

INCORPORATED VILLAGE OF PIERMONT
BOARD OF TRUSTEES MEETING
July 13, 2010

Present: Mayor Christopher Sanders, Deputy Mayor Mark Blomquist, Trustees Joan Gussow, Audie Moran, Steven Silverberg, Walter Sevastian, Esq.-Village Attorney, Denise Ehrhart-Village Clerk-Treasurer

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

Mayor Sanders asked everyone present to observe a moment of silence in honor of the passing of Senator Thomas Morahan.

Public Comment:

Bob Samuels said he had previously mentioned changing the signs at the entrance to the pier. He feels that the current signage is a very confusing mess. He also mentioned that about a year ago he advised the Board about the curb cut problems on the north sidewalk at the entrance to the lot and handicap spaces into the library.

Elyse Knight said there is a problem with the way the Planning Board and Building Inspector are handling a project near her property. A negative declaration was passed as not being environmentally sensitive. The Building Inspector is not responsive to that property next to her property. Proper notices were allegedly not sent.

Richie Stark asked if there have been any improvements to the sewers on the old trail. Mayor Sanders advised that he spoke with Ron Delo and was told they are scouring all of the sewer lines. Tom Temple added that they are working through the old cleanouts with good results but the odor will linger during work.

Peter Marino – Watch Fire Commander presented the Mayor and Board with a certificate for their service and support of the Vietnam Vets and the Watchfire. Tom Temple was presented with a certificate for his support over the years. Detective Brian Holihan accepted a certificate for Chief Michael O’Shea for all the help the Police Department has always given.

Trustee Moran made a motion to open a Public Hearing on a local law to adopt the 2010 Retirement Incentive Program Part A & B. The motion was seconded by Trustee Silverberg and upon vote the motion carried.

Walter Sevastian advised that the New York State Retirement Incentive Program is trying to encourage municipalities to encourage employees to retire. There is one plan targeted to employees over 55 with less than 25 years of service and one for general employees. A municipality must prove a savings of 50% over 2 years and there is to be an enrollment period from October 1 to December 29, 2010.

Trustee Blomquist advised that there is a 5 year amortization of the additional premium and the Village can rehire if necessary as long as over 2 years there is a 50% savings over what each retired employee earned. Realistically, in the Clerk’s office he can’t see hiring at 50% below current but one employee in the DPW may be a possibility.

Trustee Silverberg had no questions.
Trustee Gussow had no questions.
Trustee Moran would like more time

Part A has 3 targeted employees; Part B does not target employees

Public Comments – Richie Stark asked what would happen if an employee retires and you can't rehire at the stated savings.

Motion to continue the Public Hearing to August 10, 2010 at 7:15 p.m. was made by Trustee Gussow and seconded by Trustee Silverberg. Upon vote the Public Hearing will be continued.

Sarah Charlop-Powers – NYSERDA – works for a small consulting firm offering technical assistance and targeting renewable energy. The current focus is on local Government to conduct energy audit programs for municipal buildings. There are grant opportunities with large reimbursements if improvements are implemented.

Wind power is based on the amount produced and type of consumer; government has a higher incentive than private.

Evaluations of Village owned buildings would result in written reports with a list of energy savings steps that could be taken and cost estimates on savings.

A study was done about 2 years ago and small projects were undertaken but the larger projects were not done.

3rd party solar savings would be a lower electric rate than current for 20-30 years making the initial cost a break even for everyone

Trustee Silverberg suggested passing this along to the planning board for further study with Sarah. The Mayor agreed and asked for the planning board to report back to the Village Board.

Trustee Moran attended a meeting on this topic a week ago and said the Village could start this as an example to homeowners.

Richie Stark offered to post an electronic version of the information on his site for residents to access.

Trustee Gussow made a motion to appointment Dennis Harrigan to the position of seasonal DPW Laborer at a rate of \$10/hr effective July 6, 2010 for an 8 week period. The motion was seconded by Trustee Moran and upon vote the motion carried.

Trustee Moran made a motion to appoint Daniel Spitzer to the position of Alternate to the Planning Board for a term to expire at Reorganization of 2010. The motion was seconded by Trustee Blomquist and upon vote the motion carried. The Mayor administered the Oath of Office.

Trustee Gussow made a motion to appoint Barbara Riso to the position of Alternate to the Planning Board for a term to expire at Reorganization of 2010. The motion was seconded by Trustee Blomquist and upon vote the motion carried. The Mayor administered the Oath of Office.

Trustee Moran made a motion to appoint Joe Giardina to the position of Alternate to the Zoning Board Appeals for a term to expire at Reorganization of 2010. The motion was seconded by Trustee Gussow and upon vote the motion carried. The Mayor administered the Oath of Office.

Trustee Silverberg requested that names be provided for future appointments before the meeting.

Trustee Gussow advised that the North Parking Lot is not completed. It needs another layer but cars are parking there anyway.

The Mayor reviewed priorities from Ken DeGennaro:

1. \$17,250 – to eliminate an existing outflow north of Kinney St.
2. \$2,800 – force main, left from original Ash St. phase of this project
3. \$21,500 – catch basins – in front of firehouse – 2 across the street on east side which is very flat and this would eliminate ponding – firehouse is most important
4. \$2,100 resurface sidewalk in front of Library

Adding the connection from Kinney Street to the lot will make life easier when cleaning outflows on private property; the catch basin at the Fire House is a public safety matter.

Fred Devan questioned the installation of a check valve at end of the pipe into the Hudson River. The Mayor responded that he was not sure it makes sense.

The Mayor will contact Ken DeGennaro to confirm the following:

#4	150 ft of pipe	\$17,250
#3	Ash Street	\$ 2,800
#2	Fire house catch basin	\$ 7,500

Trustee Blomquist made a motion to authorize the expense of \$27,550 in additional work relating to the North Parking Lot. The motion was seconded by Trustee Silverberg and upon vote the motion carried.

Trustee Silverberg made a motion to authorize the 2nd payment to Marini Bros. for the North Parking Lot in the amount of \$116,750 minus a 10% retainage. The motion was seconded by Trustee Gussow and upon vote the motion carried.

Carol Cameron asked for speed limit signs in the new parking lot and the Mayor responded that they could be included in the striping in the lot.

John McAvoy commented that it looks like a loss of 20-25 spaces and was concerned about winter plowing over the center dividers. Tom Temple advised that it will take much longer to plow the lot but it can be done.

Walter Sevastian advised that with reference to the Rowing Club the Village should issue a License agreement rather than a lease. He will need a term and amount of rent being charged to complete an agreement. He reminded the Board that the Village must get fair consideration at market rate for the spaces. The term of the original lease was annual and the request is for a seasonal lease. Mr. Sevastian will also need a Schedule A (drawing).

There was a discussion of the charge for 8 spaces to total \$3,840 or \$480 per space. The Rowing Club also requested a three (3) year lease and offered rent totaling \$3,200 which is more than current but less than the Boards number of \$3,840.

Trustee Silverberg questioned the Rowing Club about the number of members and how many were Piermont residents. The response was 50-55 members with one third being Piermont Residents.

Trustee Silverberg asked Tom Temple how many parking spaces will be in the lot and Tom replied approximately 60. Trustee Silverberg is concerned about the need in the Village for parking. The Board adopted a fee in lieu for businesses and the Village should not be in the business of renting space that provides parking in the Village to someone else. Just because it has been done before is not justification. The money involved does not offset the parking use and he will vote against this matter when it comes on the table.

Trustee Gussow is struck by how full the lot is and has given thought about giving spaces to the rowing club. She finds herself on the fence on this issue.

Trustee Moran said that at a previous meeting the Rowing Club requested a long term lease and she favors a short term lease. She met with a resident at the lot and recalled recommending putting the boat racks east and west between the North Parking lot and Parelli Park. She asked the Board to reconsider the option.

Trustee Blomquist thought this over carefully and wants to keep the Rowing Club in town but feels it is not right to use these spaces for that purpose. That is 8 full time spaces without knowing the potential load on that lot yet and said it is not necessary to rush into a lease.

John McAvoy commented that 8 spaces are really 10-12 spaces due to members parking their own cars while on their boats.

Elyse Knight said she is shocked that the Board would deny space to rowing club.

Bob Samuels hopes the space can be worked out and enjoys the appearance of the boats in the morning.

Richie Stark is concerned as a resident that we are taking a lot designated for resident/tourist parking from the Village and giving its use to a private group which deprives residents and businesses from parking.

Fred Devan asked if the Board has explored other places for the boat storage.

The Mayor advised that the Village was given a grant for a boat launch where the corral is located now; the ramp at the end of the pier is for rescue services only; the Village received boat storage racks from grant funds that have yet to be put in. The Village has a lack of parking that is episodic not constant. Every weekend parking is difficult. The Village did not pass a moratorium on parking regulations because there was a shortage of parking but to allow businesses to open by giving relief from off street parking requirements in the Village code. From the beginning he thought that the rowing club would stay in that spot.

The Mayor asked for a consensus of the Board as to wanting to continue discussing a licensing agreement for the rowing club in the North Lot for a short term at \$3,840.

Trustee Blomquist is not in favor of putting the Rowing Club in the North Lot.

Trustee Moran agrees there should be another location, but for now, until November they should be able to stay.

Trustee Gussow said if they have paid their lease for this year they should be able to set up as now until the lot is complete.

Trustee Silverberg said that finding a new location is good but allowing them to stay through November is an interesting compromise. He questioned what the Village does with the space in the meantime, pave it or not.

The Mayor said it is obvious the Board will not enter an agreement tonight and asked if anyone wants to work with the Rowing Club to find a space.

Trustee Silverberg requested no permanent structures on the site until a resolution is finalized.

The Rowing Club asked for the board to look into the east/west solution as recommended by Trustee Moran. Dan Sherman did a drawing at one time and Trustee Silverberg requested a copy of that drawing before the next meeting for sight review. The matter will be on the agenda of August 10.

Richie Stark submitted the following letter to the Board to be included in the minutes:

“Regarding the agenda item 8, "Continue discussion with reference to a lease with the Piermont Rowing Club", I hope that you will give serious attention to the previous issues X and others have raised and the following additional points. The following is from the resolution approved by the Board of Trustees on May 18, 2010 to establish a moratorium on the enforcement of "Off-Street Parking" and establishing a fee in lieu of providing spaces.

The "Legislative intent" is rather revealing. It reads (in part) as follows:

"Specifically, the Village Board finds that the lack of available on-street parking in the downtown area limits the ability of visitors, tourists and other consumers from shopping at local business establishments, thereby necessitating the requirement that off-street parking be provided in connection with uses of land in the business district. The Village Board finds that the strength and vitality of the commercial district has a direct relationship to residential property values within the Village."

"Therefore, the Village Board feels that it must act to insure, to the extent practicable by local law, to enact legislation designed to have on-street parking available for all commercial uses in the Business B zoning district, and to generate and focus resources dedicated to the development of additional off-street parking spaces in the downtown area so as to address the relative lack of parking in the area."

"By conditionally limiting the application of Village Code section 210-68, applicants with proposed new uses or occupancies in the Business B zoning district can establish their uses provided they agree to be bound by the future Code provisions, and provided that they pay a fee in lieu of provided the off-street parking called for under Village Code 210-68 in an amount set by resolution of the Village Board, to wit, \$240.00."

How is that intent satisfied by providing parking spaces for the storage of boats by a private club? Or perhaps you were just kidding us.

If you truly believe as I do, that parking is a serious and growing problem for the village, both now and for the future, you will understand why I think that it is ill advised to remove scarce public parking space and lease it to a private club, no matter how desirable it may be to see the club remain in the village. There are many marinas in the village that are in the business of providing storage space for local boaters and many residents are now paying to store their private boats there.

The lease under consideration is for storage space only for about 12 boats (including 2 quads, 3 fours, 1 eight , 3 doubles, and two singles) and equipment. The area proposed for the corral (from the plans) is 24' by 78' or 1,872 square feet whereas the typical parking space is allocated 18.5' by 9.0; or 166.5 square feet. The corral will occupy the equivalent of 11.24 parking spaces, not the 1332 square feet required by eight spaces. And where are the parking spaces for the member's cars when they are using the boats?

The lease under consideration is for 24 hrs a day, seven days a week, real space in the parking lot, with no parking provided by the club for users of the stored boats. The "fee in lieu of parking" is for a shared, multiple use by multiple cars during the course of any 24hr period, hence, a "virtual" parking spot. How can they possibly both have the same value to the community?"

Phase III/IV paving estimate is not correct – it includes road already finished. Tom Temple will be meeting with Ken this Friday, July 16, 2010 to coordinate.

The Mayor commented that the end of the paving season is near and suggested a BAN for the paving work which could be rolled into a serial bond. This will be discussed further at the August 10 meeting when estimates are available.

A model Local Law to Prohibit Illicit Discharges needs drafting changes according to the Attorney.

Trustee Moran made a motion to set a public hearing for September 21, 2010 at 7:15 p.m.. The motion was seconded by Trustee Gussow and upon vote the motion carried. Trustee Gussow made a motion to Declare Lead Agency for purpose of SEQRA. The motion was seconded by Trustee Blomquist and upon vote the motion carried.

An audit of historic sites in the village was done by the Piermont Historical Society. 575 buildings were photographed and the CD contains 48 buildings of architectural and historic value. The three primary locations are Fort Comfort, Minehole and Flywheel Park.

The minutes of June 8, 2010 will be reviewed for approval on August 10, 2010.

Trustee Blomquist made a motion to approve the warrant in the amount of \$380,731.88. The motion was seconded by Trustee Gussow and upon vote the Warrant was approved.

The Village Attorney reported that he contacted United Water about the lease of the skating pond. They discussed a 25 year lease. United Water requested signage at the site and that there be no obstruction to the flow of the Sparkill Creek.

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