

**MINUTES OF THE BOARD OF TRUSTEES  
VILLAGE OF CHESTNUT RIDGE  
JANUARY 18, 2018**

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**The Board of Trustees of the Village of Chestnut Ridge convened in regular session on January 18, 2018 at the Village Hall, located at 277 Old Nyack Turnpike, Chestnut Ridge, NY 10977.**

**PRESENT:**

<b>ROSARIO PRESTI, JR.</b>	-	<b>MAYOR</b>
<b>HOWARD COHEN</b>	-	<b>TRUSTEE</b>
<b>GRANT VALENTINE</b>	-	<b>TRUSTEE</b>

**ABSENT:**

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<b>JOAN BROCK</b>	-	<b>DEPUTY MAYOR</b>
<b>RICHARD MILLER</b>	-	<b>TRUSTEE</b>

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<b>WALTER R. SEVASTIAN</b>	-	<b>VILLAGE ATTORNEY</b>
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<b>FLORENCE A. MANDEL</b>	-	<b>RECORDING SECRETARY</b>
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1. **Pledge of Allegiance.**

2. **Mayor's report.**

- I had the opportunity to attend the swearing in of the new Ramapo Supervisor and Council people on January 3, 2018. There was about five or six Mayors that attended the event which was nice.
- We recently got word from the Board of Elections that future Primary and General Elections will be held at the Faist Ambulance Corps. in one location; not here or at Hubert Humphrey. It will be a nice way for the Faist Ambulance Corps. to show off their new facility. Our Village Elections will continue to be held here at the Village.
- Our new Village vehicle, a Chevrolet Equinox is to be used by our Code Enforcement officers. Our Code Enforcement staff has grown. You will see the white truck. Eventually we will have our name on the side so people know who they are.
- We will be starting our Budget preparations next week for next year. I will be sitting down with our Financial Consultant and Village Treasurer.
- Deputy Mayor Joan Brock asked me to mention The Steinberg family. Mrs. Steinberg was a resident of Chestnut Ridge before moving to Florida and was the mother, mother-in-law and grandmother of the family that was unfortunately killed in the plane crash in Costa Rica. Mrs. Steinberg was involved with the Village and the Planning Board a number of years ago.

**Mayor Presti went over issues brought up at the previous Village Board Meeting of December 18, 2017.**

- Sylvan property – Appearance Tickets has been issued. Scheduled to be heard in Justice Court on February 14, 2018.
- Red Schoolhouse Rd. and the proposed Yeshiva that is going to be built there. A phase I Environmental was issued. There were some inaccuracies or needs to be updated. The Village Attorney will be following up at the proper time.
- 21 Lancaster Lane – Alleged truckload of dirt. Appearance Ticket issued by Code Enforcement Bierker. They are due to come to Village Court.
- Regarding lighting at 125 Red Schoolhouse Rd. No issue. The Code Enforcement was out there and I will defer to their assessment. No brighter than the other lights that were there. Everything is according as it should be.

3. **Open Floor: Public discussion of Agenda Items only.**

No one from the public wished to speak.

- **Motion to Close the Public discussion on Agenda Items only.**

**MOTION:** Trustee Cohen

**SECOND:** Trustee Valentine

**The Board was polled and voted 3-0 to Close the Public Discussion on Agenda Items only.**

4. **Approval of Minutes of Previous Meeting, December 21, 2017.**

Motion to hold over Approval of Minutes for next Village Board meeting of February 22, 2018.

- Trustee Cohen was absent from previous meeting so he could not vote.

- **Move to Adjourn the Minutes to the meeting of February 18, 2018.**

**MOTION:** Trustee Cohen

**SECOND:** Trustee Valentine

**The Board was polled and voted 3-0 to Approve the Minutes of December 1, 2017.**

**5. Resolution No. 2018-1**

**RESOLVED** that the contract with the town of Ramapo for Dog Control services for the period of January 1, 2018 through December 31, 2018 at a rate of \$45.00 per hour is hereby approved, and be it further

**RESOLVED**, that the Mayor is hereby authorized to execute said contract and take all actions necessary to implement this resolution.

**MOTION:** Trustee Valentine

**SECOND:** Trustee Cohen

**The Board was polled and voted 3-0 to Approve Resolution 2018-1.**

**6. Resolution No. 2018-2**

**RESOLVED** that the contract with the Town of Ramapo for fueling services at a cost exempt of taxes for the period of January 1, 2018 through December 31, 2018 is hereby approved, and be it further

**RESOLVED**, that the Mayor is hereby authorized to execute said contract and take all actions necessary to implement this resolution.

**MOTION:** Trustee Cohen

**SECOND:** Trustee Valentine

**The Board was polled and voted 3-0 to Approve Resolution 2018-2.**

**7. Resolution No. 2018-3**

**RESOLVED** that the Village Clerk is authorized to transmit the 2018 meeting dates for the Village Board, Planning Board, Zoning Board, CDRC, and Architectural Review Board to the Rockland Journal News for publication.

**MOTION:** Trustee Valentine

**SECOND:** Trustee Cohen

**The Board was polled and voted 3-0 to approve Resolution No. 2018-3.**

**8. Resolution No. 2018-4**

**RESOLVED** that the vestibule at Village Hall and the Village Meeting Room are the official location for posting notices for the Village of Chestnut Ridge.

**MOTION:** Trustee Cohen

**SECOND:** Trustee Valentine

**The Board was polled and voted 3-0 to Approve Resolution No. 2018-4.**

**9. Resolution No. 2018-5:**

**RESOLVED**, that the Treasurer is authorized to disburse a tax refund in the amount of \$35.68 under a SCAR settlement to Moshe & Chava Baranker, 34 Wilshire Dr, 67.08-2-48.

**MOTION:** Trustee Valentine

**SECOND:** Trustee Cohen

**The Board was polled and voted 3-0 to Approve Resolution No. 2018-5.**

**10. Resolution No. 2018-6:**

**RESOLVED** that the Village Board approves increasing the minimum escrow for in house Engineering review on land use applications to \$1,500.00 new homes, and \$1,000.00 for additions/pools.

- **Escrow wasn't adequate.**

**MOTION:** Trustee Cohen

**SECOND:** Trustee Valentine

**The Board was polled and voted 3-0 to Approve Resolution No. 2018-6.**

**11. Resolution No. 2018-7:**

**RESOLVED** that the purchase of a new SUV through the OGS Mini-Bid process for the amount of \$23,028.96 is hereby ratified and approved.

**MOTION:** Trustee Valentine

**SECOND:** Trustee Cohen

**The Board was polled and voted 3-0 to Approve Resolution No. 2018-7.**

**12. Resolution No. 2018-8:**

**RESOLVED** that a Public Hearing be scheduled for February 22, 2017 at 8:00 pm on a proposed local law entitled "Parades, Processions and Special Events", relative to regulating events proposed in the Village of Chestnut Ridge.

- **NOTE: February 22, 2018, next Village Board Meeting is the fourth Thursday of the month; it is a regular meeting.**

**MOTION:** Trustee Cohen

**SECOND:** Trustee Valentine

**The Board was polled and voted 3-0 to Approve Resolution No. 2018-8.**

**13. Resolution No. 2018-9 – Approving Abstract of Audited Claims.**

**RESOLVED**, that General Fund Claims set forth on pages 1 through 4 in the aggregate amount of \$167,592,30 as set forth on Abstract No. 2018-1 dated January 18, 2018, as submitted by the Village Treasurer, are hereby approved.

**MOTION:** Trustee Cohen

**SECOND:** Trustee Valentine

**The Board was polled and voted 3-0 to Approve Resolution No. 2018-9.**

**Open Floor Public Discussion.**

**Jerry Liebelson – 31 Midway Rd., Chestnut Ridge, NY 10977:**

- **312 N. Highland Avenue, Chestnut Ridge, NY 10977 – Last October was issued a Violation Notice.**
- **Continues and is still being adjourned.**
- **Violation notice still in effect.**
- **Court Clerk told him adjournments can be adjourned for months.**
- **No way for residents to know why the matter is being adjourned.**
- **All during this violation period and continuing to the present dozens of Orthodox Jewish people are still meeting in the lower level of the house; on Shabbos for religious purposes, weekly in an illegal space. for religious services; this is raising issues of safety.**
- **Two well-travelled streets; creates potential traffic problems; puts lives at risk especially at night.**
- **This is an illegal and unsafe, space situation.**
- **This is impacting the neighborhood.**
- **If this is a religious institution it should come before the Planning Board.**
- **Will the Village enforce the law and shut down this activity; seal off the lower level of this property until this matter is resolved in Court?**

**Mayor Presti:**

- **It is before the Justice Court.**
- **This Board cannot say anything; the law will be enforced.**
- **When it is heard in Court, the Court will address the Violation Notice.**
- **The Violation Notice is the Violation Notice.**
- **Violations are considered on- going until they're heard in Court.**
- **The Village Attorney is also the Village prosecutor and it will be prosecuted in accordance with the law.**

**Attorney Sevastian:**

- **Don't know off the top of my head why it is being adjourned.**
- **I think they're cited for illegal construction.**
- **Typically, there is a reason why it is adjourned.**
- **These things are on a case by case basis; sometimes an Attorney asks for an adjournment and the Judge usually will grant that request.**

**Mayor Presti:**

- There will be a time when it's time to fish and cut bait.
- There is normally a valid reason why adjournments take place.
- Thought maybe they could be using it for storage.

**Trustee Cohen**

- Stated he knows the park is closed and they often use it for a storage area.

**Hilda Kogut – 20 Pine Knoll Ct., Chestnut Ridge, NY 10977:**

- Stated she knows Children's Park does not belong to the Village of Chestnut Ridge.
- Called the Recreation Department; they stated they did not salt the park.
- Complained someone is salting the entire park.
- The piles of salt are unbelievable by the mouth of park where the little hut is.
- Didn't think it's being used as a staging location for the salt.
- The whole outer area was not completely melted, but the abundance of salt is melting it.
- On an ecological issue it can't be good.
- It has not been plowed.
- Stated to Trustee Cohen nothing is being stored there.
- Stated she is there twice a day walking her dogs.
- Wanted to know when 750 Chestnut Ridge Rd. is going to come back before the Zoning Board?
- If there is a fire, is there a responsibility that falls on the Village?

**Mayor Presti:**

- Thought maybe it was being used as a staging location for the salt.
- We will have to notify Ramapo Police Department.
- Maybe they will have to increase their patrol.
- We will have to follow it up.
- Asked if the lot had been plowed?

**Attorney Sevastian:**

- It is not on the January agenda.
- We are backed up now with a couple of items that are taking a lot of time.
- It has to come back.
- The time limit for the adjournments are up.
- No responsibility to Village if there was a fire; responsibility exclusively on owner.

**Anthony Sharan – 868 Chestnut Ridge Rd., Chestnut Ridge, New York 10977:**

- On Hungry Hollow Rd., sidewalk starts from Raymond Avenue and goes all the way to Madeline Rd.; it's a County Rd.
- Town of Ramapo built it in the late sixties or seventies because children walked to school.
- It is a hazard to walk on.

- NYS County Law states it is the responsibility of the County Highway Department municipality.
- Suggested Mayor Presti should approach the new Highway Superintendent.

**Mayor Presti:**

- Had a discussion last year with Skip Vezzetti.
- The sidewalk is not the Villages.
- It would be expensive to the Village to take that on to renovate and it is not ours to begin with.
- Maybe we can be persuasive to Ramapo Highway to put it on their list of infrastructures to address.

**Faigy Szanger – 6 Weiss Terrace, Chestnut Ridge, New York 10977:**

- On Scotland Rd., and Matthew there are no sidewalks to walk on; additionally, on the whole area.
- Requested to know who is responsible to take care of sidewalks?
- Wanted to know if there was some kind of State requirement home to road.

**Mayor Presti:**

- The sidewalks are the home owner's responsibility.
- We have a Village Law.
- If one was to request a sidewalk on their block, we would first need a Petition for everyone on the block to sign it saying, "yes, we want it".
- Then we would access the property owners to put those sidewalks in.
- Mayor made a request to our Village Engineer; on the main roads in the Village, it would be approximately 2.5 million dollars, on every street, it would be approximately 4.1 million dollars.
- Your Village taxes would close to triple.
- Not only do you have to maintain it, you have to pay for it.
- The Village does not have 2.5 million dollars to put sidewalks in the Village, nor is there a grant available.
- Mayor stated he understood it is a walking community.
- The road is the road and if there is no sidewalks and we can't put sidewalks in.
- When the homes were built in this area a while back, it would be curbed, lawn, home.
- Mostly with commercial areas there would be sidewalks and it would continue as a commercial development as the sidewalks would continue.
- With well- travelled roadways there would be sidewalks.
- Individual streets would not be built with sidewalks.
- If you want sidewalks on a street, folks would have to come in, say, "we understand, we will maintain it, we will pay for it, we're all for it" and the village will comply.
- The Village can't take over one's property.

- The Village would have to acquire it and pay for it; the property owner is going to pay for it.
- It all comes down to the property owner.
- It has to be zero net as they say because you don't want your taxes going up
- The reality is it is not something that is feasible now.
- Complained cars zooming down Scotland Rd., Chestnut Ridge Rd.
- Thought speed limit was 30 m.p.h.
- Wanted the safety increased.
- Complained roads are so dim.
- Wanted more lights.

**Mayor Presti:**

- Ramapo P. D. will put up a speed trailer.
- If that doesn't work we will send the Village Engineer out there to do a traffic assessment.
- Regardless of whether it is on a State Rd. or a Village Rd. if it's in the Village the Village that has to pay for it.
- It is possible the light is out on a pole and needs to be replaced.
- Call it into Village Hall.
- With regard to adding lights to areas, we pay for those lights.
- Everybody on the street has to agree and not everybody wants that.
- We have a lot of lights in the Village and do have a program to do that.

**Lise Chanin – Treasurer**

- If the lights are flicking or dim they are putting in the LED bulbs.

**Florence Mandel – Village Clerk**

- Give us the pole number and location; both if possible
- The more information, the better.

**Linda Amann – 311 N. Highland Avenue, Chestnut Ridge, New York 10977:**

- Wanted to know if there was any kind of a law where Violation Notices could be posted so they could be seen.
- Could they be posted on the street?
- Complained many times Violation Notices are on side of the home and cannot be seen as it would take going onto people's property to see them.

**Mayor Presti:**

- The law says Violation Notices need to be posted on the premises and if the structure is set back that's where it has to be posted.
- It's for Code Enforcement.
- You can always call Village Hall to find out if the premises have a Violation Notice and you can look at the building file.



**Renee Barragan – 43 Summit Rd., Chestnut Ridge, New York 10977:**

- Complained people on opposite side of road from her people were not shoveling.
- Does somebody go out and review that?
- Complained area on Wilshire Rd. was not maintained.
- Complained about speeding on Summit Rd.

**Mayor Presti:**

- You have to call and let us know; we are not going to go out there to patrol whose shoveling and who is not shoveling.
- We are sending letters out, if they haven't gone out already, to people who have sidewalks.
- If you see it, call it in.
- Complained area on Wilshire Rd. not maintained.
- If it's Walsky's property it is going to be developed and it will be taken care of.
- Ramapo P.D. will periodically move the speed trailer from location to location.
- We are not the only ones that have experienced people speeding.

**Jerry Liebeleson- 31 Summit Rd., Chestnut Ridge, New York 10977**

- Wanted to know how the sidewalks on Route 45 were put in, came about and were funded?
- You mentioned all property owners would be assessed if sidewalks went in, except those that were all tax exempt.
- How about putting a 25-mile speed limit?

**Mayor Presti:**

- It's all State of New York.
- Then they said, "Mr. Mayor, the sidewalks are all yours, you take care of them".
- Sidewalks would be considered a "Special Assessment" for improvement if we were to put them in; it's a cost.

**Lise Chanin - Treasurer:**

- Tax exempt properties still pay all of the district fees.

**Mayor Presti:**

- If they are doing the speed limit there is not going to be any issues.
- The issue is not adjusting the speed limit, it is following it.
- To change a speed limit from 30 m.p.h. to 25 m.p.h. the Mayor didn't believe that was going to solve the issue.
- Whether you're doing 25 m.p.h. or 30 m.p.h. you're speeding if you are going 40 m.p.h.

**Motion to Close the public discussion.**

**MOTION: Trustee Cohen**

**SECOND: Trustee Valentine**

**The Board was polled and voted 3-0 to Close the Public Discussion.**

**Motion to Adjourn the Public Meeting and Go into Executive Session.**

**MOTION: Trustee Valentine**

**SECOND: Trustee Cohen**

**The Board was polled and voted 3-0 to Adjourn and Go to Executive Session.**

**MEETING ADJOURNED: 8:48 P.M.**

**EXECUTIVE SESSION ENDED: 9:20 P.M.**

**Respectfully submitted:**

**Florence A. Mandel  
Village Clerk**



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**1. Resolution No. 2018-1**

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RESOLVED, that the Mayor is hereby authorized to execute said contract and take all actions necessary to implement this resolution.

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**3. Resolution No. 2018-3 -**

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RESOLVED that the vestibule at Village Hall and the Village Meeting Room are the official location for posting notices for the Village of Chestnut Ridge.

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**9. Resolution No. 2018-9 – Approving Abstract of Audited Claims.**

RESOLVED, that General Fund Claims set forth on pages 1 through \_\_\_ in the aggregate amount of \$\_\_\_\_\_ as set forth on Abstract No. 2018-1 dated \_\_\_\_\_, as submitted by the Village Treasurer, are hereby approved.