

**MINUTES OF THE BOARD OF TRUSTEES
VILLAGE OF CHESTNUT RIDGE
MARCH 22, 2018**

The Board of Trustees of the Village of Chestnut Ridge convened in regular session on March 22, 2018 at the Village Hall, located at 277 Old Nyack Turnpike, Chestnut Ridge, NY 10977.

PRESENT:

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

ABSENT

WALTER SEVASTIAN	-	VILLAGE ATTORNEY
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PRESENT:

FLORENCE A. MANDEL	-	RECORDING SECRETARY
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1. **Pledge of Allegiance.**

2. **Mayor's Report:**

- Thanked everyone for coming.
- Hope everyone made it through the storm unscathed.
- The storm before we had some issues with Orange & Rockland regarding their Web site services and telling people when services would be restored, and not letting people know information.
- I sent letters to Assemblywoman Ellen Jaffee, Senator David Carlucci, NYS Public Service Commission and our contact over at Orange and Rockland voicing our dissatisfaction in the way things were handled when they re-visit the rates, etc.,
- Letters previously sent out to School Board; **another letter went out again** to East. Ramapo School Board and our liaison at Ramapo Police Department; regarding speeding buses; buses not being maintained and things of that nature articulating the comments we have been getting.
- **Regarding complaint at 8 Hamilton** – Fence down, panels down, inground pool safety hazard; Code Enforcement went over there. Confirmed pool has been secured, no longer a safety issue.
- The fencing was removed temporarily because of construction; but has been remedied.
- Had my Sunday's with the Mayor for March which was quiet.
- There will be no Sunday with the Mayor for the month of April.
- April 15th will be our Shredding Day. from 10 a.m. to 2 p.m.
- Par Pharmaceuticals, which is now a subsidiary of Endo, has sponsored us every year and we thank them for their continuing support of the community.
- IWS will have an extra pick up on Friday, March 30th for the entire Village at no additional cost to the Village.
- We thank IWS for their support for the Village and what they are doing for us
- Our next Public Village Board Meeting be on April 26th, not April 19th.
- Our Workshop date has not changed; will take place on April 11th.

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

Jerry Liebelson – 31 Midway Rd., Chestnut Ridge, New York 10977.

- Felt the proposed Parade Law was completely unacceptable.
- Main concern - No time line given for notice to residents.
- Even Police presence might not be required.
- It would be up to Ramapo Police to decide based on the information they are given which could be completely misrepresented.
- Residents can wake up one day and find their street entirely blocked off.
- That a private religious force may be only involved.
- Private religious security force may be in charge.
- You are doing nothing to address the outrage that occurred last July 2nd on Spring Hill Terrace.
- If you enact that law as it is written now, it will be on the hands of the Board.

Mayor Presti:

- You were at the workshop. You heard the Village Attorney reflect on all the comments that were gathered from last meeting; the Constitutional ramifications, the ability to have persons exercise their constitutional rights; religious, non-religious; public, whatever the case may be.
- The Attorney for the Village is, I believe, a little bit more of an expert on Constitutional Law and what are the requirements of the Village.
- Mayor referred to Mr. Liebelson’s statement regarding, “will be on the hands of the Village”, you are right we are responsible for what goes on in the Village.
- However, the law is the law.
- This is a law that we are establishing now.
- The Village hasn’t had a law since 1986 addressing to the degree that we are addressing it now.
- We are having one now.
- May it be tweaked down the road, possible; if it doesn’t have to be, fine. If it does, it will be.
- We are not going to be in a position that is going to restrict or bind anyone’s Constitutional Rights.
- The fact that you don’t appreciate religious services going on in your neighborhood, that’s your opinion and that’s your right to feel that way.
- This Parade Law does not deal with only Religious activities; it deals with other activities, whether it be a 5K Run, Block party; any other function; after proper permit, after proper review by the Ramapo Police Department.
- I am not going to supersede the Ramapo Police Department as far as what needs to be done or doesn’t need to be done.
- I will defer to the Ramapo Police Department as far as security, things of that nature.
- Appreciate your concern of how this Parade Law and Special Event Law will be enforced and I assure you we will audit it as the Permits start to come in and how things happen.

Jerry Liebelson – 31 Midway Road, Chestnut Ridge, New York 10977:

- My main bother is that there is no specific period of advance notification.

Mayor Presti:

- So, noted. It has been noted in the Law.
- The notice requirements that we feel is fair and reasonable within the confines of the Constitution of the United States and the laws of the State of New York.
- We thank you for your input with regard to the law.

Chris Mallary – 7 Imperial Lane, Chestnut Ridge, New York 10977:

- I live on a dead-end street.
- No way at all for me if the Parade was held on my street that we could get in and out of there.
- Thought they should have stipulated notification.
- That’s only fair to those of us who live on the street that may be used.
- We should have specific notification.

Sabrina Martin – 2 Ronwood Lane, Chestnut Ridge, New York 10977:

- If the parade is in an area where people are living, how would people get in and out of their home?
- Usually when there is a block party everyone on the block is participating in the block.

Mayor Presti:

- Torah Parades usually will pass by within five or ten minutes.
- As soon as the parade passes you would be allowed to go into your driveway.
- Depending on the type of event, depending on when it's taking place, will determine the type of access or limited access that would result in that neighborhood.
- Depending on what the Ramapo Police Department will determine what will be safe, that will determine the access.
- You're not locked out or prevented from going into your home.
- This is a prophylactic measure, so that if anything, the sponsors of the Parade know what their responsibilities are to the Village and to the Community.
- There is a **Notice** which is in **Bold Print in the Law** that says a **minimum notice** is required because it depends on the type of event that it is and the sponsor is going to be responsible to do that.
- This is something that is supposed to benefit the community; available to the Community, it is their right to do and their right to have; however, within certain perimeters; they respect their neighbors and respect what is going on.
- This is not going to be something where I anticipate you are not going to be able to go in and out of your home.
- The Firemen's Parade was a wonderful event; not one person complained to me about the Firemen's Parade; and for about 1-1/2 hours certain people couldn't go into or out of their driveways or into their home; not one person complained to me about that.
- I am going to presume that so long as the event being sponsored is responsible; the communities ability to understand what's going on and the tolerance that needs to be out there will be there.
- We are all good neighbors.
- As long as nobody takes advantage of it, I don't think there is going to be a problem.

Sabrina Martine – 2 Ronwood Avenue, Chestnut Ridge, New York 10977:

- Wanted the record to reflect she wasn't speaking about any particular parade.
- Wasn't aware of any laws or was she in a situation blocked from coming in or out of her home.
- Stated she was at the other meeting; neighbors were concerned and did not say what the name of the parade was; but not being able to function and not aware that it was going to occur and wanted to address the situation accordingly.
- The Firemen's Parade was a public event, people would know way in advance.
- Felt that wasn't a fair comparison.
- Asked if consideration be taken with areas that would make sense to have a parade and areas that would not make sense; what would be feasible, what would be responsible and not just leave it up to the parade coordinator.

Mayor Presti:

- That's not an issue; that why the law is there.

- Thought it was a fair comparison because the Firemen's Parade, while they told us in advance, the neighbors didn't know until the signs started going up a week to two before, so I respectfully disagree, but you are entitled to your opinion.
- I disagree as far as the Parade Law not being analogous as far as the law is concerned.

Trustee Cohen:

- In the past, we never had a Parade Law and people who wanted to have a parade would get a permit or permission from the Police.
- In the past, we've had a Little League that marched from Schoolhouse Rd. down Williams Rd. to Children's Park; it blocked traffic and moved quickly.
- It wasn't until this situation occurred a number of months ago and people complained they didn't have notice and the parade wasn't organized.
- We are enacting a law which is a starting point.
- If we find it's deficient in any way, we can amend it.
- This is a step forward to correcting what people asked us to do.

Mayor Presti:

- To date we had nothing; now we have something.

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

- Stated she was stuck for fifteen or twenty minutes on Orchard Ct. and Spring Hill Terrace.
- Residents weren't sick at the time, but their son couldn't get there.
- It lasted more than an hour.
- No emergency services could get there if there was an emergency.

Mayor Presti:

- Assured her if Emergency Services; Police, Fire or Ambulance needed to get there, they would have access.

Tony Averso – 40 Wilshire Drive, Chestnut Ridge, New York 10977:

- Asked if whoever was running the parade was required to have insurance?

Mayor Presti:

- Yes.

David Halpern – 20 Midway Rd., Chestnut Ridge, New York 10977:

- Regarding the sidewalk insultation – asked if the \$125,000 has contract already been awarded?
- Budget didn't reflect it.
- Is intention to fix just sidewalks that are in or an expansion.

Mayor Presti:

- Bids came in a little over the bid amount.
- The Village Engineer is in the process reducing the Scope and not compromise the project not to exceed the Scope.
- Free money coming from the State; coming from Senator Ellen Jaffee
- This is not a budgeted item, not in the budget, not coming out of our pocket
- **Background:** Folks did not have the benefit of what happened with this project.

- I was Mayor for all but twenty minutes I started having Sundays with the Mayor.
- A resident came in who was a resident for 15, 20 years; he lived on Haller Crescent and said the contractor ten years ago, did not do a good job regarding the sidewalk on Haller Crescent; the curbing, the road was all starting to fall apart.
- I had our Village Engineer look at it; the Engineer said whoever did the sidewalk back then did not do a very good job.
- I asked the Village Engineer what it would cost to make that sidewalk look like it's supposed to look; he stated about \$125,000.
- At the time, Assemblywoman Jaffee, who I speak to periodically said, "by the way, if there are any particular projects in the Village that you would like to pitch, I'm all ears"
- It was a year or two after that, if memory serves me correctly, that I asked Assemblywoman Jaffee about this and a few other existing sidewalks in the Village. which would end up costing us \$385,000.00 plus the \$400,000.00; if memory serves me correctly, we only had \$125,000.
- Since this was a job that needed to be corrected; that's how it was identified.
- That is the history about the construction that is going to go on at Haller Crescent.

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

- The Fireman's Parade, there were emergency postings along the trees along where the path was going to be.

Mayor Presti:

- The sponsor of the event is going to be providing notice along the route of the event.
- It will be reasonable notice so that it doesn't impede upon the Constitutional right to do with what they are going to do; but at the same time shows some courtesy and consideration for the neighbors in the area.

Trustee Miller:

- The application has to be filed 20 days before the parade.
- There is notice to us and the Mayor that a Parade will occur.
- Part of that application has to include how they are going to give notice to the neighbors.
- We would have the ability to tell them if it was not adequate or we want it done differently.
- It may be posting in the area, putting letters in the mailbox, but you should not be doing that.
- If it's not working out, you tell us and we will try to fix it.

Mayor Presti:

- Mayor stated he owed Mr. Averso an apology for his quick answer.
- We did not have the sponsor of the event post a Bond.
- There you run into some Constitutional ramifications as far as having someone pay in advance for insurance or posting of a Bond.
- What we do request is a deposit of \$500.00 to issue the permit in the event there is some type of cleanup or things of that nature.
- If it's Public property, the potential legal matter for the Village and/or whoever owns the public property would have to look into.

- If damage to private property you will have the sponsor of the event; that individual will have access to whoever sponsored the event to go after them as far as whatever remedies are available to them privately.
- I apologize for my quick answer to you, while it doesn't have insurance, there is from a liability, insurance prospective, their insurance will kick in accordingly.
- I just want to correct the record accordingly.

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

- Is the street within the Crescent or just the horseshoe?

Mayor Presti:

- It's taken about a year now to get the money.
- Call Lise tomorrow morning; she can tell you for sure.

Jerry Liebelson – 31 Midway Rd., Chestnut Ridge, New York 10977:

- The text of the law as you have it on the Web-Site nowhere specifies any number of days or any unit of time, or the minimum written notice to residents on the affected street.
- There is the 20 business days for the application for the permit.
- The text of the law has no explicit requirement that the sponsor has to notify residents within any period of time; can do it a day before.

Mayor Presti.

- The exact language is as follows: **“At a minimum written notice of a parade or procession shall be provided to the residents along the route of any parade or procession”**.
- The application will be in Village Hall at least twenty days before.
- That will be something that hopefully will be discussed with the event sponsor.
- As a matter of courtesy, as a matter of logic and as a matter of common sense when the Sponsor of the event comes in and fills out the application they are going to see what the law says.
- Then we are going to be able to get from them what they think they are going to be able to do as far as notices are concerned.
- You are forgetting the fact that we have to be very careful with regard to the law as far as the type of constraints that we can put on these types of events.
- The law is what the law is.

Darren Hamilton – 31 Summit Avenue, Chestnut Ridge, New York 10977:

- If a permit has been approved by the Village, can the Village put the notice on the Web-Site?
- This event is taking place on this date because the Board approved the permit.

Mayor Presti:

- From a logistics standpoint, didn't know if he wanted to make the staff responsible to assist the event sponsor with regard to this type of thing.
- As a matter of course and matter of convenience, we may be able to do something, especially if it's Village wide as a courtesy

- Trustee Miller brought out the fact that during the application process we can politely recommend to the event sponsor don't wait until the eleventh hour before they give notification of the event.
- In my neighborhood too, I had a three-day notice before the event passed by my house and that was appreciated; I would not have liked it two hours before. I can understand that.
- Not looking to become an appendage of the event sponsor to assist them in notifying of the event; that is their responsibility.
- That is something they're being made aware of; and if they don't, there are penalties for that
- As a matter of course and convenience, we may be able to do that as a matter of convenience.
- On a fact sensitive basis and if it is prudent to notify the Village, we would probably do it.

Motion to Close the Public Portion on the Agenda Items only.

MOTION: Trustee Miller

SECOND: Trustee Cohen

The Board was polled and voted 5-0 to Close the Public Portion on Agenda Items only.

Approval of Minutes of Village Board Meeting of February 22, 2018.

MOTION: Deputy Mayor Brock

SECOND: Trustee Valentine

- **Trustee Howard Cohen abstained. Trustee Cohen was not present at the February 22, 2018 Village Board Meeting.**

The Board was polled and voted 4-0 to Approve the Village Board Minutes of February 22, 2018.

4. Public Hearing on Tentative Budget for Fiscal Year June 1, 2018 through May 31, 2019.

Mayor Presti:

- We stayed within the 2% Cap.
- We do have our Financial Consultant here if there are any particular questions with regard to the Budget itself.
- After all is said and done the average Village Tax Bill of \$500.00 will see a \$10.00 per year increase based on tax increase.
- That will be under \$1.00 a month with regard to the increase.
- We appreciate the staff and the Financial Consultant was able to bring in the budget in the way they did.
- We did recognize revenues with regard to the Court, with regard to various Building Permits and fees; things of that nature which assisted the Village.
- The staff is getting a 2-1/2% increase, along with our Village Attorney.
- Our Deputy Clerk and our Clerk have gone over and above what they've been doing, and worked very hard, not that our staff hasn't, and we have given them 5% with regard to their salaries.
- The Trustees, Board Members and myself have received no increase.

- Between now and April 26th if there are any questions with regard to the Budget, or any questions now.

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

- Questioned lines on page 3 of Budget - \$19,000 and \$33,762.00 for Code Inspector?

Mayor Presti:

- Explained the \$19,000 was for a Part-Time Code Inspector.
- The \$33,762 that was budgeted, funded for a full-time position, but Mr. O’Donnell is part-time.
- It was funded, but money never spent.

Resolution No. 2018-19:

RESOLVED, that the Public Hearing on the fiscal year June 1, 2018 through May 31, 2019 Tentative Budget is adjourned until April 19, 2018 at 8:00 pm.

- **Motion to Adjourn Public Hearing on Tentative Budget for fiscal year June 1, 2018 until April 26, 2018.**

MOTION: Trustee Cohen

SECOND: Deputy Mayor Brock

The Board was polled and voted 5-0 to Close the Public Hearing.

Mayor Presti;

- Thank you, Mr. Nyman for coming out.

6.. Continued Public Hearing on a proposed local law entitled “Parades, Processions and Special Events” relative to regulating events proposed in the Village of Chestnut Ridge.

Local Law # _____ of 2018

Parades, Processions and Special Events

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§ -1. Declaration of intent.

It is hereby found and declared that the public health, safety and welfare requires that no parade, procession or special event be held in the Village of Chestnut Ridge, except as regulated by this chapter.

§ -2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

PARADE or PROCESSION

A recognizable group of 10 or more vehicles, or 20 or more persons not riding in vehicles, proposing to march or proceed along any public street or roadway.

SPECIAL EVENT

Social festivals, celebrations or parties; street fairs, carnivals; circuses; fund-raising events; and road races (pedestrian or vehicular), which events take place on public property, or on private property open to the public, and which cause the Village to expend municipal resources to monitor same in order to protect the public health, safety or welfare.

§ -3. Permit required.

No parade or procession shall occupy, march or proceed along any public street or roadway at any time, nor shall any special event take place on public property, or on private property open to the public, unless a permit to do so at that time has been obtained from the Village Clerk, or by the Village Board if required under Section 6 below. No person shall take part in or start any such parade, procession or special event unless a permit for said procession, parade or special event has been issued by the Village Clerk, and no person shall take part in any parade, procession or special event which is proceeding in a manner not in accordance with the terms of such permit.

§ -4. Exceptions.

The provisions of this chapter shall not apply to:

A.

Funeral processions.

B.

Parades, processions or special events declared by resolution of the Board of Trustees to be sponsored by the Village of Chestnut Ridge or as a part of official Village ceremonies.

§ -5. Application for permit.

Application for a permit shall be made to the Village Clerk not less than 15 days, not counting holidays or Sundays, prior to the proposed date of the parade, procession or special event. Special events, parades or processions that are held annually may apply for approval as of January 1 of the calendar year; however, in all cases, applications shall be considered on a first-come, first-served basis. Such application shall contain a written verification as to its contents and shall contain the following information:

A.

The names of the organizations participating.

B.

The purpose for which the parade, procession or special event is to be held.

C.

The name of the person (or persons, in the case of a committee without a chairman) chiefly responsible for the marshaling and organization of the parade, procession or special event.

D.

The date and hours during which the parade, procession or special event is proposed to be held.

E.

The number of persons expected to participate in the parade, procession or special event.

F.

A description of the type of parade, procession or special event proposed to be held, including information concerning any of the following:

(1)

Bands participating.

(2)

Floats and other vehicles.

(3)

Organization of participants.

G.

The proposed route or location which the parade, procession or special event will occupy or pass.

H.

Measures to be taken to ensure proper organization and movement of the parade, procession or special event and adequate crowd control.

I.

Any other information which may be required by the Board of Trustees.

J.

A statement of how notice of the parade or Special Event will be provided to residents affected by the event.

§ -6. Approval procedure.

The Village Clerk shall promptly advise the Mayor and the Chief of the Ramapo Police of any and all applications for permits under this chapter. If advised by any of these officials that the procession, parade or special event for which the permit is sought would endanger public health or safety or be detrimental to the public welfare, the Village Clerk shall promptly notify the members of the Board of Trustees of such determination, and the Board of Trustees shall, in issuing the permit, include reasonable content-neutral conditions designed to protect the public health, safety and welfare.

§ -7. Issuance of permit.

Upon application duly made, as provided in § -5, and approved by the Board of Trustees, a permit for the procession, parade or special event shall be issued by the Village Clerk upon payment of the required fees as follows:

A.

For parades and processions, payment of the required fee of \$100 within five days, not counting holidays or Sundays, after the application is made.

B.

For special events, payment of the required fee of \$100 within five days, not counting holidays or Sundays, after the application is made.

§ -8. Denial of permit.

Any application for a permit for a parade, procession, or special event may be summarily denied by the Village Clerk, or by the Board of Trustees, if:

A.

The parade, procession or special event for which a permit is sought would conflict with another parade, procession or special event for which a permit is to be or has been issued and for which application was made previous to the application to be rejected.

B.

The parade, procession or special event would conflict with a parade, procession or special event to which this chapter does not apply.

C.

The parade, procession or special event is to be held for the purpose of advertising any commercial product, goods or event or is designated purely for private profit.

D.

The application does not comply with § -5 herein.

§ -9. Contents of permit.

Each permit issued under this chapter shall specify:

A.

The names of the organizations participating.

B.

The name of the person (or persons, in the case of a committee without a chairman) chiefly responsible for the marshaling and organization of the parade, procession or special event.

C.

The public street, roadway or location through which the parade, procession or special event may move and how much of these public streets, roadways or locations, in width, it may occupy.

D.

The date and the hours during which the parade, procession or special event may proceed.

E.

Reasonable, content-neutral conditions, if same are required as set forth in § -6.

§ -10. Public conduct.

A.

No person shall drive any vehicle between the vehicles or persons comprising a parade, procession or special event proceeding in accordance with the terms of a permit therefor duly issued by the Village Clerk when such vehicles or persons are in motion and are conspicuously designated as a parade, procession or special event.

B.

No person shall unreasonably hamper, obstruct, impede or interfere with any person, vehicle or animal participating in or being used in such a parade, procession or special event.

C.

No vendor licensed to merchandise goods or wares at any parade, procession or special event shall engage with or position a cart utilized to carry goods or wares in such a manner that in any way interferes with participants in such parade, procession or special event.

D.

No person shall engage in a course of conduct which violates the provisions of § 240.20 or 240.26 of the Penal Law.

§ -10.1. Penalties for offenses.

Any person who shall violate any of the provisions of this chapter shall be subject to a penalty as follows:

A.

For a first offense, a fine of not less than \$500 and not more than \$1,500;

B.

For a second offense within 24 months, as measured from occurrence to occurrence, a fine of not less than \$1,500 and not more than \$3,500;

C.

For a third or more offense within 24 months, as measured from occurrence to occurrence, a fine of not less than \$3,500 and not more than \$10,000, or by imprisonment not to exceed 30 days, or both.

§ -11. Parking along route.

The Village of Chestnut Ridge and/or the Town of Ramapo Police Department shall have the authority to prohibit or restrict the parking of vehicles along a highway or part thereof constituting a part of the route of a parade, procession or special event and to cause signs to such effect to be posted, and it shall be unlawful and a violation of this chapter for any person to park or leave unattended any vehicle upon any such posted highway or portion thereof.

§ -12. Payment of costs.

The applicant shall pay the following costs incurred by the Village of Chestnut Ridge as a result of a parade, procession or special event:

A.

Administrative costs in application processing: no charge.

B.

Department of Public Works: actual costs as invoiced to permittee.

C.

Parking enforcement: no charge.

§ -13. Severability.

If any part or provision of this chapter or the application thereof to any person or circumstance is adjudged to be invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this chapter or the application thereof to any other person or circumstances.

This Local Law shall be effective immediately upon filing with the Secretary of State

7. Resolution No. 2018-20

Resolution to adopt Local Law # ___ of 2018, to amend the Village Code of the Village of Chestnut Ridge to adopt a new chapter entitled “Parades, Processions and Special Events” relative to regulating events proposed in the Village of Chestnut Ridge.

WHEREAS, the Village Board of the Village of Chestnut Ridge has noticed a Public Hearing with regard to the adoption of a new chapter entitled “Parades, Processions and Special Events” relative to regulating events proposed in the Village of Chestnut Ridge.

WHEREAS, a Public Hearings on the adoption of these proposed amendments to the Village Code was held on February 22, 2018 and on March 22, 2018;

WHEREAS, at least 10 days prior to the initial Public Hearing notification of same was published in the Rockland County Journal News pursuant to Village Law 7-706(1);

WHEREAS, the Village Board of Trustees had made and published initial SEQRA review of the proposed local law and find as follows:

That the proposed Village Code amendment was a “Type II” action constituting the adoption of a regulation, policy, or procedure in a local legislative decision with no effect on the environment (NYCRR 617.5(c)(27)).

That the proposed Village Code amendment did not involve a Federal agency (NYCRR §617.6[a][1][ii]).

That the proposed Village Code amendment did not involve one or more other agencies (NYCRR §617.6[a][1][iii]); since an “Involved Agency” is defined by NYCRR §617.2[s] as an agency that has jurisdiction by law to fund, approve or directly undertake an action.

That the proposed Village Code amendment was preliminarily classified as a Type II action which is not subject to SEQRA. See (NYCRR 617.5(c)(27)).

That it was the intention of the Village Board of Trustees to establish itself as the Lead Agency for the purpose of review of the proposed action under the provisions of the State Environmental Quality Review Act (SEQRA);

THEREFORE, BE IT RESOLVED, that the Village Board of Trustees hereby establishes itself as the Lead Agency for the purpose of review of the proposed action under the provisions of the State Environmental Quality Review Act (SEQRA), and makes the following findings under

NYCRR §617.7[c] with respect to the impact of the of the proposed amendment to the Village Code and its magnitude:

a. That the proposed amendment to the Village Code constitutes the adoption of a regulation, policy, or procedure in a local legislative decision with no effect on the environment (NYCRR 617.5(c)(27)), and therefore constitutes a Type II Action under SEQRA, and that no further action is required under SEQRA. Specifically, the requirement to receive a permit to hold a parade or special event in the Village of Chestnut Ridge has no effect on the environment.

BE IT FURTHER RESOLVED, that adoption of a new local law, entitled “Parades, Processions and Special Events” is hereby approved as drafted, including the changes made after the February 22, 2018 Public Hearing.

Move to Adjourn and hold over the Negative Declaration under SEQRA and Adjourn and hold over the Local Law entitled “Parades, Processions and Special Events.”

MOTION: Trustee Miller

SECOND: Trustee Valentine

The Board was polled and voted 5-0 to Adjourn and hold over the Negative Declaration until April 26, 2018.

8. Resolution No. 2018-21:

Resolution to award contract to **ECHO STAMP & CONCRETE** for sidewalk installation on Haller Crescent in an amount not to exceed \$125,000.00.

WHEREAS the Village Clerk put out for public bid a proposed contract for the installation on Haller Crescent; and

WHEREAS, the Village Engineer has reviewed the proposals and recommended that the Village enter into contract with the lowest responsible bidder **ECHO STAMP & CONCRETE** 34 North Myrtle Avenue, Spring Valley, NY 10977 on a unit price basis in an amount not to exceed \$125,000.00.

RESOLVED, that the Mayor is authorized to execute a contract **with ECHO STAMP & CONCRETE** for sidewalk installation on Haller Crescent in an amount not to exceed \$125,000.00.

MOTION: Deputy Mayor Brock

SECOND: Trustee Cohen

The Board was polled and voted 5-0 to adopt Resolution No. 2018-21.

9. Resolution No. 2018-22:

RESOLVED, that General Fund Claims set forth on pages 1 through 4 in the aggregate amount of \$149,685.46 as set forth on Abstract No. 2018-3 dated March 22, 2018 as submitted by the Village Treasurer, are hereby approved.

MOTION: Trustee Miller

SECOND: Trustee Valentine

The Board was polled and voted 5-0 to Approve the Abstract dated March 22, 2018.

OPEN FLOOR PUBLIC DISCUSSION:

Jerry Liebelson – 31 Midway Road, Chestnut Ridge, New York 10977:

- Heard at the workshop that Ramapo Tax Assessor's office was making a request to access certain Village records and the request was denied.
- Wanted explained to him what information was requested.
- Did it have to do with a specific property request?

Mayor Presti:

- We have a program, called Municipity.
- It is used by the Tax Department, Building Department, Code Enforcement.
- It tracks various properties within the Village; if there are any fines, fees, things of that nature with regard to the property.
- It's basically a property record card of the property.
- If there is a Certificate of Occupancy, Permits, things of that nature, with regard to the property.
- Tax Assessor wanted to have access to that platform so they could see what the current designation for the property may be.
- We felt outside agencies should not be monkeying around with our software.
- While it is Public Record limiting the access to Village personnel is more for security than anything else.
- I do not question the veracity or honesty of the Tax Assessor's office in the Town of Ramapo; it's just you don't want to give out more information than you absolutely have to.
- It had nothing to do with a specific property.
- It's just their way of having to save a phone call, or an e-mail to the Village Treasurer or Building Department.

Jerry Liebelson – 31 Midway Road, Chestnut Ridge, New York 10977:

- On Monday, The Zoning Board of Appeals approved the Resolution to revoke the Certificate of Occupancy for the false garage at 3 Spring Hill Terrace.
- By that action people using that garage as a Shul can no longer use that structure for that purpose or any other purpose.
- When is the effective date of the revocation beyond which any use of that structure will be illegal?
- What measures will be taken to prevent use of the structure especially since it can be accessed out of sight through the old double garage that does not have a driveway that is now attached to the new structure?
- What about penalties?

Mayor Presti:

- The Building Inspector has been provided a copy of the Resolution and he will be reviewing the Resolution in concert with the Village. Attorney/ ZBA Attorney with regard to the next step.

- The Building Inspector will enforce the Resolution accordingly in consultation with the Village Counsel
- There is a schedule of fines if you fail to follow certain Zoning regulations in the Village.

Jerry Liebelson 31 Midway Road, Chestnut Ridge, New York 10977:

- Claimed the Constitutional Rights were violated of many people at last month's meeting,
- Could not hear proceedings or people left; it was too crowded couldn't get into the meeting.
- Felt Mayor did not seek the complete representation from the people from all sides.
- Claimed situation was caused directly by the Mayor to Adjourn as he failed to seek a larger venue after concerns expressed by Police Officer.
- Felt at the Public Hearing for Places of Worship would have that situation again.
- Please Adjourn to a larger venue.
- Was seeking a larger venue to accommodate the crowd at the Village Board Meeting such as the Middle school.

Mayor Presti:

- Mayor took issue with the statement, "peoples' constitutional rights were violated".
- Mayor didn't think anyone's Constitutional Rights were violated pertaining to the Village Board Meeting held last month.
- No senior Police Officer came up to the Mayor in any way, shape or form prior, during or after the meeting regarding the number of people attending the meeting; presumed he, the Mayor would know
- Not one person here was told they couldn't speak or were unable to speak.
- If they left it was by their own choice.
- We are going to try to enhance our sound system in the back so that people can hear what's going on.
- I am offended by the accusation that we **trampled on (my word, not your word)**, anyone's Constitutional rights especially after my opening remarks at that meeting...
- This Village is not going to start having satellite meetings in the Middle School.
- This is our Village; for the most part the meetings are civilized; they are controlled...
- This is our home and we are not going to capitulate to crowds in a threatening manner,
- When someone comes up to me and says, "**you know, you better get a different place to meet**", that's a threat and this Board does not act on threats.
- I have no issue with considering a larger venue if we feel it's appropriate.

Trustee Valentine:

- The Police Officer said very clearly to me we were not in violation of any occupancy at all.

Tony Verso – 40 Wilshire Drive, Chestnut Ridge, New York 10977

- Two snowstorms ago there was three feet of snow; we have no sidewalks, have to walk in the street.
- Bus came flying down street; almost hit my wife twice.
- Gave in pictures of bus that was cited with violations for accidents.

- Stated he understood we were trying.
- He followed bus with his car.
- Thirty miles per hour zone; bus was going 45 miles per hour.
- Bus picked up one child, we don't have sidewalks, a lot of snow on ground.
- Talking about this for a year.
- Maybe we could put sidewalks in the Village; nobody wants it, but it is a safety issue.

Mayor Presti:

- We do not have our own Police Department.
- This is not something new to the Village.
- We have to rely on the great services provided to us by the Ramapo Police Department.
- Your information is not going on deaf ears.
- We are letting the school know because they pay for the buses and the Ramapo Police Department know as far as enforcement is concerned.
- You are not the only one that this is happening to; we all live in the Village.
- We, as a Village, can only go so far.
- Sidewalks were spoken about four meetings ago; two and one half million dollars for half the Village and four million dollars for all of it.

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

- How are we going to address the rental properties issue in the Village in terms of enforcing the codes in these houses?
- What is the game plan to notify these owners of these properties how they are going to be maintained.

Mayor Presti:

- If we are having problems about maintaining a property, Code Enforcement goes out and issue them a warning.
- If within a certain period of time, they don't remedy the situation, Code Enforcement will go back out and issue them a Violation if it is a property Code violation.

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

- **13 Tice Ct.** – gentleman got written up, never moved back to the house; Code Enforcement never addressed.
- Twenty Briar Court, wires dangling.
- When she complains feels nothing is done because the garbage can are still there.
- Questioned if we could have a notification system.

Mayor Presti:

- You come to meetings like this and I will find out.
- Garbage cans no closer than 10 feet from the right of way.
- The procedure as it's supposed to be; Complaint comes in, stamped.

- My discussion with the Village Attorney and Code Enforcement; the fact that we have the Rental Registry Law we can write the landlord and the tenant, with regard to the Violation, they can fight it out in Justice Court.
- Who pays it – owner or tenant, I don't really care as long as the Village gets the money...
- Either they are backed up or it's not as important as other things.
- It shouldn't be swept under the rug, no excuse for a number of months.

Deputy Mayor Brock:

- Suggested in next newsletter to put notice in about bringing garbage cans back up, not leaving them out in front of house; get them out of the right of way.

Tim Conlon– 4 N. Ackertown Rd., Chestnut Ridge, New York 10977:

- Is the Village going to do anything about picking up the large bundles of sticks, twigs?

Mayor Presti:

- Ramapo is going to be coming around.
- They did one wave and may be doing another one.
- If a tree fell on your property, down in your backyard, you're responsible to cut it, bundle it.
- Don't put everything out all at once.
- We as a Village don't have the ability to collect large trees and bushes.
- As a courtesy, the Town of Ramapo, they might do it on private property up to a certain point.
- We contract with the Town of Ramapo to do our Public Works; we don't fix the roads, we don't fix the storm drains, we don't fill pot holes, they'll trim trees that are in the public right away.
- We don't have our own Department of Public Works.
- It's always been that way since the Village is a Village in 1986.
- Call Village Hall, they call Town of Ramapo and they will

Tim Conlon – 4 N. Ackertown Rd., Chestnut Ridge, New York 10977:

- Two houses down from where he lives, claimed a massive construction project was going on.
- Sees information that comes his way; sees a lot of what's going on.
- Has seen some Architectural Plans; like an inside swimming pool, a large study hall.
- Asked if a Community Center was going up in a Residential neighborhood, don't we get to comment?
- How can a neighbor get on the record whoever the legal authorities are to question these approved properties?

Mayor Presti:

- First, you're coming to meeting such as this.
- Assured resident there was no Community Center going into that house.
- An indoor Mikvah; which is a Jewish Ritual bath.

- If you question issues with what they may do down the line, you can look at Building Department files.
- The application is on file in the Village.
- It was brought to the attention of the Board, to Code Enforcement at the last meeting.
- We are in the process of keeping an eye on things.
- Following up with regard to the property to make sure the plans, what was approved, there are some changes alleged to have been made from the original plans as to what they are doing now.
- We are in the process of figuring that out.
- You're welcome to ask questions or ask the Building Inspector, contact us.
- Say, "I'm a neighbor, this is what I saw in the plan"; am I amiss seeing this?
- Make sure of the question you want to ask after seeing the file or seeing the site is in the plan.
- Our staff is here for us all.
- We kind of got to a point where some people feel it's you verse us.
- We are all here for the same reason; **we are not adversaries.**
- We will never be able to please 100% of the folks here.
- We will continue to address the issues in a fair way and in a thorough way so as a Village we are all together.

Deputy Mayor Brock:

- You could put on a ½ acre a 4,000 ft. square foot house and a 1,000 square foot indoor pool on an ½ acre; it could be some combination of both without any variance because we have large properties.
- That amount of floor, area, ratio is allowed under the law, built to specifications, it has to be on the plans.

Mayor Presti:

- There are certain bulk requirements you are permitted as of right.
- The Zone you are in, you can make a house bigger; you're only seeing what was built at that time.
- A house which might be smaller in scale at origination of the Village or when it was built, can probably expand 30%, 40%, 50%.
- The Zone that you are in may dictate the bulk of the building., it may be bigger; but just because it's bigger doesn't mean it not permitted.
- It's to scale, it's just that it's bigger.

Sabrina Martin - 2 Ronwood Rd., Chestnut Ridge, New York 10977:

- Using 3 Spring Hill Terrace as an example, looking at the minutes the Village raised concerns about what was happening there.
- The response was: "this is what they said was going to be built, if it is something different, we only have a few eyes here, we are relying on the Village to be our eyes as well.
- Why are we not seriously considering a Building Mortarium?

- Stated response was, “I don’t think that’s necessary right now; if we can’t monitor the building, make sure everyone is complying with the law we will consider it.”
- Not everyone can monitor the Village and do the Code Inspector’s job and the Building Inspector’s job.
- With a Moratorium we could get our hands on what’s going on in the Village and maintain some sense of control of what we would like to preserve.

Mayor Presti:

- A Building Moratorium, and, I have said this, numerous times, is when you have large swaps of property or you have a Zoning Code that is so antiquated and so in need of being brought up to date that you say, “we need to take a breath from building”.
- A Building Moratorium is not to be utilized because someone feels as though that this particular building should not be built, so we are going to put a “**STOP**” on every Building Permit in this Village because we don’t like the fact that the particular building was built the way it was built.
- If a Village wrongfully uses a Moratorium the Village can leave itself open to liability with regard to preventing someone’s right to do what they are entitled to do.
- You read in the minutes of the basis of a moratorium coming up.
- Perhaps you didn’t see in the minutes the way a moratorium is properly utilized.
- The fact that 3 Spring Hill came up, was not appropriate for a Building Moratorium.
- I cannot comment on that too much because there is still a threat of legal action with regard to that property and I will not compromise the Village in regard to that subject.
- Eight out of ten times it’s not with the building, it’s with the enforcement
- Enforcement is something we need to go out and we need to police in a more efficient way.
- I am confident that my Code Enforcement staff is trying their best; there may be some people questioning, but I see what they do every day.
- Code Enforcement, we need to step it up a little bit better.
- Building Moratorium – I still say to this day it is not appropriate for this Village.
- We are very fortunate; we do not have large developers coming in and trying to play fast and loose; and that’s what a Building Moratorium is for.
- We can never address it 100% percent because the Village is an evolving thing, and every day we have to do something more; we cannot crack the codes, but we are going to try to progress with it.

Deputy Mayor Brock:

- Eyes and ears – you know what’s going on next door to you, I don’t know what’s going on next door to you.
- I know what’s going on next door to me, on my street.
- If you think what is going on next door to you is not correct or not being done correctly, you have a better chance of reporting it.
- That’s why we say we need the residents.

Sabrina Martin – 2 Ronwood Rd., Chestnut Ridge, New York 10977:

- Thought she did a pretty good job of reading.
- Felt the response was pretty much what she stated and claimed that this is the first time she was hearing this.
- Stated she would go back and read the minutes further.
- Maybe a Building Moratorium not appropriate because only in regards to major building projects.

Trustee Miller:

- It may have not been as specific as we would have liked, we will have to go back and look at it ourselves.
- The Mayor has said multiple times a Building Moratorium is not appropriate.
- The minutes are not a transcript.

Mayor Presti:

- I know what I said and I know the purpose of a Building Moratorium.
- I think I defined it a couple of different ways.
- You're telling me what you read and I'm telling you what I said; hopefully the two will reconcile.

Sabrina Martin – 2 Ronwood Rd., Chestnut Ridge, New York 10977:

- There is a new Zoning Law that's being considered and I guess they'll be a Public Hearing with regards to establishment of residential neighborhood and community Houses of Worship.
- Why do we feel the need to revise those laws?
- Have we been in a situation where we have violated any religious rights to establish anyone's places of worship?

Mayor Presti:

- **As was reflected in the minutes in the past, we've had to look at the neighborhood Worship Law because as it is currently set up there is one square pole for five acres or more.**
- The way the Law has developed, the way the Village has developed, the way the close to 8,400 residents in this Village has developed, necessities that the Village on a periodic basis revisit it's Zoning laws and comes up with laws to better address and to evolve with the way the law is.
- The current law is just one cookie cutter, five acres, and that's not appropriate.
- If you want to have a House of Worship in your home, the Constitution says you can have it, you don't have to have five acres.
- Whether your neighbor is all for that or not, well, that's your neighbor
- This law will better provide the parameters within which an applicant for a House of Worship will get a proper hearing and will also notify their neighbors so that the neighborhood will know.
- Neighbors can come and say, "perhaps we need more of this, more of that, less lighting, more shrubbery.

- It is to provide assistance and it is to provide a better community response to a need that is in the Village and that the law allows you to have.
- Has there has been a problem, there has not.

Sabrina Martin – 2 Ronwood Rd. Chestnut Ridge, New York 10977:

- So, this particular proposal defines three types of Houses of Worship; Residential, Neighborhood and Community,

Trustee Miller:

- We are going to have a hearing on that.

Sabrina Martin – 2 Ronwood Road, Chestnut Ridge, New York 10977:

- I respect what’s written; no confusion about it.
- In particular what’s written here because of particular limitations with certain religions on their Sabbath or Holy Days they are not allowed to drive, there is a need for residential and neighborhood Houses of Worship.
- With regard to religions that not allowed to drive on their Holy Days help me understand why, which is the reason we are establishing a Residential and Neighborhood House of Worship, and Community.
- I am assuming we are having a Residential, a neighborhood House of Worship so that they can walk to their house of worship.

Mayor Presti:

- It’s for all religions, **any and every religion**, that chooses to have a neighborhood House of Worship in the Village.
- The law is not geared to any particular religions, the law is geared to every religion.

Deputy Mayor Brock:

- What if I was a Rastafarian, and there were twenty Rastafarians in Chestnut. Ridge.
- They certainly don’t need a House of Worship on five acres.
- They want to have a residential House of Worship where these twenty Rastafarians can come and worship and that’s their right; to have a place to go and to worship
- This law would allow them to establish that small House of Worship in a Residential area for those twenty people.

Sabrina Martin – 2 Ronwood Rd., Chestnut Ridge, New York 10977:

- I’m only going by what is written here.
- It says, **“to remove impediments to the free practice of religion, such as allowing for smaller-scale places of worship customary to Orthodox Congregations which are precluded from driving on Holy Days”**.

Deputy Mayor Brock:

- It’s just an example.
- It’s true for any religion.

Sabiina Martin – 2 Ronwood Rd.,Chestnut Ridge, New York 10977:

- That is criteria that's being established.

Mayor Presti:

- That is universal criteria.

Mayor Presti: levels

- You are approaching a slippery slope.

Sabina Martin _ 2 Ronwood Rd., Chestnut Ridge, New York 10977:

- You don't know where I am going.

Mayor Presti:

- "You are approaching a slippery slope; oh – I know where you are going, you are approaching a slippery slope".
- The neighborhood House of Worship Law is setting up three different levels of neighborhood Houses of Worship to accommodate the various religions that may not need five acres, maybe they need one half acre, maybe they need one acre, maybe they need one and one half acre.
- It is not for one particular religion.
- If there happens to be a particular religion that fits all of that, that's fine; there is no law against that.
- We have to provide an accommodation for everyone.
- That's why we have three tiers for neighborhood Houses of Worship and part of those three tiers will go before the Planning Board for a formal application process and notice to everyone will know what's going on.
- The third tier, being the biggest, will come before this Board here for a Special Permit.
- To my knowledge we've only had to entertain two of those; The Coptic Church and the Foster Church.

Trustee Cohen:

- It's just an example of why it's necessary to have a local place of worship in the neighborhood.

Mayor Presti:

- As a Roman Catholic I have to worship at a Church.
- I have no choice to worship at someone's home.
- But, if my religion, was to the degree, that I want to go with 15 other people, I can drive there and meet with 15 other people of my same religion, and I am going in that person's house and I am going to worship,
- It's that person's house is going to be on an 1/2 acre property.
- They would have got approval having gone through the application process.
- It is not geared to one particular religion.

Sabrina Martin - 2 Ronwood Rd., Chestnut Ridge, New York 10956.

- Why was that language put in there?
- We are changing the Zoning laws because we have a concern about limiting Houses of Worship on particular amount of property.
- We are dancing around the logic; what's written here.

Mayor Presti:

- We are not dancing; you would know, I'm a bad dancer.

Deputy Mayor Brock:

- The Federal Government created a Religious Land Use law that said you cannot prohibit the worship of any religion.

Sabrina Martin – 2 Ronwood Ct., Chestnut Ridge, New York 10977:

- I read the law; the law clearly states, “**you cannot impose regulations on a religious House of Worship that was not imposed on other areas that were requesting the same type of permit**”, which is why I asked the question in the beginning.
- Have we ever been in a situation in this Village where a store front, a grocery store wanted to build a store on Chestnut Ridge Street and they were allowed to and the Rastafarians wanted to build their House of Worship on the same street and they couldn't?

Mayor Presti:

- I said “No”.

Sabrina Martin – 2 Ronwood Ct., Chestnut Ridge, New York 10977:

- There were other places that absolutely discriminated and they had to change their law.

Mayor Presti:

- Because Zoning Laws and Laws of Village are not static and you need to evolve with the community and the population of close to 8,400 people in the Village.
- Just because laws are good today, doesn't mean they are going to stay good three years from now
- You have to revisit it, you have to improve it, you may have to supplement it, that's what we did. and that's what I told you.

Sabrina Martin – 2 Ronwood Rd., Chestnut Ridge, New York 10977:

- You don't have to write a law that says I can have people in my home to worship.
- I can do that and you cannot do anything about it.

Mayor Presti:

- You are absolutely right.
- However, there are incidences, where once it becomes a formalized gathering in that you are a formalized House of Worship and that it no longer just a prayer group meeting or whatever the case may be for safety and for site approval purposes which the law allows permits us to do we are going to provide guidelines.

- As soon as it becomes a formal House of Worship for everyone's safety in that building and for the community, convenience surrounding it, we should make sure it's safe and that everyone has an opportunity to have weighed in as far as what's going on there.
- You are absolutely right; you can go next week and have your prayer group and you don't need one permit for it.

Trustee Miller:

- We are trying to put order into what people are probably doing.
- We like that if you are going to have to have a Synagogue or Church on your property or property next to you in your house, it provides the correct safety features; sprinkle systems, ingress and egress, ample parking, whatever.
- By trying to bring into the auspices of this law, we tend to then try to protect the people of this Village.
- We also are encouraging more people to establish in one place rather than a whole bunch of other places their Houses of Worship.
- The reality is that because of RLUPA and you said you read RLUPA, we've had these issues.
- You've seen it in Airmont where, they tried to stop Houses of Worship and have failed miserably.
- That's what happens when you make a law that isn't appropriate for a particular religion, and RLUPA tells us we can't do that; there are some outs on it, but we can't do that.
- The reason we haven't got in trouble for any of that, is because we made the proper accommodations within our Zoning Code, within the Zoning Board in terms of giving proper Variances for these types of organizations that need or want to practice their religion closer to their homes; whether they're Jewish, Catholic, Muslim.
- If someone wants to build a House of Worship we have very limited ways of stopping it.
- This law tries to bring order and prevent chaos.
- By designating a proper residence building as a community House of Worship, a neighborhood House of Worship, etc. we encourage development that can be better controlled and that the community will benefit from as a whole.
- Other than having people build where they want to build, put where they want to put and argue that their religion requires them to have it where they want.

Mayor Presti:

- This meeting is not going to become the pseudo hearing for the neighborhood House of Worship.
- We are not going to resolve these issue with the Houses of Worship this evening.
- We are going to have a formal hearing.
- You will be able to come back again.

Sabrina Martin – 2 Ronwood Rd., Chestnut Ridge, New York 10977:

- You are saying you are bringing this to order.

- There seems to be exceptions when applying for Special Permit or Conditional Permit for Residential or Neighborhood; I have a concern about bringing order if they don't have to apply for a Special Permit.

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

- 750 Chestnut Ridge Rd., Chestnut Ridge, New York – wanted to know what was doing with that?
- Gould Property – they got a temporary Certificate of Occupancy way back; did they comply with what they were supposed to comply with?
- They had done work in the gymnasium without the proper permit.

Mayor Presti:

- 750 Chestnut Ridge Rd., I will have to find out, August since March.
- On the Gould property, it's still under the Court's jurisdiction.
- My understanding is the proper Certificates of Occupancy are being issued under Court guidance;
- My understanding is not that there was work being done on the gymnasium.
- I think they wanted to convert the gymnasium into office or classroom space. Certain type of Permit had to be applied for if they were going to retro fit it into offices or classroom space and for them to do that there was a particular mechanism they had to follow, building was o.k. for a gymnasium, there is an extra step, still under the auspices of the Court.

Jerry Liebelson – 31 Midway Rd., Chestnut Ridge, New York 10977:

- Read from document; in drafting the following proposed regulations we have considered the input of Brooker Engineering who has been retained by the Orthodox Jewish Coalition to represent their interests,
- There is no mention of any other Rastafarians, Catholics, no other religions, except the Orthodox Jewish.

Mayor Presti:

- That was mentioned at last month's meeting.

Jerry Liebelson – 31 Midway Rd., Chestnut Ridge, New York 10977:

- 21 Lancaster Lane – tons, truckloads of untested illegal filled have been dumped there many months ago.
- Given **Violation Notice** and **Stop Work Order**.
- Two months ago, (submitted photos) it was still there.
- Starting to drain down to the neighbor below.
- If you look at that mess, that is a disaster site.
- What's going to be done about this?

Mayor Presti:

- Before I came over here I did see a Permit was acquired for 21 Lancaster for some type of soil permit.

Christopher Mallory – 7 Imperial Lane, Chestnut Ridge, New York 10977:

- Complained nobody came to pick up his garbage up his driveway.

Mayor Presti:

- 125 feet from the curb – that’s as far as they will go up.
- IWS signed up with us since last July; were the carters for two years before; there were no complaints.
- They may presume you don’t have garbage if you are leaving it up your driveway and it was down your driveway before; we will follow up.

Ed Sheridan: 46 Pascack Rd., Chestnut Ridge, New York 10977:

- At a previous meeting I mentioned 267 Red Schoolhouse Rd., Chestnut Ridge, New York 10977:
- What’s allowed in an RS zone; it is an office, pizza place, a pharmaceutical company?
- There are about 300 cars there; **Article 7, pg. 7 - no commercial vehicle or unregistered vehicle should be parked or stored on any unimproved lot.**
- It doesn’t even have a sign permit, no site plan.

Mayor Presti:

- You know that regulation you’re reading from doesn’t apply to a property that is permitted to have numerous vehicles on the premises; such as the BMW lot which is across the street from the Chestnut Ridge Transportation.
- They have 300, 400 BMW’s that are not registered and have license plates on them and they’re not illegal because there is more than one vehicle there.
- You are being disingenuous reading that portion saying anything that one registered vehicle.

Hal Sherman – 8 Pine Knoll Drive, Chestnut Ridge, New York 10977:

- Stated light in parking lot was not on (**was told light was reported and was fixed**).
- Complained room would be condemned as far as health violations; light fixtures were full of debris, outlets coming out of wall, carpet at entrance way up a hazard, water dispenser filthy.
- Stated room needed to be updated, cleaned and maintained.
- Stated Mayor expected residents to call it home.
- Complained there was still saw dust that he saw a few weeks ago.

Mayor Presti:

- Told we have a cleaning service two or three times a week, that vacuums, they clean.

Avraham Good – 17 Lomond Avenue, Chestnut Ridge, New York 10977:

- Related **positive** story regarding storm –landscaper worked on his generator for fifteen minutes; generator wouldn’t start.

- Man left and Mr. Good expected to come home from shul to a cold house; no steam, no electricity.
- Gentleman had returned; generator had been without oil and filled it.
- Good Samaritan told his wife he served as a Marine; “I was taught if I saw something, could help someone don’t walk away”.
- There is a common denominator – we are all residents of the Village of Chestnut Ridge; we can all live as normal human beings.
- Complained about people bashing the Mayor, “who was elected by the people; that he’s doing something against the law, he’s closing his eyes”.
- There is no special attention given; I personally applied for a Building Permit, I’m still waiting for a Certificate of Occupancy, I still have problems with the Inspector; you still have to abide by the law.
- Just because there is a Commercial vehicle in the driveway, people think you are doing something illegal.
- To keep calling the Code Enforcement and using the Village tax payer’s money is wrong.
- The American dream; it is not like Europe, not like Germany, not like France that the same kind of people live in the Village for generations; in America people are moving.
- The way Democracy was created, feels bad for people living here forty years and complaining different people are moving in.

Mayor Presti:

- I meant to say during my report this evening; I heard numerous incidences of folks going around the Village with gasoline to fill generators Friday night into Saturday and weren’t asking for any money.
- I think they were looking for everybody needing help.
- I was remiss in not mentioning that before and people doing a wonderful job and showing their generosity.
- It’s nice to see folks are doing that and thank you for bringing that to our attention.

Mark Marone – 23 Lancaster Lane, Chestnut Ridge, New York 10977

- I live next door to 21 Lancaster Lane where they put in thousands of yards of fill in their backyard.
- There needs to be an engineering plan how that’s going to be graded and support the thousands of yards of fill they put in that drain back to my neighbors on Karow Ct.
- Asked if 1 Karow Ct., is recognized as a House of Worship; it’s a single-family residence.
- Can you put a bathroom in the garage?
- I am concerned about the design of the project; it seems like they are building a structure for the World Trade Center; the playroom, a flat roof, told for future expansion.
- Saw a picture of the plan; looks like they’re putting a catering hall in which does not look like anything in the neighborhood; I was told that was for future expansion.

Mayor Presti:

- Asked if Mr. Marone looked at the plans.

- The house owner currently is in accordance with the plans that were submitted to the Building Department chose to have a flat roof because they told the Building Inspector they may eventually like to put a second story on the home which they are entitled to do.
- They are not in a situation where they are going to put a second story on now.
- There is nothing that has come to the Village's attention that there is a catering hall in that home.

Mark Marone – 23 Lancaster Lane, Chestnut Ridge, New York 10977:

- I think you make this new law, "Residential House of Worship," where people have to go before the Planning Board; there has to be designs for shrubs, plans, etc.
- Was hoping process could be delayed so as not to become another 3 Spring Hill Terrace.

Mayor Presti:

- Whatever happens at that home we will enforce with the laws we have on the books.
- I am told that the Village Engineer has been to 21 Lancaster with regard to the soil movement that is going on there.

Marc Levine – 14 Lancaster Lane, Chestnut Ridge, New York 10977:

- When I look at the plans for 1 Karow Ct. the existing plans, without adding the second addition I feel you are looking to close of 7,000 square feet; if the second addition is ever put on it will bring it to 9,000 square feet.
- Under our Zoning Laws you can expand your house to possibly 5,000 square feet.
- When I look at the existing plans for 1 Karow Ct., 2,048 square feet 1 Karow Ct., without adding the 2nd floor, I feel you are looking at 7, 000 square feet.
- If the second addition is ever put on will bring it close to 9.000.
- Their permit states that the existing dwelling is 2,048 or 2, 035 square feet.
- The plans show the structure is 2,650 square feet.
- If anybody did the math the existing structure is 2,700 something,
- I'm not going to do the math, it should have been done properly before.
- Letter in the files stating the existing file already exceeded the floor, area, ratio which is point 2.0.
- Plan shows they are at point 2.0.
- The Mikvah that was added on February 5, 2018 adds more floor area and should have triggered a Variance but didn't.
- The need for a Variance should have been triggered right away; and if not triggered then, then definitely when the Mikvah was added.
- The plan states it is at 2.0 and the Mikvah says it's adding to the floor area ratio.
- A Variance should have been applied for the Mikvah.
- In the file there is a letter from the Town of Ramapo; in 2017 an inspection was done to the house; they sent a letter to the Building Inspector asking if the Synagogue, in the garage, they noticed there was an open Building Permit for 1 Karow Ct.

- They asked if the Building Permit was going to address the Synagogue; that the garage had been converted to a Synagogue and there are pictures of the Synagogue in the file.
- The applicant can put on a second story if they want to if done legally they should seek a Variance.
- I don't think anyone objects to the Synagogue; it's been used this way for several years.
- The plans also show no fire doors between the house and the garage which is probably not a garage, it's a Synagogue.
- If it's going to remain a Synagogue and not go back to a garage where are they going to put a garage, there is no room.
- The plans don't make sense; somebody has to find out if that Synagogue is going to remain, otherwise, they can convert it back to a garage, nothing is shown on the plans.
- It's extremely confusing to the neighbors because there have not been any Public Hearing.
- If the second floor ever comes we are going to have close to a 9,000 square foot dwelling which is three and one half, four times the size of any house in the development.

Mayor Presti:

- I don't want to speculate with regard to what is going to be there, what could eventually be there, I will look into it.
- You're bringing up correspondence I'm not familiar with.
- I don't know why the Town of Ramapo would send a letter such as that, other than it's for tax assessment purposes, otherwise, the Town of Ramapo has nothing to do with that particular Building Permit.

Marc Levine – 14 Lancaster Lane, Chestnut Ridge, New York 10977:

- I believe an Assessor went out and maybe they wanted to refinance to get a loan for building.

Mayor Presti:

- It's possible that they may be applying to the Town of Ramapo for a tax abatement with regard to a House of Worship, I don't know.

Marc Levine – 14 Lancaster Lane, Chestnut Ridge, New York 10977:

- My point is if you have a structure that is actively being used for a Synagogue now and has been for years and nobody has complained.
- The neighborhood doesn't have a problem with it, right now the neighborhood doesn't know what's they're getting and that's what the problem is.
- We know it's massive.
- It hasn't come before any Boards; we just know it's being approved by Building Permits.

Tim Conlon – 4 New Ackertown Rd., Chestnut Ridge, New York 10977:

- The neighborhood is very concerned, some people who are not here, long term residents.
- Let's say it's speculation and that it is a single-family residence.
- This indoor Mikvah that apparently was not in the plans as submitted; does the square footage of the Mikvah add to the square footage of the residence, since it's a pool, is it floor area?

Mayor Presti:

- Mr. Levine is very astute as far as looking at the Building plans, etc.
- I have not seen that file; I cannot apine for you.
- I will follow up with the Building Inspector.
- My suggestion to you if perhaps you can call Village Hall and make an appointment.
- Sit down with Mr. Gliniecki, and, number one, you can go over the file,
- Ask the questions you are asking.
- Number two, if you feel your questions are not being addressed as you see fit; or whatever the case may be, I will give you my contact information and I have no issue with speaking with you again.

Tim Conlon 4 New Ackertown Rd., Chestnut Ridge, New York 10977:

- Suggested it would be helpful to have a meeting with the other neighbors.

Mayor Presti:

- That's not the process.
- The process is set so that it is supposed to be fair, it supposed to be efficient.
- We are not having neighborhood meetings every time a building is going up and people are not happy with or hearing rumors about.
- There is a mechanism as a homeowner if you have questions.
- That mechanism is to come to Village Hall, look at the file, and if you need to speak with Village; they are available to you.
- That's the procedure and that is the mechanism.
- If you want to go back to your neighbors and say, "I spoke to the Building Inspector, etc."
- We cannot start having little mini neighborhood meetings, to explain to folks what's going on all the time, because it is not appropriate and it's not fair.
- Just like if you were doing something to your home, and you applied for the Permit, there should be no reason why the neighbors should be entitled to have a meeting with you and explain to me what you are doing with your home.

Tim Conlin – 4 New Ackertown Rd., Chestnut Ridge, New York 10977:

- If there is something outside of the Building Code then that would trigger a Variance.

Trustee Miller –

- If there is something involving either uses or sizes, bulk variances then that goes before Zoning.
- You can take a friend with you.

Tim Conlin – 4 New Ackertown Rd., Chestnut Ridge, New York 10977:

- For example, in a residential area you had a plan and put in what would be a non-use foundation and I put in something that used that foundation and used all the rest of the area around that foundation, it triggered the square footage, you'd get a Public Hearing.

Mayor Presti:

- You would need a Variance for floor area.

Mark Marrone – 23 Lancaster Lane, Chestnut Ridge, New York 10977:

- There is a lot of concern about 1 Karow Ct.
- You are supposed to protect us and our properties and look over the Building File.
- Requested open the Building file on 1 Karow Ct. and look at the plans and ask the Building Inspector is this right?

Tony Averso – 40 Wilshire Drive, Chestnut Ridge, New York 10977:

- You said you wanted to change the Zoning on neighborhood Houses of Worship.
- What is the requirements for the State and also the County?
- Are we the same as them, or are they different?

Mayor Presti:

- The State and County do not provide Zoning Codes for local municipalities.
- That's the whole idea of being a Village.
- You are independent and get to make your own Zoning Laws.
- There is Building Codes, there is Case Law that says how you have to review applications and that you are not arbitrary and capricious and things of that nature that I'm aware of.
- There is no State Code; there is none that I'm aware of.

Tony Averso - 40 Wilshire Drive, Chestnut Ridge, New York 10977:

- So, your answer is you don't rely on the State or the County.

Mayor Presti:

- Correct.

Trustee Cohen:

- When there is an application for Planning Board, Zoning Board, the Village Board, when we review applications County Planning gets a copy and they get to comment on that particular project.

Tony Averso – 40 Wilshire Drive, Chestnut Ridge, New York 10977:

- Thought they need five acres of property.

Mayor Presti:

- There is nothing in the County Law that says in the County of Rockland you need to have ex acres for a House of Worship.

Lee March Grayson:

- Was wondering what the status was regarding Zoning changes with between De Salvo and Summit on Red Schoolhouse Rd.
- Will results be accessible to the public on the Web site?

Mayor Presti:

- The Red Schoolhouse Corridor is still being studied by our Planners and my hope is that we will be getting the assessment back any day.
- The results will be accessible on the Web Site.
- **Resident** wanted to know if a **STOP SIGN** could be put in the middle of the road.

Mayor Presti:

- We refer to the Ramapo Police Department to access the area.
- If they say not such a bad idea, then we speak to our Village Engineer.
- It is worth to forward to Ramapo Police. Department. and then we will take it from there.

Motion to Close the Public Discussion.

MOTION: Trustee Cohen

SECOND: Trustee Miller

The Board was polled and voted to Close the Public Discussion and Adjourn Meeting.

MEETING ADJOURNED: 10:19 P.M.

Respectfully submitted,

Florence A. Mandel

Village Clerk