

**Regular Town Board Meeting
Town of Tuxedo
1 Temple Dr., Tuxedo, NY 10987
And Via Zoom
June 25, 2025**

Deputy Supervisor Murphy called to order the Town Board Meeting of June 25, 2025 at 7:00pm.

The meeting was opened by a pledge of allegiance to the flag.

Town Board Members Present:	Mr. Dave McMillen	Supervisor (joined the meeting at 7:41PM)
	Mr. Deirdre Murphy	Deputy Supervisor
	Mr. Chris Kasker	Councilmember
	Mr. Chris Dollbaum	Councilmember
	Mr. Adam Eirand	Councilmember

Town Board Member Absent: None

Recording Secretary: Marisa Dollbaum **Town Clerk**

Other Town Officials Present in person:

Town Attorney Ben Gailey; Highway Superintendent Rob Dollbaum

Presentation - Update on Riverwalk at Powerhouse Park

Peter Dolan from the NY/NJ Trail Conference recently submitted the overview of a trail planning project to the Town Board. He attended the meeting tonight to share a presentation to go over the findings. The trail was divided into five segments, with detailed recommendations for each, including route descriptions, tread surface suggestions, and accessibility considerations. It also explores possible trail extensions, bridge site evaluations, and various bridge types with pros, cons, and vendor options. The document is designed to guide future contractors without being overly prescriptive. A GIS map accompanies the report, providing detailed spatial data to support planning and construction.

Public Hearing Opened

On a Motion made by Deputy Supervisor Murphy and seconded by Councilmember Dollbaum, the Public Hearing on Introductory Local entitled “**Property Maintenance**” was opened at 7:29pm.

The foregoing resolution was adopted on a vote of 4 Ayes, 0 Nays, 1 Absent.

Deputy Supervisor Murphy opened the floor for Public Comments:

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- Resident Kristy Apostolides submitted a written comment via email:

While the goals of protecting public health and safety are broadly shared, this proposed law introduces **vague and subjective language** that risks both **unintended enforcement consequences** and **redundancy with existing code**.

For example, **§ 73-5D** prohibits "weeds or plant growth in excess of 10 inches" and bans "noxious weeds," yet "weeds" are only loosely defined as "all grasses, annual plants and vegetation, other than trees or shrubs." This definition is **overbroad**, and the term "noxious" is **left undefined**, introducing ambiguity. In contrast, the existing **Town Code Chapter 35 – Brush, Grass and Weeds**, already authorizes the Building Inspector to address **overgrowth that poses a fire or health hazard**, which is a more narrowly tailored and **objective standard** rooted in public safety—not aesthetics.

Similarly, **§ 73-5J** of the proposed law prohibits "noxious or unpleasant odors" and allows enforcement officers to demand their removal "to the satisfaction of the enforcement officer." This creates significant **subjectivity** and **enforcement discretion**, as the term "unpleasant" is **based on personal interpretation**, not public health metrics. The existing **Chapter 58 – Garbage and Refuse**, on the other hand, already regulates waste accumulation and improperly stored garbage in a way that focuses on public safety and sanitation risks, not personal nuisance standards.

Moreover, **§ 73-10F** limits a property owner's right to a due process hearing to only once per calendar year for repeat vegetation violations—allowing the Town to enter and abate the condition, then **bill the property owner without further recourse**. This not only removes meaningful procedural protections, but also encourages punitive action based on ambiguous criteria like "excessive growth."

Residents of Tuxedo include many who choose to live here in part to engage with and protect the surrounding natural landscape. **Native plantings, unmowed meadows, and forest-edge habitats** are essential to supporting pollinators, birds, and local biodiversity. These landscapes may not meet arbitrary height limits or manicured appearances, but they are not blighted or hazardous. Enforcing rigid standards without ecological exemptions or clear thresholds threatens **purposeful and environmentally responsible land management**.

If the Town's concern is inconsistent enforcement or gaps in existing regulation, I urge the Board to focus on **refining and clarifying the existing chapters**, including:

- **Chapter 35**, which already empowers action against vegetation when it presents a danger;
- **Chapter 58**, which governs refuse and sanitation issues; and
- **Chapter 39 – Unsafe Buildings**, which addresses structural hazards.

Creating a new chapter (73) with **duplicative and more discretionary authority** adds confusion to the codebase and places residents at risk of arbitrary enforcement.

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In closing, I ask the Board to reconsider the long-term implications of this proposal. Vague terms like “weeds,” “blight,” and “noxious odors,” unless paired with clear and objective enforcement standards, do not strengthen community resilience—they undermine public trust.

- Sue Scher from Clinton Woods asked if this Local Law addressed regulations on chickens, ducks and geese. Attorney Gailey answered that it only addresses issues with noxious odors and noise that those animals could cause.
- Dorothy Ziegelbauer from Maplebrook said the new property maintenance law seems overreaching and assumes the community is more blighted than it is. She feels there are some unrealistic standards like controlling mosquitoes or ticks near the forest. She also does not agree with the part of the law that could require homeowners to make minor repairs, like repointing bricks, under threat of the town stepping in. While she understands stricter rules for rental properties, she believes the law is too broadly applied to all homeowners. She suggests the Board consider revising the current draft of the local law.

Public Hearing Continued

On a Motion made by Deputy Supervisor Murphy and seconded by Councilmember Eirand, the the Public Hearing on Introductory Local entitled “**Property Maintenance**” will be kept opened until the next meeting on July 9, 2025 at 7:00pm.

The foregoing resolution was adopted on a vote of 4 Ayes, 0 Nays, 1 Absent.

Public Comment(s) on Agenda Items

There were no public comments.

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**Agenda Item #1 - Resolution Determining the Validity of a Petition for a Proposition
Increase the Town Board Budgetary Allocation for the Tuxedo Park Library**

Whereas Education Law §259(1) authorizes the Town to vote taxes for library purposes; and

Whereas the Town Board is the entity which can vote on such taxes unless the procedures for petition in subsection b(1) are implemented; and

Whereas the Town Board has received and reviewed a petition pursuant to Education Law §259(1)(b)(1), which Petition has been endorsed by the Board of Trustees of the Library; and

Whereas the Petition has been reviewed by Town officials

Now, Therefore, BE IT RESOLVED by the Town Board of the Town of Tuxedo, Orange County, New York, as follows:

1. The Petition is properly executed by qualified voters in excess of the total number of votes required by Education Law 259(1) as amended by L 2021 CH.70, (1) and has been properly endorsed by the Board of Trustees of the Tuxedo Park Library.
2. The Town Clerk is directed to forward an abstract of the proposition annexed hereto to the County Board of Elections so the same may be set forth on the ballot of the next general election of the Town of Tuxedo on November 4, 2025.

The Proposition shall read:

**SHALL THE ANNUAL CONTRIBUTION OF THE TOWN OF TUXEDO FOR
THE OPERATING BUDGET OF THE TUXEDO PARK LIBRARY BE
INCREASED BY SEVNETEEN THOUSAND FOUR HUNDRED FORTY-NINE
DOLLARS (\$17,449) TO THE SUM OF SIX HUNDRED FIFTY-THREE
THOUSAND FIVE HUNDRED SEVENTY DOLLARS (\$653,570) ANNUALLY?**

If such proposition is approved by the majority of the voters voting thereon at the general election, the amount so authorized shall be the budgetary appropriation for the next Town Budget adopted subsequent to such election pursuant to § 259(1)(b)(1).

The Town Clerk shall publish and post notice of the election at least 10 days prior thereto.

The Town Supervisor and Town Clerk are authorized to take all actions necessary and proper to carry out such election under law.

On a motion made by Deputy Supervisor Murphy and seconded by Supervisor McMillen, the foregoing resolution was adopted on a vote of 5 Ayes, 0 Nays.

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Agenda Item #2 - Resolution to Waive 30-day waiting period for liquor license application

On a motion by Deputy Supervisor Murphy and seconded by Councilmember Dollbaum, the Town Board of the Town of Tuxedo agrees to waive the 30-day Municipal Notification period for applicant Renaissance Entertainment Productions Inc. (Blue Boar Inn).

The foregoing resolution was adopted on a vote of 5 Ayes, 0 Nays.

Agenda Item #3- Resolution to Appoint Summer Camp Employees

On a motion by Deputy Supervisor Murphy and seconded by Supervisor McMillen, the Town Board of the Town of Tuxedo hereby appoints the names and positions below for the 2025 Summer Camp Staff for the time period of June 18, 2025 – August 11, 2025:

Title	Name	Pay Rate
Recreation Aide	Audrey Hackett	\$21.64
Recreation Aide	Elizabeth Vaught	\$16.16
Recreation Aide	Zoe Vaught	\$16.16
Recreation Aide	Camilla Granillo	\$16.16
Recreation Aide	Veronica Granillo	\$16.16
Recreation Aide	Reggie Juance	\$16.16
Recreation Aide	Sarah Cruse-Granillo	\$15.50
Recreation Aide	Julia Flannigan	\$15.50
Recreation Aide	Matthew Villanueva	\$15.50
Recreation Aide	Alex Marin	\$15.50
Recreation Aide	Jake Sandak	\$16.16
Recreation Aide	Sarah Cruse-Granillo	\$15.50
Recreation Aide	Julia Flannigan	\$15.50
Recreation Aide	Matthew Villanueva	\$15.50
Recreation Aide	Alex Marin	\$15.50
Recreation Aide	Marely Vaught	\$15.50
Lifeguard	Brandon Tarasenko	\$21.64
Lifeguard	James Farley	\$20.50
Lifeguard	Max Weeks	\$20.00
Water Safety Instructor	Julia Stead	\$25.00

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Medical Director	Julianna Scanlon	\$25.00
Summer Camp Director	Craig Jacoby	\$10,000.00
Asst Summer Camp Director	Sara Hayward	\$5,000.00
Activities Coordinator	Miranda Murray	\$3,500.00
Art Instructor	Felicity Jean	\$20.50/hr.

The foregoing resolution was adopted on a vote of 5 Ayes, 0 Nays.

Minutes

On a Motion made by Deputy Supervisor Murphy and seconded by Councilmember Dollbaum, the Town Board of the Town of Tuxedo to accept the Minutes of the Regular Bi-Monthly Town Board Meeting held on June 11, 2025.

The foregoing resolution was adopted on a vote of 5 Ayes, 0 Nays.

Vouchers

On a motion made by Deputy Supervisor Murphy and seconded by Supervisor McMillen, that the following vouchers, having been audited by the Town Board, are hereby approved for payment:

Claim numbers: 2012924891 thru 2012924958

General Fund:	\$51,559.57
Part-Town Fund:	\$43,714.39
Highway Town Wide:	\$7,085.77
Highway Part Town	\$8,128.99
Refuse and Garbage	\$0
Hamlet Sewer District	\$2,605.00
Trust and Agency	\$0
<u>Total Abstract Amount:</u>	\$113,093.72

The foregoing resolution was adopted on a vote of 5 Ayes, 0 Nays.

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Public Comments

- Maria May, resident of Southfields and Zoning Board of Appeals Board Member, raises a concern about a proposed cell tower that will be near homes. She points out that the current town code (section 98.21.G.6.a.1) requires towers to be at least 350 feet from schools, parks, and similar areas, but not from homes. She suggests the code be revised to include residential homes in the setback requirements, especially considering families with young children living nearby.
- Susan Reif, resident of the Woodlands, thanked the Board for all of their efforts with revitalization on the Hamlet area and Town parks.

Adjournment

On a motion made by Deputy Supervisor Murphy and seconded by Supervisor McMillen, the Town Board of the Town of Tuxedo adjourns the meeting at 8:09pm.

The foregoing resolution was adopted on a vote of 5 Ayes, 0 Nays.

Respectfully submitted,

Marisa Dollbaum

Marisa Dollbaum
Town Clerk
Town of Tuxedo