

INCORPORATED VILLAGE OF PIERMONT
VILLAGE BOARD MEETING

January 9, 2007

Present: Mayor Edward Traynor, Deputy Mayor Fred Devan, Joan Gussow, Vince O'Brien, Audie Moran, Walter Sevastian, Esq.-Village Attorney, Denise Ehrhart-Village Clerk-Treasurer

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

Public Comment:

Martha Schulwolf – gave a letter to the Board regarding false fire alarms at DeVries Point Condominium. She asked the Village Board to take action since the Condo Board has not taken any action in quite some time. Trustee Moran commented that when she lived in that building, the fire alarm went off about once a month. She added that the smoke detectors are located too close to the kitchen ovens which set off false alarms and less sensitive alarms or relocation of the alarms could help the problem.

The Mayor will contact Dan Goswick for a recommendation and will then consult with Walter Sevastian as to what action needs to be taken.

Tom Gruenwald advised that the Library has a moving date and now needs to make up letterhead. The street name is Chiggelzby Avenue in the Site Plan and the Library is requesting that the street name and address be changed to One Flywheel Park. Board will have the Attorney research and will respond in about a week.

Margaret Grace said that now that the leaves are off the trees it becomes apparent how the ridgeline appears. There is a need to be proactive and not reactive when problems occur with regard to preservation. The Village needs to preserve the character of the ridgeline by preserving open space, etc.

John McAvoy commented on the recent Sewer District taxing in the area and asked what the Board's knowledge was. He said it was very hard on businesses with increases from \$2,200 to \$5,500. Walter Sevastian will review and comment at a later date.

Trustee Moran moved to open the Public Hearing on a Moratorium on Demolition Permits. The motion was seconded by Trustee Gussow.

The Attorney gave an overview saying that the Board looked at this several months ago with reference to the loss of historic structures. It went to the backburner during the Historic Preservation local law hearings. This is zoning legislation that would be in effect for six months except in emergency.

The Mayor asked Mr. Sevastian for any downside of this legislation and the response was that there was none. There were no further comments from the Board.

Public comments: Doug Stone – commends the efforts of the Board during the Historic Preservation hearings. He presented a document he worked on about a year ago, a draft of a "No Demolition" law he asked the Board to please consider.

Karl Knoecklein – likes this idea as well as the ad hoc committee looking into the current code.

Richard Stark – Sec.6 says that this law supercedes other laws and asked is this includes state law. The Attorney replied yes that the Village can adopt legislation superseding State law.

A motion to close the Public Hearing was made by Trustee O'Brien and seconded by Trustee Moran. Upon vote the hearing was closed.

Trustee O'Brien moved to adopt the local law establishing a moratorium on demolition permits. The motion was seconded by Trustee Gussow. Upon vote the motion carried unanimously. A copy will be given to the Building Inspector and Planning Board upon filing.

Holt Construction made a presentation regarding Village Hall renovations which included a proposal.

They serve as Construction Managers. They have been in the business for 87 years and are the 4th generation headquartered in Pearl River. They would put together preconstruction budgets, schematics, design and construction documents. They continually reevaluate the budget and time schedule. They further advised that they have worked on projects from \$20,000 up to \$50,000,000,000. They don't get involved in design.

The Mayor said he was impressed with Holt's track record – their last project was at Ramapo Town Hall. Trustee Devan advised that he went with Chris Sanders to their offices for a PowerPoint presentation which was excellent. They were given the highest recommendations from Rockland County and the Village Engineers.

Chris Sanders said it was a great presentation and asked how the Building Inspector works with their team. The response was that Holt is dollar driven and into saving money; the Architect would be responsible for code issues.

Walter Sevastian asked what the rule of thumb was on change orders. Holt responded that change orders should not exceed 10% of the project.

Holt further advised that they carry a \$10,000,000 umbrella insurance policy.

Richard Stark asked if they could do an estimate without drawings and the response was no since new construction per sq. ft. is very different from renovations per sq. ft.

John McAvoy said he is not convinced that Bob Silarsky's plan is the best plan and would like to meet with him to discuss some changes.

Trustee Devan will meet with Holt in the next few days and Mr. Sevastian will advise what the bid procedures will be. This will be discussed again at the January 23, 2007 meeting.

The resignation of Trustee Vince O'Brien was accepted by the Board of Trustees and the Mayor presented him with a plaque for his years of service to the Village.

Mayor Traynor appointed CHRIS SANDERS to the position of Trustee of the Village of Piermont to fill an unexpired term to expire at the Reorganization Meeting of December 2007. Moved by Trustee Moran and seconded by Trustee Gussow. Upon vote the motion carried.

Mr. Sanders was sworn in following the resolution. He then joined the Board at the table; outgoing Trustee O'Brien left the meeting.

A motion was made by Trustee Devan and seconded by Trustee Gussow to approve a Bond Resolution in settlement of a tax certiorari for Lawrence Park Condominiums. Upon vote the motion carried with Trustee Sanders abstaining.

Motion by Trustee Devan to approve the warrant in the amount of \$97,832.46 was seconded by Trustee Moran. Upon vote the warrant was approved with Trustee Sanders abstaining.

Chief O'Shea reported that the department has received a \$6,000 grant for speed enforcement and \$8,000 to purchase a defibrillator.

Trustee Sanders moved to appoint Greg Toner and Rod Johnson to the Ad Hoc Code Revision Committee. The motion was seconded by Trustee Gussow. Upon vote the motion carried.

A motion by Trustee Devan to enter Executive Session to discuss pending litigation was seconded by Trustee Gussow. Upon vote the Board entered Executive Session.

A motion to exit Executive Session was made by Trustee Devan and seconded by Trustee Gussow. Upon vote the motion carried.

A motion was made by Trustee Devan and seconded by Trustee Moran to engage David Hagstrom of Van DeWater and Van DeWater, at a cap of \$5,000 from contingency, with reference to pending litigation regarding the tax certiorari filed by Harbor Cove and Paradise Harbor Condominiums. Upon vote the motion carried.

Trustee Gussow made a motion to adjourn. The motion was seconded by Trustee Devan. Upon vote the meeting adjourned.