

INCORPORATED VILLAGE OF PIERMONT
BOARD OF TRUSTEES METING
September 23, 2008

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

Absent: Trustee Joan Gussow

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

Public Comment:

Richard Stark commented that the sidewalk work is outstanding and that he has heard a lot of positive comments and applauds everyone involved.

Mayor Sanders agreed that the sidewalk project was fantastic. Bellavista was sensitive to any concerns or special needs and Al Bartley gave direction to get through the business district quickly and efficiently. The Mayor added that he plans to write a letter to Bellavista on a job well done. On the other hand, he is not satisfied with the paving done by Tilcon. It appears to have been done in a hurry with the DPW needing to handle the traffic control.

Trustee Devan and Trustee Blomquist will give a report on the recent Serial Bond of \$1,974,000 at the October 7, 2008 meeting.

On October 23, 2008 the Mayor would like to review the annual audit for year ending May 31, 2008.

Tracey Cushner questioned if this Audit is done every year.

Margaret Grace – came to the Board a month ago regarding the trees being cut down in Flywheel Park. Trees of the same species that were left are lovely and the removal of the others is disgraceful. Ms. Grace asked what the progress is toward replacing them.

Mayor Sanders advised that the Village has the Assistant Building Inspector preparing to serve property maintenance violations. The Village has an application for an AT&T cell tower proposed for that property and the applicants have been informed that this will not be heard if the violations are still in place.

Bob Samuels commented that a number of violations were to be issued to the owner and questioned if any have been issued. After speaking with the Assistant Building Inspector, the Mayor will advise at the next meeting on violations including garbage dumpsters, trees, signs and a blocked roadway.

Leo Greco advised that he just moved back into Piermont and referred to the intersection by the Harbor House and coffee shop as being abused on weekends by vehicles. Would a stop sign or token “pedestrian crossing” sign be appropriate?

Roberta Ebert asked how the same property owner can continue to do as he pleases without permits or other permission and continue to break the law.

The Mayor advised that the Village can withhold what is being asked for until all violations are cleared up on the property.

Richie Stark asked for some update on the status of the Building Department and replacement of the Building Inspector. Mr. Stark also questioned if there was anything in place to prevent what happened from happening again.

Mayor Sanders advised that the suspension has been extended and in the future he would like to see 2 Building Inspectors in that department.

Tracey Cushner asked with reference to the restaurant owner and the violations, how much money does this owner stand to make on the cell tower and if the public attends the Public Hearing, can residents concerns be voiced. The answer was yes, and the hearing is scheduled for October 23, 2008.

Pat Esgate stated that the Building Inspector was to be handing out 1 part of a 3 part form during inspections and in the past 5 years she has never received one. Ms. Esgate stated that she must pay an architect to review the work that has been done and make a statement for the building file.

Maureen O'Connell asked if there was any chance of getting a traffic mirror at the sharp curve on Ash Street. The Mayor said he will refer this to the Police Chief.

Where the 3 roads come together at Ash Street is very dangerous and three stop signs may help. This will also be referred to the Police Chief.

The Public Hearing on the proposed Environmentally Sensitive Sites was continued.

The Ad Hoc Code Committee met last night to consider the recommendations of Tim Miller but didn't get through all of it and will be meeting again next Monday before providing a report to the Village Board.

Greg Toner of the Ad Hoc Code Committee confirmed that they are meeting on September 29, 2008 and should have our comments shortly thereafter.

Brenda Reicheldefer asked when will there be changes for review by the public.

The Mayor advised that the Board will move the hearing continuation to October 7, 2008 to allow time for a revision to be prepared.

The restoration part of the code amendment is not problematic past or future. Restoration of a home is a zoning Board issue and they grant variances based on certain criteria. If a house is destroyed by fire the same building cannot be rebuilt due to new state codes that are in place.

Pat Esgate asked if a homeowner could go to the ZBA without going to Planning Board and the answer was no, they cannot.

Margaret Grace advised that her house burned to the ground 15 years ago. It was 210 years old and old homes do not meet N.Y.S. Building Code and must be rebuilt, sometimes, much differently than the original home.

A resident asked what the benefit to amending the code would be and are there statistics of what would not fall in compliance with this new code.

Greg Toner replied that the entire village is not in compliance right now in some sense or another. Over 25% of Village cannot be rebuilt without variances to comply with the new code

The Public Hearing is continued to October 7, 2008 at 8:15 p.m.

A motion to designate Piermont as an Explore NY 400 Community to participate in the Quadricentennial celebrations and have access to grant funds was made by Trustee Devan and seconded by Trustee Moran. Upon vote the motion carried.

With reference to the security needs at the Belle Kelley House (the Railroad Station) Trustee Devan advised that the alarm to 44 Control was being installed and that Reddi Alarm may do additional work at a large savings because this is an Historic Site. The Board will review the proposal from Reddi Alarm at the meeting of October 7, 2007.

The Village needs a committee to discuss projects for Community Development Block Grants. Mayor Sanders asked Trustee Audie Moran to please make contacts to serve on this committee.

Appointments to the Architectural Review Commission will be made at the October 7, 2008 meeting. This is a committee with a limited task in the Village of Piermont. There should be a minimum of 2 meetings a year unless called by Planning Board or Zoning Board of Appeals.

The following names are being considered by Mayor Sanders and the Board: Joe Siegel, Meg Fowler and Bill Plumb. Tracey Cushner and Leo Greco offered their services to the commission.

The Mayor made a brief review of the Year-to-Date budget reports of the Village and advised that a report on total debt will be covered at the next Board meeting by Trustee Devan.

Trustee Devan made a motion to approve the minutes of September 9, 2008. The motion was seconded by Trustee Moran. Upon vote the minutes were approved.

Trustee Devan made a motion to approve the warrant in the amount of \$335,138.69. The motion was seconded by Trustee Moran and upon vote the warrant was approved.

The Village Attorney advised the Board that he had drawn up Computer/Internet Policies for review and that he has updated the Vehicle Policies as instructed.

Mr. Sevastian has scheduled a meeting to discuss Hovey Lane at Village Hall on Tuesday, September 30, 2008 at 2:30 p.m. with all interested parties.

Trustee Devan made a motion to release the balance of \$4,947 from the Letter of Credit regarding the Chiller Repair. The motion was seconded by Trustee Blomquist and upon vote the motion carried.

Mayor Sanders asked the Village Attorney if he had any further information on having a title company do title searches in Piermont. Mr. Sevastian stated that Jade Abstract proposed \$150 per hour. He suggested sending a list of the potential searches to Jade Abstract for them to determine the approximate number of hours required.

The Mayor reviewed the North Parking Lot project and the Engineer's plans would not change the drainage plan.

The Mayor stated that the Village would need to extend the Intermunicipal Agreement with Ramapo for Building Department services for another month to end on October 31, 2008.

There is an application before the Orangetown Zoning Board referred to as the Centre Street Subdivision Plan for variances to the front yard setbacks and height variances. The Mayor will prepare a response to the Orangetown Zoning Board.

Trustee Moran advised that the Piermont Historical Society was putting heat into the Railroad Station and will be getting quotes for interior and plumbing.

The pipe has been moved at 733 Rt. 9W but the easement is not complete. The Village Attorney will follow up with the resident's attorney.

A request was made by the Rockland Branch of the Sierra Club to use Village Hall on Friday, October 10, 2008 from 6:00 p.m. to 10:00 p.m. The Board would require a certificate of insurance, a \$150 fee and a \$250 deposit.

A motion to adjourn was made by Trustee Devan and seconded by Trustee Moran. Upon vote the meeting adjourned at 10:00 p.m.