

INCORPORATED VILLAGE OF PIERMONT
BOARD OF TRUSTEES METING
August 12, 2008

Present: Mayor Christopher Sanders, Deputy Mayor Fred Devan, Trustees Joan Gussow, Mark Blomquist, Walter Sevastian, Esq.-Village Attorney, Denise Ehrhart-Village Clerk-Treasurer

Absent: Trustee Audie Moran

Mayor Sanders called the meeting to order and led everyone in the Pledge of Allegiance.

Public Comment:

Roberta Picarrello – Rt. 340 – wrote to John Angelis and Chris Sanders regarding access to Hovey Lane being cut off by barriers and has received no reply from anyone to date. She added that this is a public road that cannot be used now.

Walter Famular – attorney Michael O'Connor contacted the Village Attorney and also sent the Village Attorney documents showing that Hovey Lane is a paper road. He asked what the Village Attorney's opinion of the correspondence was and also wants the barrier removed; he said he has deeded access to that paper road.

Walter Sevastian will research all paperwork received and will reply to the Board and the residents as soon as possible.

Pastor John Vanden Oever - 361 Ferdon Avenue – his congregation would like to have a small prayer service at 10 a.m. for the next three Sundays on the Pier, approximately 50ft. beyond the entrance, near the Ball field at 10 a.m.

Elyse Knight - 772 Piermont Ave – read a letter into minutes representing a FOIL request for information on 780 Piermont Ave. (letter attached)

Roberta Ebert – asked if anything could be done about the restaurant dumpsters near the View. Trustee Devan replied that the Village is well aware of the problem and working with Phil Griffin and Joseph from the View. The area was originally built to house 2 different areas for garbage and the divider has been removed. Trustee Devan added that he saw an individual stop to throw garbage there. Phil Griffin must address this issue since he owns this property and violations will be written if the problem is not remedied.

Curt Lowey – commented that there is also a dumpster outside this area being used by anyone.

Awards presented to Roberta Ebert and Maureen O'Connell for completion of the Rockland Planning Federation certification courses. The Mayor acknowledged that Debbie Arbolino also completed the certification.

A Special Permit was requested for demolition and rebuilding at 573 Piermont Avenue. Robert Silarsky represented the new owner, Bernard Weintraub. He stated that the building was unstable and that there is severe mold. It was discovered that it was not financially worth the work to attempt to restore the current building.

Mr. Silarsky presented plans for a new building. The current building is 40' deep and the proposed house is 75ft. with a porch. He is requesting a referral to the Planning Board (there is already a consultation scheduled for Thursday, August 14) to apply for a demolition permit through a site plan. A motion to refer the Special Permit request for 573 Piermont Avenue to the Planning Board was made by Trustee Devan and seconded by Trustee Blomquist. Upon vote the motion carried.

A Special Permit request was made by Kevin Conway representing the Lighthouse Restaurant. On May 8, 2002 the restaurant was renovated and permitted to have outdoor seating. The outdoor portion was in violation according to the Village and the issue was taken to the Courts. Mr. Conway then made a no prejudice application and was referred to the Planning Board. He met with the Planning Board on November 8, 2007 and application was approved with conditions. (see attached)

Trustee Devan questioned the "amplified music until midnight".

Chief O'Shea advised when he receives complaints, he can only send an officer and request the volume be lowered.

The Village Attorney commented that the current code says if it is audible at the property line it is not permitted.

Kevin Conway advised that to his knowledge, the Police Chief has no records of any complaints on the Lighthouse.

Walter Sevastian recommended a Board consensus on #6 – "amplified music until midnight" to amend wording prior to approval and that a resolution should be written up with conditions.

The Mayor would like to amend the conditions regarding months and hours.

Roberta Ebert – does not think recorded amplified music is in of character and does not belong in Piermont.

Elyse Knight said that the Police have no ability to check noise levels and people do not complain because they have given up hope.

Mark Blomquist would like to work this out and feels that the Chief's comments are significant regarding no Incident reports.

Mayor Sanders stated that the Board is in agreement with most of the Planning Board conditions with the exception of #6.

Walter Sevastian advised that this item can be reworded according to the current code and that he will write a resolution to amend the special permit for the meeting of September 9, 2008.

Ash Street Promenade – Dan Sherman of the Parks Commission had done a rendering to improve the site and the Mayor asked the Engineer to create a walkway with safety in mind. A four foot sidewalk would be approx \$5,500 and is partially on private property.

Karl Knoecklein commented that he would like to see a simple sidewalk.

Maureen O'Connell advised that Gherhart Strasse is blocked off at night and on weekends.

The Attorney advised that this is one parcel among many that needs to be researched for ownership.

A proposal was received from Tim Miller Assoc. regarding the review of Article XIX at \$3,500 - \$1,500 for Environmentally Sensitive Sites and \$2,500 for R-80 Zoning District Amendments.

Trustee Devan stated that the numbers don't add up and that the breakdown of items totals \$4,000 not \$3,500. He would like Tim Miller Assoc. to clarify the numbers but suggests making \$3,500 the cap.

The Mayor said he would like to move forward.

Richie Stark commented that after the last public hearing the newspaper covered some heavy rain drainage and mentioned Town, County and State being involved. Solving the problem here may not solve the problem and asked if the other entities made any indication of doing anything about a repair.

Mayor Sanders advised that the State has visited the area and will replace a drain pipe at 733 Rt. 9W. Rockland County has not been contacted about Tweed Blvd.

A motion to approve both proposals at a cap of \$3,500 was made by Trustee Gussow and seconded by Trustee Devan. Upon vote the Tim Miller Assoc. proposal was accepted at a cap of \$3,500.

Moved Agenda to #9 – Review of Final site plan for Biondi at 311 Tweed Blvd.

Mayor Sanders prepared and presented to the Village Board comments to the Orangetown Planning Board (attached).

Walter Sevastian said that this property used to run from Rt. 9W to Tweed. After the subdivision approval there was a substandard lot left in Orangetown. Trustee Devan asked what can Piermont do about this and Walter advised that theoretically if this is approved the Village could sue.

Karl Knoecklein recommended including the fact that there is a subdivision in Piermont.

Rod Johnson advised that the 2 subdivisions in Piermont have no access to the subdivision in Orangetown.

Approval of an Intermunicipal Agreement with Ramapo for Building Department services was tabled to the September 9, 2008 meeting.

Security needs for the Belle Kelley House/Train Station was discussed and a proposal from Perception Electronics to install cameras at \$2,800 was reviewed.

The Mayor commented that an alarm and connection to 44 Control could be included in the Historical Society's lease but that this expense would be additional. Mayor Sanders feels the Village needs both tabled to September 9, 2008.

Chief O'Shea added that Redi Alarm will be giving the Village an estimate on security as well.

A motion was made by Trustee Gussow to approve dockage for the Clearwater on September 25 & 26, 2008. The motion was seconded by Trustee Devan and upon vote the motion carried.

A motion by Trustee Devan to approve the South Nyack Road Runner's 10 mile run to pass through Piermont on Sunday, September 7, 2008 was seconded by Trustee Gussow. Upon vote the motion was carried.

Trustee Devan made a motion to approve the minutes of July 22, 2008 and July 31, 2008. The motion was seconded by Trustee Gussow. Upon vote the minutes were approved.

Trustee Devan made a motion to approve the Warrant in the amount of \$463,938.47. The motion was seconded by Trustee Blomquist and upon vote the Warrant was approved.

Mayor Sanders advised that with reference to the Bungalow Road drainage issues, he will send the Engineers to the property to review.

The Mayor assigned Trustee Moran and Trustee Devan to research the immediate needs of the Building Department and report back to the Board on September 9, 2008. Additional assignments will be made in the near future.

The Historical Society would like to remove a few trees at the Railroad Station. Al Bartley will be working with them.

Chief Michael O'Shea gave the Board his monthly report. He also advised the Board that he was nominated for the FBI National Academy program taking place in Washington, D.C. for 10 weeks in September of 2009. This is command level training and is paid for by the FBI. Sergeant O'Leary would be running the Police Department in Chief O'Shea's absence. Sergeant O'Leary is more than qualified and has been appointed Commander for the County REACT Team.

The Village Board approved Chief O'Shea taking this opportunity to train at the FBI National Academy in Washington, D.C.

Walter Sevastian advised the Board that the final number in the Tax Certiorari settlement with Paradise Harbor is \$212,983.20. This amount will be included in the Serial Bond in September.

Trustee Devan made a motion to adjourn. The motion was seconded by Trustee Gussow. Upon vote the meeting adjourned at 10:15 p.m.