

**MINUTES OF THE BOARD OF TRUSTEES  
VILLAGE OF CHESTNUT RIDGE  
OCTOBER 20, 2016**

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The Board of Trustees of the Village of Chestnut Ridge convened in regular session on October 20, 2016 at the Village Hall, located at 277 Old Nyack Turnpike, Chestnut Ridge, NY 10977.

**PRESENT:**

<b>ROSARIO PRESTI, JR.</b>	-	<b>MAYOR</b>
<b>JOAN BROCK</b>	-	<b>DEPUTY MAYOR</b>
<b>HOWARD COHEN</b>	-	<b>TRUSTEE</b>
<b>RICHARD MILLER</b>	-	<b>TRUSTEE</b>
<b>GRANT VALENTINE</b>	-	<b>TRUSTEE</b>

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<b>WALTER SEVASTIAN</b>	-	<b>VILLAGE ATTORNEY</b>
<b>FLORENCE A. MANDEL</b>	-	<b>RECORDING SECRETARY</b>

**1. Pledge of Allegiance.**

**2. Mayors report.**

- Mayor thanked the Village staff for doing a great job for the picnic; putting it all together.
- Stated it was well attended and we look forward to the next one.
- We now have our own in house Fire Inspector.
- We welcome Kim Wepler to the team here at Chestnut Ridge and we know he is going to be a true asset to the department with our Building Inspector and the Code Enforcement Official.
- We were invited over to the American Bulldog Coffee Roasters which was sponsored by the Journal News. It was a nice turn out.
- It was nice to see the staff from the newspaper. You get to put a face to a name with regard to the articles you see every once in a while.
- The Chief of Police from Ramapo was there, our Trustees were there, Senator Carlucci had stopped in.
- It was nicely represented as far as the folks that were there.
- Had Sundays with the Mayor on October 2<sup>nd</sup>.
- Thanked Trustee Cohen and our Building Inspector, Russell Gliniecki for keeping him company.
- We did have a couple of folks come out and discuss a couple of issues. Things that were on their mind.
- It worked out well as the Building Inspector was there and he was able to address some of the items.
- Our next one is scheduled for November 6, 2016.
- Just check the web-site for any last minute changes if we have to change the date and reschedule.
- We have our new recording system up and running. Speak as you normally do.

**3. Open Floor: Public Discussion of Agenda Items.**

No one from the public wished to speak.

**Motion to Close the Open Floor Public Discussion of Agenda Items only.**

**MOTION:** Trustee Cohen

**SECOND:** Trustee Valentine

**The Board** was polled and voted **5-0** to **Close** the **Open Floor Public Discussion of Agenda Items.**

**4. Approval of Minutes of Previous Meeting, September 15, 2016.**

**MOTION:** Trustee Valentine

**SECOND:** Trustee Cohen

- Deputy Mayor Brock and Trustee Miller abstained as they were not in attendance at the September 15, 2016 Village Board Meeting.

**The Board** was polled and voted 3-0 to Approve the Minutes of **September 15, 2016**.

**5. Resolution No. 2016-77:**

Resolution to amend the Village of Chestnut Ridge Fee Schedule

RESOLVED that the following fees are hereby added, pursuant to Article XIV (17) of the Zoning Code, “Escrow Accounts to cover specific and non-general costs and expenses”, to the Fee Schedule maintained by the Village of Chestnut Ridge:

Escrow accounts for land use applications:

Planning Board/CDRC           \$3,500 to be replenished at the direction of the Planning Board, CDRC, and/or Village Treasurer.

Zoning Board                   \$1,500 to be replenished at the direction of the Planning Board and/or Village Treasurer.

Village Board                  \$1,500 to be replenished at the direction of the Village Board and Village Treasurer.

ARB                               \$500.00 to be replenished at the direction of the ARB and/or Village Treasurer.

**MOTION:** Trustee Valentine

**SECOND:** Trustee Miller

**The Board** was polled and voted 5-0 to **Approve Resolution No. 2016-77**.

**6. Resolution No. 2016-78:**

RESOLVED that Kim U. Weppler is appointed to the position of Fire Inspector, Part time (17 hours per week), at an hourly rate of \$28.00 per hour, commencing on October 18, 2016, for a term to expire in April of 2017.

**MOTION:** Trustee Cohen

**SECOND:** Deputy Mayor Brock

**The Board** was polled and voted to 5-0 Approve **Resolution No. 2016-78**.

**7. Resolution No. 2016-79:**

Resolution to authorize the Mayor to submit a Justice Court Assistance Program **grant** application.

RESOLVED, that the Village of Chestnut Ridge Board of Trustees authorizes the Mayor to submit an application to the Justice Court Assistance Program of the Office of the Chief Administrative Judge for the State of New York, seeking the maximum allowable amount, to fund improvements to the Village of Chestnut Ridge’s Justice Court facilities.

- We thank the Court staff for being on top of this.
- If we are given the grant monies would go to the Court for furnishings, carpeting, their portion of the sound system.

**MOTION:** Trustee Miller  
**SECOND:** Trustee Cohen  
**The Board** was polled and voted to **5-0 Approve Resolution No. 2016-79.**

**8. Resolution 2016-80.**

Resolution regarding agreement with “Angels Landscape and Suburban Sidewalks”.  
WHEREAS, the Village Clerk has solicited prices for sidewalk repair/replacement at the Village’s municipal buildings; and

WHEREAS, the lowest quote from “Angels Landscape and Suburban Sidewalks” is in the amount of \$3,100.00.

THEREFORE BE IT RESOLVED, that the Mayor is authorized to execute an Agreement with “Angels Landscape and Suburban Sidewalks” in the amount of \$3,100 for sidewalk repair/replacement at the 3 municipal buildings owned by the Village of Chestnut Ridge.

**MOTION:** Deputy Mayor Brock  
**SECOND:** Trustee Valentine  
**The Board** was polled and voted **5-0 to Approve Resolution No. 2016-80.**

**9. Resolution No. 2016-81.**

RESOLVED, that General Fund Claims set forth on pages 1 through 4 in the aggregate amount of \$144,200.69 as set forth on Abstract No. 2016-10 dated October 20, 2016, as submitted by the Village Treasurer, are hereby approved.

**MOTION:** Trustee Cohen  
**SECOND:** Deputy Mayor Brock  
**The Board** was polled and voted **5-0 to Approve Resolution No. 2016-81.**

**Open up Public Discussion**

**David Keller – 5 Lance Ct., Chestnut Ridge, NY 10977:**

- House at 4 Lance Ct., has been sold for at least a month and the sign has not been taken down.

**Mayor Presti:**

- Did you call Village Hall?
- The practice is after 2 or 3 weeks they allow them to keep the sign up; then it has to come down.

**David Keller – 5 Lance Ct., Chestnut Ridge, NY 10977:**

- 623 S. Pascack has been advertised for sale on Zillow.
- They converted the garage to a fifth bedroom. There is no garage.
- My understanding is that if you convert a garage, you must have another garage.
- Someone should tell them if you want to advertise it as a five bedroom house you’d better build a garage.

**Mayor Presti:**

- Before the house could be sold, they would have to have a violation search.
- The violation search would pick up that there is no garage and that's not a legal fifth bedroom.
- It's not going to be sold with that violation.

**Trustee Cohen:**

- If that house was converted prior to our passing this law it would be grandfathered.
- Do you know when it was converted?

**Mayor Presti:**

- If it was pre existing, it would be grandfathered.
- In the address file, there would be some kind of trail.
- You would have to see if they got a permit for the fifth bedroom.

**Deputy Mayor Brock:**

- If they didn't then the new law would apply.

**Paul Furman – 18 Manis Avenue Chestnut Ridge, NY 10977:**

- Complained about 27 Eldorado Dr. - e-mails with the Mayor and the Building Inspector.
- They continue to say this is going to be a private home.
- Nine bathrooms, two bedrooms, elevator, attic, four stories; it looks like a motel.
- This is a residential area; this is not a residential house.
- Orthodox people I spoke with claim this is going to be a Jewish Community Center.
- There is a lot of debris; there is a dumpster.
- The Building Inspector said there are no more stop work orders; we are going to go forward.
- I would like to see an outside engineer look at the building codes and let him go through the house and see if it actually meets code and is a home.

**Mayor Presti:**

- The Building Inspector responded to your concerns that you voiced here.
- The mound of dirt is on another property that doesn't affect 27 Eldorado Drive.
- A lot of what you are bringing up is speculations; what you think is going to be there, what people are telling you is going to be there.
- Currently, the experts, the professionals that have to sign on the bottom line with their certification are certifying what that house is going to be; that it's going to be a personal residence
- We cannot anticipate or fine someone because of what we think is going to happen.
- We have to go by what is currently on file.
- What is certified to by their professionals.
- That's how the Village will proceed.
- We will continue to audit the matter and continue to inspect as we have been doing.
- We are not going to bring in a third party.

- We have no basis to do that.
- And it's against the law to do that.
- As far as we are concerned, we have a Building Inspector who is the one who is entrusted to do that.
- We can't turn around and go onto that property and now revoke an approval that they got lawfully based upon the application that was presented to the Village.
- As we speak tonight, they are standing behind it.

**Paul Furman – 18 Manis Avenue, Chestnut Ridge, NY 10977:**

- Asked if the original application was the same blue print that is built right now.

**Mayor Presti:**

- I couldn't tell you that.

**Walter Sevastian, Village Attorney:**

- What happened was there was an application for a single family home.
- If someone puts in application that they are going to put on an addition, they swear that's what it is going to be.
- If it turns into something later, that's an unfortunate matter.
- The original application has a different roof configuration that exists on the building.
- When the roof trusses were delivered, the Building Inspector went to the site and looked at them and said, "those don't look like the same things that were delivered".
- Then when they were put up on top of the house, he verified it, took pictures, issued a "**Stop Work Order**".
- Reasonable people can disagree over whether the Building Inspector was right to stop him.
- Their attorney said, "we think you're wrong".
- We wrote a letter and said, "if you think we're wrong; make an application for an appeal to the Zoning Board".
- "Argue to them that the Building Inspector was wrong and whether the top floor needed a variance for an FAR and whether the structural head room for those trusses is what was permitted".
- Instead of doing that, they reconfigured the plans to eliminate three feet, cut off part of that truss so the house would be three feet lower.
- Is that going to make anybody happy; it's not, but the bottom line is what is shown on the plan right now, the ones that are filed with that roof truss being modified, is going to comply with the Building Code for a lot that is undersized and the bulk requirements that are permitted.
- Every lot in Chestnut Ridge is controlled by dimensional requirements; so close to the side, so high, how its stories are defined, how floor area ratio is defined.
- Our inspector has determined that what is there now, as incredible as it may be to believe, complies with the Zoning code.
- When people are building something, they submit signed drawing to the Building Department by their design professionals.
- The Village verifies those drawings.

- Sometimes we see things that were not supposed to be there.
- Sometimes things are built different than what was approved.
- The remedy for that is to stop them.
- Have them redesign it or go to a Board and get approval for what you want to do differently.
- In this case, they redesigned the roof line so that it will reflect what was on the original plans.

**Paul Furman – 18 Manis Avenue, Chestnut Ridge, NY 10977:**

- When we start seeing school buses coming there and we see a lot of traffic and we see it's not a single residence at what point do we go back and we revoke the CO?

**Walter Sevastian – Village Attorney:**

- What the Village would have to do is file a charge against the owner; use is different than bulk, dimensions are different than use, any structure if it is not being used for what it is permitted to be used under the law.
- We would compile a file on that; we would file a violation, it would get charged in the Justice Court, and it would either be rectified, you could go to the Board to seek change for what you are doing, or you proceed and you could get the CO revoked.
- You could get fined after trial.
- We've had a few of those in the Village in the Justice Court.

**Paul Furman – 18 Manis Avenue, Chestnut Ridge, NY 10977:**

- What happens if they come back and say we've got this big home and we've decided to teach children Talmud and Torah; so we have classes now and we bring kids in.

**Walter Sevastian – Village Attorney:**

- You are asking now very simple short questions that have long answers.
- If somebody wants to establish a use, somewhere where a use is not permitted, they have to go to the Zoning Board and seek a variance from what is permitted.
- Religious uses are like a category unto its' own, and the law is very liberal in terms of granting variances for religious uses.
- But in places of public assembly like schools, houses of worship there are very strict requirements on the State level for safety; access, ingress or egress, things like that.
- All those things have been compiled with.
- We did a fine 1 Cardinal Ct., they got fined \$7,500.; Wannamaker Lane – use of the property under the zoning code, fined \$12,000.
- If someone files a building application and says they are going to put something in, we can't say no because you think it might be something else.
- It's up to them to build a structure that complies with the zoning codes for that use, and if something else goes in there, the Village or any municipality has to do enforcement to get them to either change it or prosecute them.

**Trustee Miller:**

- We feel the same way as you do.

- It doesn't seem to violate any of the building codes.
- We've discussed this; we've heard this before.
- I'd love it to disappear.
- They have the proper permits and authority to build.
- Our hands are tied; we have to obey the law.
- We can't just stop it because we want to; we have to prove a case.
- We have to have evidence; we have to prove that's its being misused.
- We need you to help us and we need to know what's going on.

**Walter Sevastian – Village Attorney:**

- Every lot in Chestnut Ridge has a building envelope.
- Most people in Chestnut Ridge don't build out to the building envelope.
- In some cases, now, people build out to the building envelope.
- But that's what you are allowed to build under the code.
- That lot is undersized and there is a provision in our code, Article XIII, the Board has spoken about it, and is considering modifying it.
- If you have a lot that is undersized and was rendered non-conforming when the Village adopted its' Zoning Code in 1986 you are allowed to build bulk that normally wouldn't be allowed; the requirements get lessened, you can build bigger.
- After a period of time when the Village has had its code in place, maybe that type of language can be phased out.
- I think you are seeing on that lot someone who is finally building to the maximum that they can possibly build to.
- Any type of enforcement of land force, something the Village takes seriously, we will follow up on it.

**Paul Furman – 18 Mains Avenue, Chestnut Ridge, NY 10977:**

- The mikvah, they stated they keep the water running and there is a drought.

**Mayor Presti**

- The drought was lifted about two weeks ago.
- My understanding is they are not using public water; they are using rain water, from the roofs and from the rains.
- They can use water, just like you can use water.
- We are not going to tell someone how they can use their water.

**Joseph Wilder – 20 Briar Ct., Chestnut Ridge, NY 10977:**

- Between Matthew Drive and Weiss Terrace, the two cul-de-sacs somebody needs to shovel it off which is underneath the soil.
- The other side of street soil has washed against the curb that needs to be removed too.
- My house is directly behind 27 Eldorado Drive.
- A large pile of tree roots and stumps for four to six months are behind my property.

**Mayor Presti:**

- You need to confirm that it's on your property or not.



- If it's on your property, it's very simple, you tell the owner to, "get it off my property".
- We can't tell somebody to remove something that is on their property; it may be there temporarily or for the time being.
- If it's on your property, you need to know for sure.

**Deputy Mayor Brock:**

- In your file there should be a survey map that shows your property line.
- There's a stake; make a copy of your survey map.

**Mayor Presti:**

- I'll ask the Village Clerk to ask the Building Inspector if he could ask the Builder to see if he could get rid of those tree roots.

**Joseph Wilder – 20 Briar Ct., Chestnut Ridge, New York 10977:**

- There has been a tremendous amount of earth removed; there is a drop off.
- If there is a rainstorm a lot of soil would be going into Eldorado Drive and Eastbourne Drive from there.

**Mayor Presti:**

- My understanding is the Building Inspector did assess whether there would be a problem with erosion and erosion control.
- The way the site is now it is not a danger.
- It was brought up once before the hurricane and the Building Inspector wasn't too worried about erosion.

**Mrs. Webster – 41 Eastbourne Drive, Chestnut Ridge, New York 10977:**

- Complained about the flyers being thrown and left on her property.

**Mayor Presti:**

- It's Freedom of the Press.
- See the person throwing it out there and ask them not to.

**Trustee Cohen:**

- Call the Journal News.

**Allan Resnick – 964 Chestnut Ridge Rd., Chestnut Ridge, NY 10977:**

- Requested to know about the drainage and or sidewalk construction.
- Exactly where the sidewalks are going to be; on both sides of Chestnut Ridge Rd., where are they going to start from to where?
- When did the requirement with garages become effective?

**Lise Chanin – Treasurer**

- I was told by the supervising engineer the sidewalks would be on the eastern side up to Summit Rd. from the state line.

- That is the plan at the moment; the original plan to us several years ago also included sidewalks which they then nixed.
- It could change; but that is the current plan.
- The state is pretty good, if it's not going to happen they will come in.
- The gentleman's name is Mr. Jim Olsen.
- The drainage perimeters are the same; the state line up to Summit Rd.

**Trustee Cohen:**

- There were two different laws that were implemented.
- One that only required a one car garage
- When we saw that was not adequate, we revised the law within about a year to have a two car garage.
- Anything prior to 2006/2007 homes that were converted are legal with a building permit and certificate of occupancy are legal.

**Deputy Mayor Brock:**

- Be aware the garage does not have to be attached; if you wanted to put it at the end of your driveway but not attach it to the house; have it free-standing, then that would be permitted.

**Mayor Presti:**

- It would still have to comply with the bulk requirements.

**Richard Miller - Trustee**

- Even though the law was 2006, if the house was built before it was a two car garage and they didn't convert it until then it's subject to the 2006 law.
- It's the conversion unless it's new construction.

**Mr. Roscoe – 18 Samuel Rd., Chestnut Ridge, New York 10977:**

- I live near Pascack Rd.
- It is extremely hard to see joggers at night.
- What would it take to get sidewalks?

**Mayor Presti:**

- It's a County Rd. and the Village does not control County property.
- The County is not receptive to sidewalks.
- They will tell you we don't do sidewalks.
- The Village has reflectors.
- They can come into Village Hall and pick it up.
- We try to educate the public.
- Complained the Web-site was confusing to navigate.
- Wanted to look into changing it.

**Mayor Presti:**

- We just spent a couple of bucks upgrading the web-site and things of that nature.
- Maybe you could provide Lise Chanin with some suggestions.
- If it is not something that would break the bank and is easily addressed we could look into it.
- If it is going to cost a lot of money, I can tell you right now it's probably not going to be.
- We appreciate the fact that you tried to navigate the web-site.

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

- It's becoming a Park and Ride.
- At the end of the street where I live, whoever owns that property, there are now three cars parking there every day.
- I think the issue of signs needs to be revisited.
- I know we've had issues on Spring Hill Terrace.
- Last week there was a truck parked in the driveway, off the driveway.
- There is no sign that says "no parking", gives the police any latitude to do anything about it.
- Pascack Rd., I know that's a County Road, by the bridge.
- School buses showing up at the park; those buses park in the back area and come in the back area.

**Mayor Presti:**

- If the school buses are parked illegally, call Ramapo Police.
- On such and such a date, I called the Ramapo Police.
- If they don't come that day, call Village Hall.
- We speak to our community liaison officer.
- They check the tape on the desk.
- Did you get this call and why didn't you respond?
- That's been the response and the offer I have gotten from the Ramapo Chief of Police, the present and the past one, and they've always backed me up.

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

- Parking and old signs and signs that are not visible.
- My street should not be a park and ride.
- There's a park and ride right around the corner.

**Mayor Presti:**

- Pine Knoll Ct., is a public Rd.
- Once you start putting No Parking signs you, neighbors and visitors are not going to be able to park there.
- As it is, you are not going to be able to park on the street through November 1, 2016 to April 1, 2017.
- Looking at the intersection between Pine Knoll Ct. near the intersection of Pine Brook, Pascack Rd. at the bridge, Williams Rd. and Spring Hill Terrace.

- Our police liaison, as a traffic officer he will check the area.
- He will give us from the police end what his recommendation is.
- Sometimes he'll punt and say whatever you want to do.
- We will get the Village Engineer to look at it to make sure we don't have a problem.
- In New Jersey you can't park within 25 feet of a curb, 50 feet of a Stop Sign.
- If that's the case here in Chestnut Ridge, where you have to be a certain distance from the curb, from an intersection that law is already on the books.
- You don't need a sign that says, "no parking here to the corner"; if that's what the state statute says, then that's the violation.
- Is that a possibility that they're within twenty five feet?
- I need you to take notice if that's the case then they just need to be enforcing the law that's already on the books in that you are not supposed to be parking that close to an intersection.

**Hilda Kogut – 20 Pine Knoll Ct., Chestnut Ridge, New York 109077:**

- The Building Inspector and the Code Enforcement Officer are overloaded.
- The number of construction projects in the Village has increased.
- Wanted to bring up the issue of a moratorium up again.

**Mayor Presti:**

- That has not fallen upon deaf ears.
- We are in conversation with our Planner.
- There are actually alternatives to a moratorium.
- We are excluding those alternatives.

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

- We mentioned the idea of a rental registry.
- There are rental properties that are a disgrace.
- 91 Pinebrook Rd. that's been like this since October, 2015.
- This is behind my house, it is really bad.
- It's disrespectful of all of us to allow something like this.
- I've written to the rental agent; I've written to the owner of the property and it still looks like that.
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**Mayor Presti:**

- We have the ability in the Village now to possibly revise the current format so that we have a chain of landlord, tenant; things of that nature.
- We did discuss that; we began to approach the subject with the Village Attorney.
- If we are able to address the registration at the very beginning, as far as when they are buying into the Village, things of that nature.
- I don't think we have to add that next level of bureaucracy.
- But that's still a work in progress.
- We are able to very easily revise the application; that was done if not in the process of being done already.

- This is maintenance and code enforcement.
- We are going to make sure they follow up.

**Claudia Gollub – 2 Sunnyridge Ct., Chestnut Ridge, New York 10977:**

- Concerned that 27 Eldorado when there was a threat of a hurricane had to be protected with sheathing.
- When she saw the sheathing going up, she called Russell and said I thought there was a “Stop Work Order” on this property, but we allowed for sheathing because of the threatening hurricane.
- Stated at that time at the Northeast corridor there was no threat of the hurricane.

**Mayor Presti:**

- Just because the European model said it was never going to hit, I have to defer to the Building Inspector.
- The fact that the hurricane never came to be was wonderful.
- The Building Inspector is the one who is the professional; he is the one who is certified.
- The Mayor felt the Building Inspector was to make the call.

**Trustee Miller:**

- Questioned if we didn’t allow it and it did come?

**Deputy Mayor Brock:**

- Stated if you watched the news and the weather report.

**Claudia Gollub – 2 Sunnyridge Ct., Chestnut Ridge, New York 10977:**

- Asked question if there was such concern with protecting the structure with the sheathing, why wouldn’t you want to remove all the debris from the dumpster?
- Stated that becomes airborne at 40 miles, 50 mile winds then a structure that is really meant to be a strong structure.
- The container was full of debris.
- The amount of dirt also was a potential risk.
- That dirt would have been in someone’s home half way through the storm.

**Mayor Presti:**

- The Village obviously while trying to maintain safety and welfare of the neighborhood does not really have the power to say go clean out your dumpster or clean up your pile of dirt.
- The sheathing was something there was a concern voiced by others in the neighborhood.
- The Building Inspector was trying to be receptive to that and that’s why he spoke to the contractor because of the comments we were getting from folks in the neighborhood.
- Then the Village should be going around to every site of construction.

**Claudia Gollub – 2 Sunnyridge Court, Chestnut Ridge, New York 10977:**

- If by way of public safety it was necessary to sheath the actual site itself, it should have been equally important even from the homeowner to make sure that dumpster was emptied.
- There should have been some level of contingency.
- I understand that the homeowner went further than that they were allowed to do.

**Mayor Presti:**

- That's on the homeowner, not on the Village.
- Reasonable minds will differ.

**Claudia Gollub – 2 Sunnyridge Court, Chestnut Ridge, New York 10977:**

- It is a disappointment that concessions were made for a non event, non impact.
- Even if they had waited three or four days, prior to this quote "impact of the hurricane", their workers would have got that sheathing up just as fast as they did the week prior.

**Mayor Presti:**

- So noted.

**Claudia Gollub – 2 Sunnyridge Court, Chestnut Ridge, New York 10977:**

- I know that we talked to Tony Sharan as far as the parking.
- He defined it as 100 feet on either side.

**Jose Pena – 7 Appledale Lane, Chestnut Ridge, New York 10977:**

- Anything on that burned house; how long can they stay up?
- How long - Williams Rd.; there is one and Appledale Lane,
- I speak to the Building Inspector every other week.
- Questioned about lowering the speed limit by the park.
- Asked about street lights going out.
- Asked about changing light to LED.

**Mayor Presti:**

- There is no law that says they have to be knocked down so long as they are not inviting vermin, rodents.
- We monitor it; but we can't force anybody so long as the property is being maintained.
- I will ask the Building Inspector to speak to the owners regarding the status as there is a concern; we are getting complaints, of possible vermin and health issues and reach a point where it is going to be a problem,
- We'll have our Village staff go to them.
- It's beyond just debris.
- It's becoming more of an eyesore; the longer the boards stay up, the more possibility of vermin.

- Regarding the speed limits, if you start switching the speed limits believed there is a problem from the traffic enforcement is concerned.
- The 30 mile speed limit seems to be the number unless it's reduced to fifteen in a school zone, things like that.
- Periodically they set up speed trailers.
- Give us the number of the pole, call Orange & Rockland, and they come and fix that.
- It ends up costing the Village to replace the light; we are trying to figure out what to do.

**Dupuy Magali – 49 Spring Hill Terrace, Chestnut Ridge, New York 10977:**

- House burned down over a year ago by Brian Terrace and 28 Wilshire Drive; she didn't remember the number.
- House was purchased, then everything just stopped.
- Overgrown, 2 big dumpsters, filled with garbage, will become a health hazard.

**Bruce Goldstein – 2 Weiss Terrace, Chestnut Ridge, New York 10977:**

- Observed families going in one side, different families going in on another side.
- I learned you are only supposed to have one commercial vehicle, there are four there overnight.
- Thinks three or four families are living there.
- Sometimes they disappear at 1:00 a.m.; in the morning they come back in again. Regarding 4 Weiss Terrace, wrote seven complaints; two complaints to you since 2009.
- 2 Weiss Terrace, 9 Weiss Terrace put complaints in; all written complaints.
- Code Enforcement has them.
- She has water tanks on the property, rusted radiators, old toilets – you can see all of this from the street.

**Mayor Presti:**

- The Village Clerk will follow up.

**Paul Furman – 18 Manis Avenue, Chestnut Ridge, New York 10977:**

- 2 Sutin – zombie house; nobody living there for months, all overgrown.
- The State's new law on zombie homes starts the middle of December.
- Raised question with what the Village does with zombie homes.

**Mayor Presti:**

- If it is beyond maintenance problems with high grass we have to go to the State.
- We will follow up on it and see what we could do.

**Yisroel Neiman – 25 Eastbourne Drive, Chestnut Ridge, New York 10977:**

- Street lights, raised issues with no sidewalks, some stop half way up the street, no handicapped ramps for strollers to get off buses.
- On Eastbourne the sidewalk abruptly ends four houses before the end of the street.

- If they could just finish the sidewalk to the end.

**Mayor Presti:**

- If we were to put sidewalks in the Village you would have to pay for them and maintain them.
- If 100% of folks want street lights, we would do an assessment with Orange & Rockland.
- Some people move to the Village not to have street lights all the time.
- Where there are sidewalks, there are sidewalks.
- The Village has never been able to expend the funds to do that.
- That means everybody in that area is going to be assessed for that improvement.
- That will be an additional as far as snow, maintenance, liability factor.
- You'll see sidewalks in certain areas where there is some commercial development going up; in certain areas where before it was a Village.
- Sidewalks have never been part of the infrastructure to the Village as a quality of life.

**Trustee Brock:**

- I live on Briar Court.
- Our children walked 7/8 of a mile to school.
- We didn't have school buses coming up the neighborhood.
- There wasn't a need for what you are talking about.
- It's hard to maintain sidewalks.
- If the children were actually using the sidewalks to walk to school, that would be something else, but they don't.
- I get my walker up the curb and I walk on the sidewalk like everybody else.
- Everything is grandfathered before 1990 before the American Disabilities Act was put in; it is not a requirement to put in curb cuts, etc. etc.

**Mayor Presti:**

- As we improve roadways, we have to follow Federal and State regulations.
- If the regulation was to have to put curb cuts in, we would have to do that.
- If the homeowner wanted to do it, they could do it, but the Village cannot.

**Claudia Gollub – 2 Sunnyridge Court, Chestnut Ridge, New York 10977:**

- Is it possible that parking signs could say "no bus parking"?
- The reason why they're parked in the street is because they didn't get permits.
- They are trying to avoid the permits and/or they're getting around the volume of children that are allowed per the one permit.

**Mayor Presti:**

- It's a public road; so long as buses are parked legally they're entitled to park on the street like anyone else is.
- We could look into remedying it to cars only.



**Allan Resnick – 964 Chestnut Ridge Rd., Chestnut Ridge, New York 10977:**

- Who is paying for the funding of sidewalks along Chestnut Ridge Rd?

**Mayor Presti:**

- The State, it's not on our nickel.
- Speed tables are the new terminology.
- They are not as welcome as they used to be.
- Speed tables affect everyone in the area.
- If we had everyone in the area saying we want speed tables from end to end we would consider it.
- There is a procedure; first we'd have to get the petition from all the neighbors.
- The Village engineer would do an initial assessment that make sure engineering wise it's feasible to do it. Safety concerns, lines of site, things of that nature.
- Then there would be a public hearing; folks would come out and be able to speak exactly on the issue of speed tables.
- We would go back out again and he would mark it in orange, blue, green whatever the case may be to show exactly where it would be.
- From a traffic control standpoint it's really not embraced.
- It's only in extreme circumstances that it's utilized.
- If we had 100% of folks in a particular area that wanted it, we would take it to the next level.
- We would have to have 100% because it affects 100% of the people.

**Motion to Close the public portion of the meeting and move into Executive Session.**

**MOTION:** Trustee Cohen

**SECOND:** Deputy Mayor Brock

**The Board** was polled and voted **5-0** to **Close the public portion of the meeting.**

**Motion to move into Executive session.**

**MOTION:** Trustee Cohen

**SECOND:** Deputy Mayor Brock

**The Board** was polled and voted **5-0** to move **into Executive Session.**

**Meeting Adjourned – 9:22 P.M.**

**Respectfully submitted,**

**Florence A. Mandel  
Village Clerk**



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10. Executive Session – Pending litigation

11. Open Floor – Pending litigation

12. Motion to Adjourn.

