the end of 2028. With that being said there are always potential for setbacks so this timeline is just an example for now. If it takes longer to get permits, as an example, that will delay the project. There are a few different ways to come up with the financial aspects of a water district. They normally use a benefit unit assessment which basically means that each home is assigned one benefit unit regardless of if it is 3, 4, or five bedrooms. Then the benefit units get summed up and they divide the cost among the units. There are 99 parcels and they would currently have 119 benefit units. They would have 174 benefit units if the whole district were to be built out. That means that there are some properties that are vacant and there are a few properties in the middle of the district that are light industrial use. Most of those will probably change down the road so they try to plan for that now and project an estimated amount of water for those. The important thing is that the number of benefit units that you are assigned is in direct correlation to your cost, in addition to your usage. They develop a cost estimate. They estimate that they have approximately \$5 million worth of construction costs. He did present a slide with the preliminary cost estimates. There are also some soft costs built in that are for engineering and the fees for applying for grants. The total cost is estimated at just over \$6 million. Within the district there are costs to operate the district. This particular water improvement area will have the water drawn from the Hopewell Hamlet Water District. There is a connection right by Saint Columba they will be able to hook into. They will be drawing water from the Cannon water fields. It is the primary water source for the Hamlet. This is one of the two high quality water sources within the town. All of the water districts provide safe drinking water but these two in particular have very

low iron and any other potential contaminants. There are operational charges as they have to take samples throughout the year and flush the systems. They have to do weekly and monthly reporting on the system. There may be occasional repairs necessary. They typically bond for 30 years, and he has provided a cost estimate based on a 0 percentage loan which is what he believes they will be qualifying for. The bond would be for approximately \$3 million of the \$6 million. They would end up paying approximately \$100,000 per year to pay off that bond for 30 years. The capital benefit unit is approximately \$578.37 per year, and the cost to run the water through another district, which is approximately \$194.00 per year. The operational costs is approximately \$200 per year and the annual water usage is approximately \$200 per year. The estimate is approximately \$1200 per year for a single family house with one benefit unit. If you are an apartment each apartment will be approximately \$720 per year. If you use a little less water your number would be a little less than that if you use a little more water it can cost would be a little bit more than that. Most of the properties in this area will not be doing additional irrigation so those costs for usage would not be there. He stated the next steps would be comments and questions from the Town Board and the audience. Then they would be completing the public hearing and the Town Board would need to adopt a resolution for the water improvement area bond. Then they will move forward with applying for applications and grants and 0 interest or low interest loans. After that they would be engaging engineering services for the design and then they would be engaging in the construction portion. He has had a chance to meet some of the neighbors and he hopes that they enjoy getting safe drinking water moving forward.

Supervisor D'Alessandro stated as an overview this is roughly a \$6 million project. This will service 99 properties. If they were to get a \$3,000,000 grant with 0% interest loan the average property will pay roughly \$1,200 per year. Without the \$3,000,000 grant he does not see how this could move forward. Many property owners in this area fall below the threshold for New York State. The benefit of doing this income survey was when they apply for this grant they get more points because there are people who make less than the income that is identified by New York State as appropriate for the borrowing. They are hopeful they will get the 0% interest and the \$3,000,000 grant but without it he does not see them able to move forward with this because the cost would be double this. Mr. Cronk stated if they got a 4% or 5% bond, the cost would be approximately \$1800 or up to \$2000 per year just for the water. It is a significant increase, which is why they were pushing so hard for this survey. The medium household income for this in New York State is approximately \$80,000 to \$82,000 annually. This area was close to \$40,000. This is a good opportunity to take advantage of any programs that can help us fund this project.

Supervisor D'Alessandro asked if there were any questions or comments from the public.

Karol Sokal stated he lives on 572 Route 376 by Bridge Street. He currently has a well. He got a water table map from Millbrook and found out they live on one of the largest water reservoirs. His question is why he would need a water district. Supervisor D'Alessandro stated individually he might not need it but unfortunately he is in the

middle of the district. They can't arbitrarily take a property out. The State does not allow that for water districts or sewer districts. He would no longer be able to have his well. Anyone who has a well New York State requires them to abandon that well once the house service connection has been made. Mr. Sokol asked what the water quality goes through such as a chloride process. Supervisor D'Alessandro stated by New York State law it has to be sampled quarterly for all the water districts and they have to meet the minimum requirements for the State which are very strict. New York State has the strictest water quality laws in the country. Mr. Sokol asked where the line was going to run along Bridge Street. Mr. Cronk stated he's not sure if it will be on the East or West side as of yet. They need to determine how much of a disturbance they have. In an ideal world, they are putting the waterline off the edge of the pavement. Mr. Sokol asked what time frame that would take and what type of traffic would it create. Mr. Cronk stated when the contractor is doing their work through that area they will have to do traffic management or mitigation. They will probably be closing an entire lane for that time or the State might require a full diversion. That is up to the DOT to make that final recommendation or direction. He stated he believes it will take 9 to 12 months to complete the project. Mr. Sokol stated at the first meeting it sounded like if you don't want the water line you could opt out and if you wanted it in the future you had to pay to have it hooked up. Now it sounds like he's being told they have no choice. Mr. Cronk stated during the income survey they did identify some properties that were on the extended out end of the district and they were either unresponsive or wished not to be part of the district. By law they are allowed to make only minor modifications to the edges of the district but they cannot take a property out of the center of the district. Unless you are the last home in the district you are in the district.

Fran Caracappa asked if the \$1200 per year was adjusted for inflation considering the project will be done in 2028. Mr. Cronk stated it is an estimate based on 2026 costs. Ms. Caracappa asked if that meant that cost could increase by 2028 and Mr. Cronk stated that yes some of the elements in that estimate could escalate. The amount that they are borrowing is the maximum amount they are allowed to borrow so that increase will not be increased due to inflation. They did already escalate the costs of the construction itself. The current cost of water from a different district go up approximately 2% annually. At some point the \$1200 will definitely increase. Attorney Wood stated the bonding rates are usually adjusted for inflation.

Bill Bracey stated he does not live in this water district but he has a few questions. He asked if the \$1200 a year was forever or just the duration of the loan. Comptroller Pozniak stated that 30 years from now they might find the district needs significant improvements and has to re-bond. Mr. Bracey stated where he came from he was paying \$50.00 a month, so \$100 a month for water seems expensive. Supervisor D'Alessandro stated the costs are partially due to New York having the strictest water quality laws. Mr. Bracey asked how the water is treated. He asked if they used chlorine or UV lights. Supervisor D'Alessandro stated it is a combination of everything. Mr. Cronk stated the water source they are getting the water comes from the Cannon well field. It is one of the better water sources. They do remove any iron that is in the system and they chlorinate it.

Resident #3 stated he has a point well and pulled his point last month and it was nasty. He did get a petition going to try to get people in the area together to get a better water source, so he is hoping that this goes through. Supervisor D'Alessandro stated there are a lot of properties in need which is why this water district is severely needed. He is happy that the income survey will benefit the grant proposal to the State. That should give them many points towards an approval. Water is a precious commodity. Supervisor D'Alessandro thanked him for his help.

Carol Logan stated she lives at 89 Fishkill Road, but her property is a flag lot. The flag part hits route 376, which makes her part of the water district. Her house is right next to Hopewell Glen. She asked if they were going to come through her property to get her the water where her septic and leach field are or would it come behind her house. Mr. Cronk stated generally speaking they come in through the road and bring the service in along the driveway. They did just complete a water project in Hopewell West and every property was different as to where they brought the water service in from. Part of the design is to figure out where the water service will come in. Ms. Logan stated her well is back under her root cellar near the Poughkeepsie line down Fishkill Road. She did want to verify that it would not cost her any extra money because she is further away from the road hookup and Mr. Cronk stated that was correct.

Seymour Hall stated he has an apartment or two. He asked if they were putting in water meters. Mr. Cronk stated yes every home will have a water meter. Mr. Hall asked how it works when downstairs is commercial and upstairs is an apartment. Mr. Cronk stated they would get a single meter for the whole building and they will be assigned a benefit unit. They will receive an invoice for the capital charge and the usage charge. An apartment is roughly \$720 a year it would depend on how much water the business uses as well. Mr. Hall stated the Board of Health calls them a business but they probably only use 15 to 20 gallons of water a day and roughly 150 a day for a single apartment. Supervisor D'Alessandro stated they estimated an apartment at roughly 60% of a benefit unit. Mr. Hall asked if they were going to get charged for the water meter. Mr. Cronk stated the estimated 1200 dollars includes 60,000 gallons a year. When you go over the 60,000 gallons a year that's when you incur additional charges. Mr. Hall stated that they are considering a data center which uses all of these water sources. Supervisor D'Alessandro stated they are not considering a data center as they have just passed a three-year moratorium. Mr. Hall stated he has already put in three points and has had to drill a well to supply his building with water. Water is a problem in this Town and so is septic. 30 years ago he was asked how many meters he wanted for water and he said he would take three. He hasn't heard back from them since. He feels that this part of Town has been overlooked as other parts have had improvements done to them in regard to sewer or water. He stated the building codes won't change until they get water and sewer together. He stated the Town has passed something that said you could have a three story building in the Hamlet, but you can't do it until you have water and sewer publicly supplied. Supervisor D'Alessandro stated that it is not for every parcel, but it is for the parcels in his area. Those parcels are small and have point wells and cesspools. Other properties in the Hamlet do have wells and septic. Mr. Hall stated

he was talking about the properties on his street. Supervisor D'Alessandro stated the difficulties in that area is that it is a very narrow State road. It is very expensive to do construction on that road. Mr. Hall stated he understands that as he has spoken to the engineer the other day. His concern is that the most he would be paying would be two grand a year for the water on his property. Mr. Cronk stated each benefit unit provides 60,000 gallons per benefit unit. An apartment will have roughly 40,000 gallons assigned to it. The commercial space gets assigned one benefit unit at 60,000 gallons.

Denise Salgado stated she lives at 583 Route 376. They received a survey and there was a question asking if they were interested in continuing with septic but she has not heard any mention if that is in consideration or off the table. Mr. Cronk stated they did send out a questionnaire card which was different than the income survey. The card was trying to get an idea of how many people were interested in a sewer option as well. For improvement formation area they are only talking about water at this point. He has not been directed by the board to investigate a sewer district at this time. They want to make sure they get all their funding and qualifications in line and then find out from the State if there is even potential for grants for that project as well. A significant portion of every project that they do is the paving so if they can go in and do all the work at once it will be more cost effective. They did not get a good return on the postcards in general. One woman from the audience stated they were all returned to the homes with postage due. Mr. Cronk stated they did take them to the post office to have them weighted to make sure the postage was adequate. Mr. Cronk stated they could do another survey for the sewer. The purpose of today is to form a water improvement area so they know exactly what kind of funding they can get. Supervisor D'Alessandro stated typically sewer is more expensive than the water because of the connections and depending if they need a transfer station. He is sure that everyone has heard they are also in talks about relocating Route 376. They are in discussions with Department of Transportation as they are looking to remove that bridge. You can't put water and septic in the same trench so that area is very difficult to run. They have to dig a second trench which costs double the amount of money. If they can get the project where they can relocate 376 and that portion becomes a Town road. The cost drops significantly for construction of that as they are not on a State highway and they don't have to abide by those State laws. It would be a Town road. They can definitely resurvey this district for sewer and see what they would like. Mr. Cronk stated the good thing is because they've done the income survey if they qualify water they will definitely qualify for sewer as well.

Lucille Sokol stated at the informal meetings they had said if the connections to the house breaks the resident is responsible for paying for whatever happens in between. Mr. Cronk stated that the initial construction will include putting the water main in the street and bringing the service into your house and abandoning the well. If 20 years down the line the water main breaks in the street the improvement area is responsible to repair that. It is a budgeted line item in the operational costs for the maintenance. From the edge of your property there will be a curb stop that will shut the water on and off. From that to your house is your responsibility to maintain. The reality is they don't normally see these leaking in the first 20 years. Like any system over time it could eventually need to be repaired. Supervisor D'Alessandro stated the original cost is in

the district in the \$1200 per year cost. In the future if you have a leak from the street to your house you are responsible for that maintenance. She is still not happy that you can't keep your well and that you can't decide not to join. Mr. Cronk stated they do cap the well so that it is abandoned. Supervisor D'Alessandro stated he feels it would be beneficial to keep the wells so you can water your grass but that is not what the State allows.

Carol Logan asked if putting in the pipes includes getting an expansion tank in the house. She stated her expansion tank is in the pump house behind the house. Mr. Cronk stated with the meter you get 2 valves, a bleeder, a blow off, a small expansion tank, a backfill preventer, an RPZ, and a meter. It is a whole assembly that gets installed and it is all part of the cost of construction. He would be surprised if a residence would go over 60,000 gallons a year as long as they are not irrigating or filling a pool regularly. Most homes range between 12,000 and 15,000 gallons a quarter year so they normally average between 48,000 gallons and 60,000 gallons a year. The \$1200 a year is covering that 60,000 gallons. If you do go over that you will get an additional increase for the overage. Ms. Logan asked if this becomes part of the taxes that volunteer firefighters get a break on. Supervisor D'Alessandro stated that districts are not exempt so there is no break on that. New York State does not allow for water and sewer districts to have that break, only property taxes.

Supervisor D'Alessandro asked if there were any other questions or comments from the board or from the public.

Board Member Arco stated that some people along that strip have deep wells as opposed to point wells. They have asked the same question. He asked if the people with the deep wells have to abandon their wells as well. Mr. Cronk stated when they make that connection they will have to abandon that well. Clerk Cassidy asked if they could keep the well to water their yard or fill their pool. Mr. Cronk stated that is exactly what New York State does not want you to do. That's how cross contamination usually occurs. Then everybody gets water that is contaminated. Supervisor D'Alessandro asked who makes those laws and Mr. Cronk stated he believes the legislature makes the laws but the Department of Health has to enforce it.

e) Close Public Hearing

Motion to close the Public Hearing for the formation of the Hopewell Railroad Water Improvement Area: Board Member Franco. Seconded: Board Member Arco. All voted in favor. Motion carried.

f) Adopt Negative Declaration and Order forming District

RESOLUTION

ORDER ESTABLISHING
THE HOPEWELL RAILROAD
WATER IMPROVEMENT AREA

A MEETING was conducted by the Town Board of the Town of East Fishkill on Thursday, July 23, 2026 at 6:00 pm at the Town Hall located at 330 Route 376, Hopewell Junction, NY at which time the following were present:

NICHOLAS D’ALESSANDRO

Supervisor

THOMAS FRANCO

Councilperson

CRAIG ARCO

Councilperson

MARIANNE FLORES

Councilperson

WHEREAS, the Town Board on its own motion determined to form a Water Improvement Area with the same boundaries as set forth in Schedule “A” attached; and

WHEREAS, the Town Board on its own motion determined to form a Water Improvement Area with Establishing a Bond set forth in Schedule “B” attached; and

WHEREAS, the Town Board on June 25, 2026 adopted an Order Calling a Public Hearing on the establishment of the above district; and

WHEREAS, copies of said order were duly published and posted according to law, and said Town Board did, at the time and place specified in said order, duly meet and consider such proposal and heard all persons interested in the subject thereof, who appeared at such time and place, concerning the same; and

WHEREAS, the evidence offered at such time and place requires that the Town Board make the determination hereinafter made;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board, in the County of Dutchess, that it be and hereby is determined as follows:

- (1) The notice of hearing was published and posted as required by law and is otherwise sufficient.
- (2) That all of the property and property owners, within the proposed Water Improvement Area are benefited thereby.
- (3) That all of the property and property owners benefited are included within the proposed Water Improvement Area; and
- (4) It is in the public interest to establish the proposed Water Improvement Area as hereinafter described, and

BE IT FURTHER RESOLVED, that the Town Board does hereby approve the establishment of the Hopewell Railroad Water Improvement Area to include all parcels set forth in Schedule “A” attached; and

BE IT FURTHER RESOLVED, that improvements are being made as set forth in the Engineers Report filed herein; and

BE IT FURTHER RESOLVED, that this resolution is subject to a 30-day permissive referendum; and

BE IT FURTHER RESOVLED, that the Supervisor is authorized to file any applications for approval with the NYS Comptroller, if required under Town Law.

Dated: East Fishkill, New York,
July 23, 2026

VOTING AS FOLLOWS:

COUNCILPERSON THOMAS FRANCO	VOTING	AYE
COUNCILPERSON EMANUELE MARINARO	VOTING	ABSENT
COUNCILPERSON CRAIG ARCO	VOTING	AYE
COUNCILPERSON MARIANNE FLORES	VOTING	AYE
SUPERVISOR NICHOLAS D’ALESSANDRO	VOTING	AYE

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF EAST FISHKILL,
DUTCHESS COUNTY, NEW YORK

PETER J. CASSIDY, TOWN CLERK

**Adopted on July 23, 2026
At a Regular Meeting held at
Town Hall**

NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: June 25, 2026

This notice is issued pursuant to Part 617 of the implementing regulation pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of East Fishkill Town Board has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: **Hopewell Railroad Water Improvement Area**

Description of Action: the Town of East Fishkill is proposing the Hopewell Railroad Water Improvement Area to: 1) to provide public water to roughly 100 residential, commercial and industrial parcels and eliminate the need for point wells which are located in close proximity to the seepage pits which serve as septic for the parcels; and 2) to provide an interconnection between the Hopewell Glen Water District and the Hopewell Hamlet Water District for redundancy which will use the proposed new waterline.

SEQR Status: Type I X

Location of Action: Town of East Fishkill, County of Dutchess

The following documentation was analyzed in making this negative declaration:

- X Long Form EAF
- Supplemental Part III Information
- Storm Water Pollution Prevention Plan (SWPPP)
- X Other (Describe)
 - Map Plan and Report

Name of Action: **Hopewell Railroad Water Improvement Area**

For Further Information:

Contact Person: Peter J. Cassidy, Town Clerk
Town Hall
330 Route 376
Hopewell Junction, New York 12533
(845) 221-9191

REASONS SUPPORTING THIS DETERMINATION:

(See 617.7(c) for requirements of this determination; see 617.7(d) for conditioned Negative Declaration)

The proposed action would result in the interconnection of the Hopewell Glen and Hopewell Hamlet Water districts for redundancy. The proposed action will also provide public water to roughly 100 residential, commercial and industrial parcels and eliminate the need for point wells which are located in close proximity to the seepage pits which serve as septic for the parcels. These improvements help support public health and safety by providing for improved water quality, better service, and redundancy in the water supply system. The proposed action would not be expected to result in any significant adverse impacts for the following reasons:

1. It will not generate a significant amount of additional vehicles, noise or emission levels.
2. It will not affect rare or endangered species of animal or plant, or habitat of such species.
3. It will not result in any impacts to historic or archeological resources.
4. It will not result in any impacts related to hazardous materials.
5. It will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. It will not be subjected to unacceptable risk of flooding or major geological hazards.
7. It will not have a substantial aesthetic affect.
8. It will not involve adversely affect any surface water or groundwater.
9. It will not allow for improper uses within specified zoning districts.
10. It will not result in adverse cumulative impacts.
11. It will not result in adverse growth-inducing impacts.
12. It will not conflict with the Town's Comprehensive Plan.

In conclusion, no significant potential impacts were identified as a result of the Proposed Action.

Based on a review of 6NYCRR 617.7, there appear to be no significant adverse environmental impacts.

If Conditioned Negative Declaration, provide on attachment the specific mitigation

measures imposed.

THIS NEGATIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE TOWN BOARD OF THE TOWN OF EAST FISHKILL HELD ON JUNE 25, 2026.

Chairperson/Designee

Date

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:

- Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001
- Appropriate Regional Office of the Department of Environmental Conservation.
- Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.
- Applicant (if any)
- Other involved agencies (if any)

Motion to adopt the Negative Declaration and the order forming the District: Board Member Franco. Seconded: Board Member Arco. All voted in favor. Motion carried.

Supervisor D'Alessandro stated they would have more information once they apply for the grant and they will keep everyone informed.

Approve Minutes:

June 25, 2026

Motion to approve the minutes for the June 25, 2026, Town Board meeting minutes: Board Member Arco. Seconded: Board Member Franco. All voted in favor. Motion carried.

Announcement of Additions to the Agenda:

Supervisor D'Alessandro said there are two additions to the agenda. One is to accept a grant for the outdoor fitness court that he described earlier. The second is a repair to the Hopewell Hamlet Wastewater plant. They will be done at the end.

Courtesy of the Floor:

Supervisor D'Alessandro asked if there was anyone to speak regarding anything on the agenda or general Town issues.

Fran Caracappa thanked the Board for approving their three-year moratorium. As the Governor signed a three-year moratorium it stands. She does believe they are well ahead of other towns in the area. She thanked them for listening to the public. She stated the minutes were dictated appropriately and she is excited that they are looking at three years to really think about it thoughtfully but they need to figure out if they need a hyperscale data center in this area. Supervisor D'Alessandro stated he feels the Governor was appropriate with the 50 megawatts. Ms. Caracappa is glad that the Governor signed an executive order and not into law because that would have overridden home rule. Supervisor D'Alessandro thanked Assemblyman Beephan for working on that bill as well and helping in the legislature.

Mr. DiMaso wanted to express how appalled he was with the behavior of some of the Town residents and some non-Town residents that the Supervisor extended the courtesy to speak regarding the data centers. He is grateful that the Town Board is leaning the way that they were. He is also grateful that they have been available to provide information and assistance over the phone.

Mr. Grasso spoke about the Flock cameras and thought Board Member Franco would speak on it, but he said he would leave that to the Police Chief.

Armis Christiansen spoke about the Flock system. He had questions regarding how the system is controlled and he asked what safeguards are in place to stop the system from being abused by officers. Chief Cuccia stated each municipality governs its own system. Supervisor D'Alessandro asked if a case number has to be entered each time the system is accessed and Chief Cuccia said yes. Supervisor D'Alessandro stated the list provided by Mr. Christensen regarding people who were fired over nefarious use of the system used it under false pretenses and were discovered and fired. Mr. Christensen stated it is warrantless searches. Chief Cuccia stated it is not. Mr. Christensen stated it is because you do not have to go to a judge to prove what somebody did before accessing the system. Chief Cuccia has stated that is different from what Mr. Christiansen is speaking about. He stated with any new technology there will be bumps in the road. Supervisor D'Alessandro stated there were public hearings and a vote at a Town Board meeting several years ago regarding this use. They also had an expert come in at a workshop to discuss the use of Flock cameras. Assemblyman Beephan has a meeting on Monday with the owners of Flock. Mr. Christensen stated it is a third party entity and they sell the information. Attorney Wood stated that the Town has a contractual agreement with respect to the limited number of Flock cameras in the Town. Under that agreement access is restricted to valid cases. There are always people who will try to beat the system and they will be weeded out as time goes on. There are also certain parameters for the confidentiality of that information and limits on its sharing. In light of current controversies in other parts of the State those contracts are being reviewed to see if they can be tightened up further. He stated they are on top of that and following the trends. New technology always has new issues and they have identified as many as possible in the beginning. There may be more stringent things they have to introduce moving forward but they are keeping up with it. Mr. Christensen stated there were 80 towns in the United

States that have already canceled that use. Attorney Wood stated that is their choice but right now we are in a contractual agreement that they do believe is satisfactory. They do see there are some areas that could be tightened up and they will work on those. He and the Chief can both attest that this has not been used inappropriately. If it is used that way by someone in our employment they will be terminated. Chief Cuccia stated we cannot be responsible for nationwide use. If he wants to take it up a notch to a higher level that is up to him. East Fishkill is as tight as can be on the restrictions and guidelines. There is a certain assigned individual who looks through every case that is run through Flock to make sure it precisely matches every single time it is used. Chief Cuccia stated the Town website has the policy for its use. Assemblyman Beephan stated he can get all of those answers directly from Flock at his meeting.

Receive and File:

There was nothing.

Resolutions:

2. Award Pickleball Courts Resurfacing Bid

**TOWN OF EAST FISHKILL
AWARD PICKLE BALL PAVEMENT**

WHEREAS, the Town of East Fishkill oversees the operation and maintenance of the recreational facilities, including the Pickle Ball Courts located at the Lime Kiln Facility; and

WHEREAS, the Pickle Ball Courts surfaces and nets are need of replacement; and

WHEREAS, the Town previously authorized the solicitation for construction bids and received three qualified bids; and

WHEREAS, the Town has identified AMR Paving & Masonry, LLC of Hopewell Junction with the lowest, qualified bid in the amount of \$56,500.00; and

WHEREAS, the Town is responsible for the purchasing of nets, poles, paint, etc. that is estimated to cost up to \$12,500.00; and

WHEREAS, this project is classified as a Type II SEQR Action, and no further action is needed; and

NOW THEREFORE, IT IS RESOLVED, that the Town Board hereby declares and authorizes Nicholas D'Alessandro, Town Supervisor, be provided the authority to authorize a contract with AMR Paving & Masonry, LLC in an amount not to exceed \$56,500.00; and.

BE IT, FURTHER RESOLVED, that the Town Board authorizes the purchase of poles, netting, etc. in an amount not to exceed \$12,500.00.

Motion to award the Pickleball courts resurfacing bid: Board Member Franco.
Seconded: Board Member Flores. All voted in favor. Motion carried.

3. Schedule a Referendum with Respect to the Acquisition of Land/Open Spaces Program

(AUTHORIZING A BALLOT QUESTION)

WHEREAS, it is the intent of the Town Board to seek voter approval of their intent to borrow up to \$20,000,000.00 to preserve open space, reduce density, etc.; and

WHEREAS, the Ballot Question must be submitted to the Board of Elections by August 3, 2026 for inclusion on the November 3, 2026 Ballot; and

NOW, THEREFORE, BE IT RESOLVED, that the following Referendum question be submitted by the Town Clerk to the Board of Elections by August 3, 2026:

“Shall the Town Board’s Resolution authorizing borrowing \$20,000,000.00 (million) Dollars for up to 30 years to acquire parcels of land, or rights or interests in such land, for passive park purposes and the preservation of open space and pledging the full faith and credit of the Town be approved?”

Motion to schedule a referendum with respect to the Acquisition of Land/Open Spaces Program: Board Member Flores. Seconded: Board Member Arco. All voted in favor.
Motion carried.

4. Hire Director of Codes Enforcement Schedule

(APPOINT DIRECTOR OF CODES ENFORCEMENT)

WHEREAS, the Town has identified a need for additional staff in the Building Department; and

WHEREAS, Neil Dwyer was interviewed by the Town Board and is recommended to be hired as the Full-Time Director of Codes Enforcement, effective August 3, 2026; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does hereby authorize the hiring of Neil Dwyer as the Full-Time Director of Codes Enforcement, with an annual salary of \$115,000; and

BE IT FURTHER RESOLVED, that this position shall be provisional until eligibility for permanent status is established in accordance with the Civil Service rules set forth by Dutchess County.

Motion to hire a Director of Codes Enforcement: Board Member Arco. Seconded: Board Member Flores. All voted in favor. Motion carried.

5. Modify Comprehensive Funding Application Grant

(RE: AUTHORIZING TOWN STAFF TO APPLY TO THE SMART GROWTH COMMUNITY PLANNING GRANT PROGRAM THROUGH THE 2026 CONSOLIDATED FUNDING APPLICATION FOR PURPOSES OF UPDATING THE TOWN’S COMMUNITY WIDE ZONING REGULATIONS)

WHEREAS, the Town of East Fishkill has completed an update to the Town’s 2002 Comprehensive Plan and adopted a new Comprehensive Plan in September 2025 titled “Cultivating Balance”; and

WHEREAS, the Town has incorporated Smart Growth principles into its updated Comprehensive Plan; and

WHEREAS, the Town is seeking to update its community wide zoning regulations to reflect the new Comprehensive Plan and its Smart Growth principles; and

NOW, THEREFORE, BE IT RESOLVED, the East Fishkill Town Board is authorizing Town Staff to prepare a Consolidated Funding Application for the Smart Growth Comprehensive Planning Grant Program in an amount not to exceed \$250,000 with a required 15 percent local match for a project known as the East Fishkill Community Wide Zoning Regulations Update.

Motion to modify Comprehensive Funding Application Grant: Board Member Franco. Seconded: Board Member Arco. All voted in favor. Motion carried.

6. Authorize Travel and Training for Town Justices

(AUTHORIZING TRAVEL AND TRAINING FOR TOWN JUSTICES)

WHEREAS, the Town Justices have requested that the Town Board authorize for them to attend the New York State Magistrates Association annual training program; and

WHEREAS, the training program is in Albany, NY from September 27, 2026 through September 30, 2026; and

WHEREAS, it is the desire of the Town Board to authorize the Supervisor to approve said travel; and

NOW, THEREFORE, BE IT RESOLVED, that the Supervisor be and hereby is authorized in accordance with Section 77b of the General Municipal Law of the State of New York to authorize the Town Justice to attend a training program sponsored by the New York State Magistrates Association to be held out of the area requiring an overnight stay; and

BE IT FURTHER RESOLVED, that all reasonable and necessary expenses incurred by the Town Justice may be approved by the Supervisor for reimbursement by the Town.

Motion to authorize travel and training for Town Justices: Board Member Flores.
Seconded: Board Member Franco. All voted in favor. Motion carried.

7. Approve Library Easement for Utilities

(AUTHORIZING A UTILITY AGREEMENT)

WHEREAS, in order to construct the EV Charging Stations behind Town Hall to the connection point with Central Hudson facilities a utility easement is required; and

WHEREAS, the utility pole is located on or adjacent to the South East Corner property line between the East Fishkill Public Library and the Town Hall; and

WHEREAS, both the Town Board and Library Board agree to the granting of said easement; and

NOW, THEREFORE, BE IT RESOLVED, that the Supervisor is authorized to execute a utility easement with the East Fishkill Public Library for utility access to the pole on the South East corner line of the Library property.

Motion to approve Library Easement for Utilities: Board Member Arco. Seconded: Board Member Franco. All voted in favor. Motion carried.

8. Appoint Permanent Part-Time Typist (Ellie)

(APPOINT PERMANENT PART-TIME TYPIST)

WHEREAS, the Town has identified a need for Permanent Part-Time clerical support; and

WHEREAS, Eleanor Harrold is currently serving as a Temporary Part-Time Typist and is recommended for appointment as a Permanent Part-Time Typist; and

NOW, THEREFORE, BE IT RESOLVED, that Eleanor Harrold is hereby appointed as a Permanent Part-Time Typist, effective August 2, 2026; and

BE IT FURTHER RESOLVED, the above-named employee's benefits and compensation will be in accordance with the current CSEA contract.

Motion to appoint a Permanent Part-Time Typist (Ellie): Board Member Franco.
Seconded: Board Member Flores. All voted in favor. Motion carried.

9. Hire Two Permanent Full-Time Typists

(APPOINTING FULL-TIME TYPISTS (HELP))

WHEREAS, the Town has a need to convert provisional employees to Full-Time Permanent positions; and

WHEREAS, Danielle Mangone & Alexis McGovern have been serving as Provisional Full-Time Clerks and are recommended to the Town Board for appointment as Full-Time Typists (HELP); and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does hereby appoint Danielle Mangone and Alexis McGovern as Full-Time Typists (HELP), subject to all applicable Civil Service requirements; and

BE IT FURTHER RESOLVED, that compensation and benefits for the above-named individuals shall be in accordance with the current CSEA contract, effective July 24, 2026.

Motion to hire two Permanent Full-Time Typists: Board Member Flores. Seconded: Board Member Arco. All voted in favor. Motion carried.

10. Authorize the Signing of an Inter-municipal Agreement with WCSD with Respect to SRO's

Supervisor D'Alessandro stated during yesterday's meeting, their discussion had a disagreement over an amount so this resolution will be tabled until next month.

11. Hopewell Hamlet Wastewater Treatment Plant Improvement Project

**(DECLARING LEAD AGENCY AND ADOPTING NEGATIVE DECLARATION
FOR
HOPEWELL HAMLET WASTEWATER TREATMENT PLANT (WWTP)
IMPROVEMENTS PROJECT)**

WHEREAS, the Town of East Fishkill is proposing repairs and improvements to the Hopewell Hamlet WWTP on the behalf of the property owners served by the Hopewell Hamlet Sewer District. The WWTP was constructed approximately 15 years ago and is in need of repairs and some improvements necessary to provide better treatment and allow for the ability of future expansion. This project includes repairs and replacements of system components that are near failing or have failed. Additionally, technology upgrades are available which will achieve a higher standard. All improvements will happen within the treatment plant's footprint; and

WHEREAS, This project will also resolve an order of consent; and

WHEREAS, the Town will be seeking finding opportunities from the New York State Environmental Facilities Corporation as well as other eligible funding sources for this project; and

WHEREAS, a Long Form Environmental Assessment Form (EAF) has been filed with the Town Board as required by 6 NYCRR §617.6(a)(2) to initiate the mandatory environmental review prescribed by the State Environmental Review Act (SEQRA) for the proposed project; and

WHEREAS, the Town Board declared Intent to be Lead Agency on August 28, 2025; and

WHEREAS, the Town Board has undertaken a review of the action as required and determined the action to be a Type I action under SEQRA; and

NOW THEREFORE, IT IS RESOLVED, that the Town Board hereby declares Lead Agency for the purpose of conducting the SEQR review of the Action; and

FURTHER RESOLVED, that the Town Board has determined the proposed action would not result in any significant adverse impacts and is adopting a Negative Declaration; and

FURTHER RESOLVED, that the Supervisor of the Town is authorized to execute such documents and take such lawful actions as either such officer may deem convenient, necessary or advisable in order to effectuate the foregoing resolution including posting the Negative Declaration to the Environmental Notice Bulletin (ENB).

Motion to authorize the Hopewell Hamlet Wastewater Treatment Plant Improvement Project: Board Member Arco. Seconded: Board Member Franco. All voted in favor. Motion carried.

Additions to the Agenda (If any):

Supervisor D'Alessandro stated there were none from the floor.

Adopt and Allocate Funds for the Outdoor Fitness Court for the 2027 National Fitness Campaign

**(ADOPT AND ALLOCATE FUNDS FOR AN OUTDOOR FITNESS COURT® AS
PART OF
THE 2027 NATIONAL FITNESS CAMPAIGN)**

WHEREAS, the Town of East Fishkill has submitted a Grant Application to National Fitness Campaign (NFC) for participation in the 2027 initiative to install and activate outdoor Fitness Courts® in over 1000 municipalities and schools across the country, and;

WHEREAS, the Town of East Fishkill will accept a \$45,000 National Grant from the NFC Grant Committee and Statewide Partners, and endeavors to seek additional grant funding of \$100,000 and additional local funding up to the amount of \$100,000 in compliance with the provided Grant Program Requirements to promote and implement a free-to-the-public outdoor Fitness Court®, and;

WHEREAS, the Town of East Fishkill understands the scope of this project includes the installation of a concrete pad, as well as the assembly of the Fitness Court, both to be completed by separate vendors external to the National Fitness Campaign. Additional funding requirements for the concrete installation and Fitness Court assembly can be found on the attached Grant Program Requirement document provided by the National Fitness Campaign, and;

WHEREAS, the Town of East Fishkill believes joining the National Fitness Campaign is an important step in building a healthier community, commits to funding/fundraising to participate in NFC's 2027 Campaign, and will earn local and regional recognition as a leader in providing accessible health and wellness infrastructure and programs.

NOW THEREFORE, BE IT RESOLVED, that the Town of East Fishkill will collaborate with NFC to join the National Fitness Campaign, implement the outdoor Fitness Court® program, and make fitness free for community residents and visitors.

Motion to adopt and allocate funds for the outdoor fitness court for the 2027 National Fitness Campaign: Board Member Franco. Seconded: Board Member Flores. All voted in favor. Motion carried.

Approve the maintenance schedule for the Hopewell Hamlet Water Wastewater Repair Schedule

**(TOWN OF EAST FISHKILL
HAMLET WWTP REPAIR SCHEDULE)**

WHEREAS, the Town of East Fishkill oversees the operation and maintenance of Hamlet Waste Water Treatment Plant (WWTP); and

WHEREAS, the NYSDEC performs periodic inspections of the facility and has noted that effluent polishing filter and UV treatment equipment needs to be repaired and/or replaced; and

WHEREAS, the NYSDEC has provided a proposed schedule for the WWTP repairs that will require the Town's confirmation;

WHEREAS, the Town is simultaneously seeking a grant award to subsidize a portion of the repair costs. The Town has proposed to the NYSDEC that the repairs will coincide with a potential grant award; and

WHEREAS, the NYSDEC requires that the Town Supervisor sign the compliance agreement and make appropriate payments and return by August 18, 2026; and

WHEREAS, the NYSDEC requires that an Engineering Report be provided within 120 days that addresses a technical solution for the facility repairs; and

WHEREAS, the Town has previously authorized the Consulting Engineer, Tighe & Bond, to perform an initial analysis so as to identify repair alternatives and as such has developed an analysis report of their findings; and

NOW THEREFORE, IT IS RESOLVED, that the Town Board hereby declares and authorizes Nicholas D'Alessandro, Town Supervisor, be provided the authority to authorize an agreement with the NYSDEC; and

NOW BE FURTHER RESOLVED, that the Town Board hereby declares and authorizes Nicholas D'Alessandro, Town Supervisor, be provided the authority to authorize an agreement with a Consulting Engineer to complete an Engineering Report in an amount not to exceed \$100,000.00; and

**BY ORDER OF THE TOWN BOARD
PETER CASSIDY, TOWN CLERK**

**DATED: JULY 23, 2026
EAST FISHKILL, NY**

Motion to approve the maintenance schedule for the Hopewell Hamlet Water Wastewater Repair Schedule: Board Member Arco. Seconded: Board Member Franco. All voted in favor. Motion carried.

Budget Transfer:

Supervisor D'Alessandro stated there are no budget transfers.

Comments from Town Board Members:

Highway Superintendent Williams stated they have been in Worley Homes for the last few weeks. It was dusty but most people are happy with the progress. The milling process is done and the reclamation process is done. Now they need to wait approximately 3 weeks before they can do the final paving of the development and they should be done for quite some time when it is over. The July 4th storm kept them very busy. There was a lot of damage throughout the Town. Some damage is still evident from where broken branches and trees have not come all the way down so they are still getting numerous calls for down limbs. The jet vac is out with the catch basin crews repairing some catch basins all throughout the Town. They are doing a lot of pothole repair. If anybody does have tree damage they have not been to yet please contact the office at 845-221-2681 and they will be happy to come out and take a look. They have been working at Veterans Park. They are in the early stages of getting fill and pushing off. They are nowhere near final grade. A few local contractors have been bringing in a lot of fill and they are very happy with what they are getting. It has all been free of charge and donated. Supervisor D'Alessandro stated it is for the Veterans Memorial Park. There has not been a new park in this Town in the last 50 years. Everyone is very excited about this. Supervisor D'Alessandro stated that he wants to

thank their staff for all their hard work. Superintendent Williams thanked his entire department for their hard work.

Police Chief Cuccia thanked the Board for their approval of the promotion for Lieutenant Phillips. The PBA golf outing will be August 3rd and then immediately following that on the next day will be the National Night Out. He wants to invite the Town Board and the public that that will be 5:00 PM to 8:00 PM here at the recreation park. He wanted to thank the recreation department for all of their assistance for this. Supervisor D'Alessandro thanked the Police Department for their hard work during the storm as well.

Board Member Arco thanked the Supervisor and Board for their support of the National Fitness Campaign. He is excited about the opportunity to expand the recreation program. Everyone is looking forward to this initiative. Part of this exercise area also gives them a platform to do art displays on the side. Hopefully they can include a lot of the residents who are in to the arts program. It has been an incredibly busy month for the Police Department. He is sure the PBA will be holding their annual food drive at some point. He is going to challenge the Board again to a food drive race. They recently conducted interviews to fill an open lieutenant's position following Lieutenant Knapp's retirement. He did congratulate Lieutenant Phillips on his well-earned promotion. This is the second significant promotion he has been present to witness in his time as Councilman. There were multiple outstanding candidates and he hopes that the two that were not chosen this time continue to strive for advancement. They were all highly qualified. Their dedication to leadership is a big part of what makes the Police Department in this community so strong. This past month they had to say goodbye to their canine officer. Canine Officer Kavon developed an aggressive illness despite every treatment they tried. He was a partner, friend, and protector for Officer Bertoldi as well as friend and protector for everyone in the department. He will be missed by everyone. On behalf of the Board they extend their condolences to Officer Bertoldi and the entire Police Department on this tremendous loss. Officer Bertoldi stated he wanted to express his thanks to the board for all of the help and support they have given him throughout the years especially during his final time. In his 25 years as an instructor he has learned that you need to know your material before you teach. He had a prepared statement that he asked to be read regarding Canine Officer Kavon. He thanked the Board for all of their support. Supervisor D'Alessandro stated that our canines are part of our officers and part of our families and they did whatever they could, as they would for any of their officers.

Board Member Marinaro was not present tonight but left some notes with Supervisor D'Alessandro to read. He wanted to thank Christine Selbeck and Bill Green for the great turn out at the 250th Celebration of America. He welcomes the full-time code enforcement officer Mr. Neil Dwyer. He is confident that Mr. Dwyer will serve the needs of the community. Yesterday Board Member Marinaro attended the East Fishkill Fire District Commissioners meeting. This month the Fire District answered approximately 255 calls. The fire volunteers save the community thousands of dollars in taxes while delivering outstanding emergency services to the local community. He

sadly did notice the installation of the electric vehicle charging stations in the back of the Town Hall and other Town properties. Although this program has been adopted by the Town Board he would like to remind the Town Board Members and local taxpayers that these programs are not free. They are paid for by New York State and federal grants.

Board Member Franco thanked Councilman Arco for the help with recreation in getting the outdoor fitness court. July was incredibly busy. He wanted to thank the recreation team for all the major events and daily jobs they take care of. They dealt with the Cal Ripken Tournament, the 250th Celebration, the Sons of Italy festival, the 4th of July storm clean up, and a co-ed Sparrow's Nest softball tournament. They have received a thank you letter from the Wappingers Warriors Youth Lacrosse Board for their field and all the work done on it. He stated Ryan Knapp has been a rock star with taking care of the fields and his dedication is outstanding. National Night Out is August 4th from 5:00 to 8:00 PM. Please come out and support our local police. Community day is September 26th. It will be updated on the website shortly. Board Member Franco wanted to recognize two individuals. Several years ago he and the Supervisor created the Home Town Hero program and it has been very successful. They also had a big part in Think Differently Day which is a day that people of all abilities can come in and enjoy Red Wing Park. There is a lot of all-inclusive equipment that was donated and they also raised a lot of money for that park as well. Approximately 4 years ago former Police Chief Bellino and he created Home Town Connections. This works with high school students to assist some of our local senior citizens with small tasks to be done around their homes. They have received much positive feedback on all of these programs. It's one thing to come up with these ideas but another thing to implement them. He wanted to take this opportunity to thank Gina Grippo who manages all of the Home Town Hero banners, and Christine Selback who organizes and takes care of Think Differently Day and the Home Town Connections program. These programs would not be such a success without the both of them.

Board Member Flores stated they have been working on defining a framework and a charter for the data center task force. The intent is for the task force to explore how East Fishkill can responsibly position itself in a rapidly developing technology environment while protecting the Town's character, infrastructure, and environmental resources, taxpayers, and quality of life. They are thinking the task force will consist of approximately 11 to 15 members representing a broad range of expertise and community perspectives including Town officials, planning and zoning representatives, infrastructure and emergency services personnel, economic development, local businesses, and residents as well as technical advisors. The task force will develop recommendations, standards, and potential requirements to guide future decision-making for future data centers. They will be advisory in nature and provide recommendations to the Town Board. They anticipate the task force will begin work during the approved moratorium and is expected to complete its work within 12 to 18 months. They will provide periodic progress updates to the Town Board as well as to the residents. The intent is to make this a transparent process. They do anticipate having specifics to review with the board next month. She also stated they are

exploring a Garden Club in East Fishkill. This could improve the appearance of public spaces and gardens while building community engagement working closely with the Town Beautification Team in the Highway Department. Some of the objectives could be to beautify gardens and landscapes, maintain flower beds in town, promote native plants and pollinator habitats, organized community planning days, and support civic pride through volunteerism. They will be sending out a brief survey to gauge interest from the community.

Supervisor D'Alessandro thanked the Building Department and Planning and Zoning Department as they are in the midst of doing renovations. It is very difficult to do as they are two very active departments and there is a lot of movement going on. He also thanked the Highway Department for all of their help. He congratulated the new Police Department Lieutenant Phillips. There are lots of summer concerts and you can check the website for their times. Please look after your neighbors, especially our seniors, during these heat spells.

Motion for Adjournment: Time: Motion to adjourn the regular meeting at 8:02 PM: Board Member Arco. Seconded: Board Member Flores. All voted in favor. Motion carried.

Town Board Meetings:

Regular Meeting/Workshop:

August 27, 2026

Respectfully submitted by Julie J. Beyer on behalf of Town Clerk Peter Cassidy.