

**INCORPORATED VILLAGE OF PIERMONT**  
**VILLAGE BOARD MEETING**

May 29, 2007

Present: Mayor Edward Traynor, Trustees Joan Gussow, Chris Sanders;  
Walter Sevastian, Esq.-Village Attorney, Denise Ehrhart- Village Clerk-Treasurer

Absent: Trustees Fred Devan and Audie Moran

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

Public Comment:

Tim Bartz – Bunbury’s Coffee Shop - would like to move the bike rack, currently in the driveway which is to become active again, to a parking space in front of 460 Piermont Avenue.

Mayor Traynor suggested that the Board can do what was done with the Community Market – the bike rack is to be moved for street sweeping, snow removal, etc.

A motion by Trustee Gussow to approve the request to place a bike rack in the parking space in front of 460 Piermont Avenue was seconded by Trustee Sanders. Upon vote the motion carried.

Al Bartley asked if it would be a “no parking” area with yellow stripes and Mr. Bartz agreed it would be a good idea. The Board agreed it would be done.

Anne Putko – 28 Bay Street – in the sense of maintaining Piermont, she has checked the Village ordinances and is suggesting several new ones including noise, tree cutting or trimming, building construction regarding the impact on the view of the river. She left copies of her recommendations with the Board.

Diplomat Gardens – Denise Kronstadt – asked the Board to adopt 352eee of the General Business Law pertaining to the conversion of rental apartments to cooperative or condominium ownership. The Village Attorney had prepared a resolution (attached) for the Board if they choose to adopt the provisions of this Section of the Law.

A motion by Trustee Gussow to adopt Section 352-eee of the General Business Law as drafted was seconded by Trustee Sanders. Upon vote the motion carried.

The Diplomat Tenants Association as well as a Housing Coalition has been formed. Having gone to the Diplomat Gardens on Sundays, Ms. Kronstadt has noticed that there are large plates in the Courtyard covering dangerous holes in the ground and asked that the Building Inspector go and do an inspection. The Clerk was asked to advise Mr. Angelis to please check on this matter.

Tenants have received notices that there would be mandatory inspections of their apartments and the Tenants Association told the landlord that it was not reasonable. As leases expire, Denise Kronstadt feels new leases will not be offered and eviction proceedings will begin. The Diplomat does not qualify for the Emergency Housing Act based on date it was built.

Fara Abramson – has filed a Special Permit application for a sign at a new store going in where the Antique Store was, as well as permission to change the use from Antiques to Home Accessories.

A motion was made by Trustee Sanders to approve the proposed sign for the new store, “Presence”, was seconded by Trustee Gussow. Upon vote the sign was approved.

Trustee Sanders advised that the antique shop was permitted by right and made a motion that this application passes the standards of Section 210-76 pending a Certificate of Compliance by the Fire Inspector. The motion was seconded by Trustee Gussow and upon vote the motion carried.

The Community Playgroup Lease renewal was discussed at an earlier meeting and the Board was in agreement with an additional \$100 per month for a total of \$1034.11 per month as of the renewal June 1, 2007. The increase was moved by Trustee Sanders and seconded by Trustee Gussow. Upon vote the motion carried. The Village Attorney was instructed to send the new lease to the Playgroup’s attorney Patricia Finn.

A request has been made for an extension of the temporary C/O for the Library. In March the Board approved a temporary C/O to accommodate their Grand Opening as the drainage system was still under review. The Board stated at that time that the work must be done in 90 days and that a Performance Bond be issued by the Library. The Board can extend the CO to allow time to address this issue or address this matter tonight.

Tom Gruenwald advised the Board that the work is going on very slowly but that the contractor, Tim Harris, acknowledged that there is a problem and it will be addressed.

Walter Sevastian said if the Board voted to extend the C/O for 90 days it could be finished in that time.

Trustee Sanders made a motion to extend the temporary C/O for the Library for another 90 days. The motion was seconded by Trustee Gussow and upon vote the motion carried.

The Village Engineer, Brian Brooker, told the Board that with reference to the catch basins, there are 2 options – correct the slope of the pipe or provide constant maintenance. He recommends correction of the slope of the pipe. Mr. Brooker spoke with Packy Lawler today and he will get the information to the Library Board. He further stated that what was built was not on the original plan. Trustee Gussow asked if this was the responsibility of the Contractor and Tom Gruenwald replied that it was.

Mayor Traynor requested a letter from Brooker Engineering stating that Option 1 was superior to Option 2 and requested that the Village Attorney write a strong toned letter to the Library as well.

All letters will be forwarded to Win Perry, Architect for the Library, as well as the Library Board.

Brian Brooker addressed the damage to Pat Esgate's property caused by the storm. Per FEMA, projects under \$57,000 are considered a "small" project and needs to be bid out. He feels that it is too large a project to be done under an emergency situation.

Walter Sevastian advised that he feels the house could collapse in another storm.

Rules of FEMA are not to improve the pipes or do a project you want, there must be repairs.

Al Bartley said he would like the repair made immediately and worry about where the money comes from later. He doesn't feel it can be repaired and should be replaced.

Walter Sevastian recommended declaring this an emergency and securing three (3) proposals. This was moved by Trustee Sanders and seconded by Trustee Gussow. Upon vote the motion carried.

A representative from Brooker Engineering advised the Board that it was time to file the MS4 Stormwater Annual Report. Additional items need to be completed but the Village still has a year to comply. Sample laws will be provided in electronic form to Walter Sevastian for preparation.

Tom Gruenwald again asked the Board to dismiss a bill from Brooker Engineering from February of 2005 for almost \$6,000. He said he thought the Board waived the fee when first asked. The Mayor advised that the Board did not dismiss this bill. Claiming it was duplicate services already received from Collozuol Mr. Gruenwald did not feel that the Library should have to pay. He will give the Board the original bill from Collozuol for their review.

DEC striping of parking spaces on the Pier was done last Thursday during the night.

Chief O'Shea spoke with Walter Sevastian about changing the Parks Law to a parking ordinance. Mr. Sevastian proposed an addition to the Code. The Police Chief feels July and August will be very busy creating a very dangerous situation and the Pier may need to be closed.

Chief O'Shea suggested a press release to the newspaper to correct statements made by Shelly Morgan who is the gentleman who created this situation.

The Police can no longer stop cars from driving on the Pier, only for illegal parking.

In addition, the Village will no longer issue free DEC handicap permits and the Mayor asked the Police Department to be very diligent this season regarding parking violations, campers and barbeques. The Board will look at this situation again in September to review how things went during the summer months.

Sally Savage asked if the Board could delay putting up a new sign regarding the changes in the law and Chief O'Shea said no or he couldn't enforce the code.

Mayor Traynor strongly feels that eventually vehicles will be prohibited from driving out on the Pier and this could be as early as September starting with weekends first. This gentleman, Shelly Morgan, has created a dangerous situation

and the DEC said that they have no objections to the Village closing the Pier to vehicles and they would remove their marked spaces if that is done.

A motion was made by Trustee Sanders to set a Public Hearing on amendments to the Code with reference to Parks for June 19, 2007 at 8:15 p.m. The motion was seconded by Trustee Gussow. Upon vote the motion carried.

Trustee Gussow made a motion to create the position of Laborer – Seasonal for the DPW. The motion was seconded by Trustee Sanders. Upon vote the motion carried.

Trustee Sanders advised the Board that the Ad-hoc Code Committee had several proposed amendments to the Code prepared for adoption and moved to set a Public Hearing for July 17, 2007 at 8:15 p.m. The motion was seconded by Trustee Gussow and upon vote the motion carried.

Trustee Sanders made a motion to approve the Rowing Club's request to use the Community Center for a coaching clinic. The motion was seconded by Trustee Gussow. Upon vote the motion carried.

Trustee Gussow made a motion to approve a request from Lamont-Doherty to use the Pier to dock the 80' Seawolf research vessel July 9<sup>th</sup> through July 14<sup>th</sup> and July 22<sup>nd</sup> to July 23<sup>rd</sup>. The motion was seconded by Trustee Sanders. Upon vote the motion carried.

A motion by Trustee Sanders to approve the warrant in the amount of \$85,709.61 was seconded by Trustee Gussow. Upon vote the warrant was approved.

Al Bartley told the Board that he was down two (2) men and would like to hire a Seasonal Laborer for June, July and August.

A motion was made by Trustee Gussow to approve a Seasonal Laborer at \$10.00 per hour for 60 days with a total of \$4,800 from Contingency and a possible extension after additional review. This motion was seconded by Trustee Sanders and upon vote the motion carried.

Chief O'Shea reported that the Buckle-up Grant was in force; the Speeding Grant would start in a week and the new Durango to replace the burnt Tahoe will be in shortly.

Walter Sevastian reported that with reference to the Chiller lawsuit, the repair is done and the Village needs to release \$42,670 of the \$82,000 Letter of Credit.

YUDA unit #309 is for sale and he recommended the Village waive the right of first refusal. This was moved by Trustee Sanders and seconded by Trustee Gussow. Upon vote the motion carried.

A motion by Trustee Gussow to adjourn was seconded by Trustee Sanders. Upon vote the meeting adjourned.