

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

November 17, 2009

Present: Mayor Christopher Sanders, Deputy Mayor Mark Blomquist, Trustees Joan Gussow, Audie Moran, Fred Devan, 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.

Public Comment:

Bob Samuels complimented Charlie Schaub's response to him regarding the derelict house across the creek. Mr. Schaub told him the property was sold and that there were plans for a new house. Bob Samuels said that the Village is fortunate to have him as Building Inspector.

Mayor Sanders agreed and said he was pleased with Charlie Schaub's performance as well.

Margaret Grace advised the Board that she was working on the next issue of the Piermont newsletter and asked if the Village was preparing a new assessment for 2010.

Notices will be mailed out to all residents by Friday of this week, November 20, 2009. Individual meetings with the Assessor/Consultant will be offered through the notice.

Ivan Szendro made a presentation on his proposed Mythological Festival. Mr. Szendro said that Piermont is an excellent place for history and he would like to interview residents. His collected "legends" would be told at the end of the year at sites to include Flywheel Park, the Minehole and the drawbridge. He would prepare Hungarian food at Pasta Amore and was hoping that donations would be made that he would send to help rebuild the sister village. Mr. Szendro said he would like to be able to tell people that he has the support of the Village Board.

Mayor Sanders summarized Ivan's request as the collecting of mythologies from residents and his making presentations periodically throughout the year. The Mayor asked if he was asking for the Village to endorse this effort and the possibility of collecting funds for the sister Villages. Asking for endorsement from the Board to collect your stories is not needed but the Mayor stated he does not support using a Village endorsement for Mr. Szendro to seeking funds. The Mayor added that he would need to come back to the Board for permission for the specific events to be held.

Trustee Blomquist asked if Ivan needed Board approval to proceed. Ivan said it would be just a gesture to the Hungarian village.

Trustee Moran asked if the events would be inside or outside, how he would advertise and would the presentations be on site which would involve the police. Ivan responded that hundreds of people are interested and he would use email communications to advertise. Trustee Moran said she would like more details.

Trustee Gussow stated that Piermont has a long, strong history and she is not comfortable with a single person trying to represent the Village's "myths".

The status of the temporary part-time building inspector was discussed. R.C. Personnel advised that in order to continue the temporary status any longer, the Village would need to write a letter advising a reason why. The part-time position of Building Inspector does not fall under Civil Service Rules and the Mayor would like to revisit making this position part-time permanent.

Trustee Gussow made a motion to make Rick Oliver's position part-time permanent Building Inspector. The motion was seconded by Trustee Moran. Upon vote the motion carried with four in favor and Trustee Devan abstaining.

Mayor Sanders stated that the Village now has funds from the grant for Municipal Parking. There is a need to install a tide valve in the lot similar to that on Bridge Street.

Tom Temple said that the Bridge Street tide flex valve was to prevent flooding and it is now working since the DPW reinstalled it correctly. Currently, the post office property is too low and when the creek floods the water infiltrates Bridge Street through the property to the east.

The Mayor said that the next step would be re-bidding the North Parking Lot project. The Village had a low bidder but the Village withdrew the project because of the uncertainty of the grant. He said he will sit down with Engineer to rework the original bid specs.

Walter Sevastian advised that after the changes are made the Village would advertise for bid.

Mayor Sanders said that paving Kinney to Ash would be included in the new specs at a per ton price.

Carol Cameron said the properties around Bridge Street still flood and asked what would happen with the surrounding properties near the municipal lot. The Mayor said that is a good question for the Engineers.

Richie Stark said history shows the lot was filled in and is very porous; when the tide rises, the water will rise and this may not be prevented.

Trustee Moran made a motion to advertise for bids on the Municipal Parking Lot to be opened on January 29, 2010. The motion was seconded by Trustee Gussow. Upon vote the motion carried. The bid results will be discussed at the February 2<sup>nd</sup> meeting.

Frank Comito is looking for parking for a business he would like to open. Parking in the Village is at a premium.

Walter Sevastian said that people are coming in to establish businesses and the Code reads if you want to change a use, you have to provide off street parking. The Code review committee may need to review parking with reference to business conversions and what the prior use parking was. Nyack grandfathers virtual parking space credits but several planning and practical issues are involved.

Mayor Sanders said this is a major planning issue for the business district and if the Village makes it difficult for business to get parking downtown would have an impact business.

Mayor Sanders said that the Village needs to tackle these important issues with parking. The Board is looking kindly upon Mr. Comito's new business, but he currently needs to provide spaces. This will be an agenda item at the next meeting of Dec. 1, 2009 when the Board will schedule a workshop with the Village Board, Planning Board and Zoning Board. The Mayor asked for Board comments.

Trustee Gussow would like to see Mr. Sevastian's ideas and suggestions.

Trustee Blomquist agreed.

Trustee Moran said that Rick Oliver and Charlie Schaub have done a lot of work and she would like to review the results.

Trustee Devan said that Mr. Comito has made a considerable investment and asked if he will need to wait for the Board to make a decision. The Mayor responded yes, his application is before the Zoning Board at this time.

Richie Stark said that residents don't have places to park and should be considered also.

A Moratorium on Demolition was discussed briefly at the last meeting. Walter Sevastian advised that this would be zoning legislation with public hearings and amendments to the code. The Board previously passed a moratorium from December '06 to December '07 while the code committee was amending the code. Here the Board is talking about the historic nature of a property.

The Mayor stated that there is value in some historic preservation legislation and the Village could start the process but historic sites could be destroyed during that time.

Trustee Blomquist got in touch with the National Trust for Historic Preservation and a privately owned home requires the owner to want the preservation easement. He would like to look into this further.

Trustee Moran was in favor of the Historic Preservation Law but the original presentation was threatening. She felt it was worth looking at again.

Trustee Gussow agrees with Trustee Moran that the presentation was threatening.

Trustee Devan said that the Onderdonk House has been demolished through neglect. The cost of restoration could be prohibitive and we may not be able to save it. The Village does need historic preservation.

Walter Sevastian said that the Board could issue a moratorium for 6 months while they reconsider historic preservation. He will get something for the Board for December 1, 2009 meeting.

Community Playgroup – The Village Attorney and the Mayor had an opportunity to speak with the Director and their attorney. The June 2008 lease reduced their space in the Community Center.

Walter Sevastian advised that the 2008 lease was for their original space and they asked for reduction in their lease payment. The 2009 lease included the notice to end their lease one year later. The Community Playgroup would like a reduced rate to pay what is owed and would give the Village a Judgment and Warrant of Eviction to hold to guarantee repayment.

Trustee Devan suggested that the rent be reduced by the percentage of space they lost or evict them. He asked what the Village will do with the space once it is vacant. Trustee Devan felt a lower lease makes more sense.

Trustee Gussow asked what evidence the Village has that they will pay anything.

Walter Sevastian added that they talk about grants, benefactor, etc. but they say getting something from them is better than getting nothing from no one.

Trustee Blomquist would prefer to sign an agreement of eviction and get something rather than nothing.

The Mayor is in agreement since there are no plans to use the space and that the Board can negotiate a new lease amount plus back rent payments. Mayor Sanders asked Trustees Devan and Blomquist to negotiate with the Playgroup on amounts of payments and agreement of eviction.

This will be an agenda item on December 1, 2009 to discuss further.

Trustee Devan made a motion to approve the amount of \$22,715.17 for payment of accrued time to the Deputy Clerk-Treasurer from Contingency. The motion was seconded by Trustee Gussow and upon vote the motion carried.

Trustee Moran made a motion to approve the Minutes of November 10, 2009. 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 \$282,146.78. The motion was seconded by Trustee Gussow. Upon vote the Warrant was approved.

Upon request from the Village Clerk-Treasurer, Trustee Moran made a motion to close the bank account from the Paradise Harbor Letter of Credit in the amount of \$14.62. The motion was seconded by Trustee Gussow and upon vote the motion carried.

Trustee Blomquist made a motion to approve the draft Fire District map provided by Rockland County. The motion was seconded by Trustee Gussow and upon vote the draft map was approved.

Trustee Devan made a motion to authorize the Mayor to sign a Letter of Understanding for a Seasonal Employee for the DPW for a period of December 1, 2009 to April 30, 2010. The motion was seconded by Trustee Gussow and upon vote the motion carried.

Mayor Sanders met with the Village Accountant, Dave Wemmer, and was advised that the Fund Balance is estimated at \$275,937 for year end May 31, 2009.

A motion was made by Trustee Devan to hold a Public Hearing on December 15, 2009 at 7:30 p.m. with reference to adding a section to the Village Code entitled Disorderly Conduct. The motion was seconded by Trustee Gussow. Upon vote the Public Hearing was scheduled.

Trustee Moran made a motion to adjourn. The motion was seconded by Trustee Gussow and upon vote the meeting adjourned at 9:30 p.m.