

**MINUTES OF THE BOARD OF TRUSTEES**  
**VILLAGE OF CHESTNUT RIDGE**  
**MAY 18, 2017**

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The Board of Trustees of the Village of Chestnut Ridge convened in regular session on May 18, 2017 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>GRANT VALENTINE</b>	-	<b>TRUSTEE</b>

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**ABSENT:**

<b>RICHARD MILLER</b>	-	<b>TRUSTEE</b>
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**PRESENT:**

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

1. Pledge of Allegiance.
2. Mayor's report.
  - Welcomed everyone to the May 18, 2017 Board of Trustees meeting.
  - I appreciate everyone coming out on such a hot and humid evening.
  - It's nice and cool in here.
  - I did have an opportunity to have my Sundays with the Mayor on May 7<sup>th</sup>.
  - We had a couple of folks stop in; which is always nice
  - I had an opportunity to go to the Annual Recognition Dinner to pay tribute to the Monsey Fire Fighters and their families, who sacrifice as much as the fire fighters, to recognize their good work.
  - It was an honor to be invited and for me to attend; they make a nice party, too.
  - By way of kind of a resolution, we arrived at a settlement with regard to 681 Chestnut Ridge Rd., the girl's school and soon to be Rabbinical College.
  - Having been through the process and assessing the pluses and the minuses with responsible forethought and discussion and advice from counsel, the Village and the other parties were able to come to a resolution.
  - The property is moving forward with their site plan application and building permits which they are in the process of acquiring; in addition to Building Permits and Certificates of Occupancy.
  - A \$25,000.00 fee for costs of the litigation; payment from property owner to the Village.
  - This is an ongoing matter which we will continue to audit.
3. Open Floor: public discussion of Agenda Items only.  
 Bruce Goldstein – 2 Weiss Terrace, Chestnut Ridge, New York 10977:
  - Number 5, regarding garbage collection; bids going out for garbage collection; does this mean they will be able to come up your driveway for your garbage?
  - Complained a lot of neighbors bring their garbage cans out and they stay there all week.
  - Wanted to announce to people they don't have to bring their garbage cans down to the bottom of the driveway; that's it is part of the pickup.

**Mayor Presti:**

- We do remind folks; we send them the regulations.
- We will be fine tuning the specks; probably increasing the card board pickup to every week instead of every other week as there seems to be a need.
- We will not be changing the side yard pick up.

**Trustee Cohen:**

- They have to bring garbage cans back up if they bring them down.

**Deputy Mayor Brock:**

- They can't stay at the bottom of the street.

**Mayor Presti:**

- Some folks don't want to utilize that service; you can't force them.
- We have a "Welcome" letter and a new resident's package with the rules.

- The Village Clerk sends new residents garbage regulations and what to do for the pickup.
- Sometimes we have to send Code Enforcement to remind folks.
- We try to do the best we can do to remind folks.

**Motion to Close the Public Discussion on Agenda Items only.**

**MOTION:** Trustee Cohen

**SECOND:** Trustee Valentine

**The Board** was polled and voted **4-0** to **close the public discussion of Agenda Items.**

**4. Approval of Minutes of Previous Meeting of April 20, 2017.**

**MOTION:** Deputy Mayor Brock

**SECOND:** Trustee Valentine

**The Board** was polled and voted **3-0** to **approve the Minutes of April 20, 2017.**

- Trustee Cohen abstained as he was absent from the Village Board Meeting of April 20, 2017.

**5. Resolution No. 2017-45:**

Resolution to authorize advertising for public bid the Village of Chestnut Ridge's 2017 contract for the "COLLECTION, REMOVAL AND DISPOSAL OF GARBAGE, TRASH AND RECYCLABLES".

**MOTION:** Trustee Valentine

**SECOND:** Trustee Cohen

**The Board** was polled and voted **4-0** to **approve Resolution No. 2017-45**

**6. Resolution No. 2017-46:**

Resolution to authorize the Mayor to serve as the representative on the Rockland County Shared Services Initiative Panel from the Village of Chestnut Ridge.

**Mayor Presti:**

This came down from Albany to try to share services and reduce taxes.

- We had an initial meeting.
- Nineteen Mayors and five County Executives.
- There was a meeting yesterday evening in Theills.
- There will be a meeting at Rockland Community College on May 24<sup>th</sup>, June 15<sup>th</sup> at Dominican College.
- There will be a few more meetings for folks to come out, and say their piece.

**Trustee Cohen:**

- We've had over the years shared services with mixed results with the Town of Ramapo; some very good, some very bad..
- Can we share services with Rockland County or Clarkstown or are we limited to the Town of Ramapo?
- Are we limited as to where we can share services?

**Mayor Presti:**

- This is more a brain storming of a couple of sessions.

- They sent out surveys to all the Mayors as to what we are doing now if we would be interested.
- It doesn't apply to school boards, doesn't apply to libraries.
- More on an optional level for the Towns and Villages.
- The County has shared services with Mahwah.
- It has the potential of being a very good exercise here.
- Any possibility is possible; garbage services, computer services, road maintenance.
- If there were ten villages who wanted to share services with perhaps garbage collection, computer services, possibly sharing a joint insurance network that might be an extensive savings.
- Some things we are already doing.
- Some don't apply to us.
- The County has a shared services with New Jersey.
- You can go anywhere; doesn't even have to be New York.
- We are not prevented from considering any possibility.

**Trustee Grant:**

- Reduces costs, reduce taxes on a State wide level.
- Stated he thought it was a good way to try to reduce taxes.

**Mayor Presti:**

- Nothing is really in black and white, other than the law that was passed.
- The funding stream is not really set in stone; it is still in play.
- Always good thing to save money; no harm in that.
- Logistics are still in play.

**MOTION:** Deputy Mayor Brock

**SECOND:** Trustee Cohen

**The Board** was polled and voted **4-0** to approve **Resolution No. 2017-46.**

**7. Resolution No. 2017-47:**

RESOLVED, that General Fund Claims set forth on pages 1 through 4 in the aggregate amount of \$130,283.82 as set forth on Abstract No. 2017-5 dated May 18, 2017 as submitted by the Village Treasurer, are hereby approved.

**MOTION:** Deputy Mayor Brock

**SECOND:** Trustee Cohen

**The Board** was polled and voted **4-0** to **approve Resolution No. 2017-47.**

**8. Open Floor: Public Discussion.**

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

- Complained that issues weren't being brought up-to-date at each meeting.
- Apologized for being late to the meeting.

**Mayor Presti:**

- I believe we have been doing that at the beginning of my Mayor's report.

- We open up the meeting with the issues from the previous meeting.
- We have been taking great pains to do that.
- The Village Clerk is very thorough in taking down the address and the issues at hand.
- Usually at the next public meeting I will have a memo provided to me or I will be able to address every item provided to me from the previous meeting.
- If I miss a matter here or there, Mr. Sheridan, I apologize.
- We open up the meeting and for at least six to eight months have been doing that.

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

- I am disappointed with the resolution.
- I'm concerned about the Gould property; the traffic, the school buses, etc.
- There is a lot of property there;
- I'm concerned with the temporary CO's.; the minimal fine.
- That is a very affluent organization and I feel that was just a slap on the wrist.
- My issue here is "temporary".
- For me this is affront.
- There is a flagrant disregard for the laws and the ordinances in this village.

**Mayor Presti:**

- I know you have taken a personal interest in what's been going on there; along with a lot of other folks and it's appreciated.
- We are not compromising.
- You witnessed the dynamics in Court.
- Based upon advice of counsel, we felt this was the best way.
- The system does not always respond the way we feel it should.
- The fail safe is that the court is still maintaining jurisdiction.
- If there are any issues which we feel are running afoul of the parameters of the settlement agreement, we can bring it to the Court's attention.
- We have to be careful and we have to access in a very prudent manner what we are going to bring to the Court.
- Knowing what the Court's dynamics are, I am trying to tread very lightly.
- I have the utmost respect for the system.
- The court had to approve the fine.
- If the Courts going to go in a different direction, we lost the whole caboodle.

**Jose Pena – 7 Appledale Lane, Chestnut Ridge, New York 109077:**

- Requested to know update information on the house that burned down between Grotke Rd. and Appledale Lane.

- It turned hands in May.
- Concerned that the speeding on Appledale Lane is very bad.

**Walter Sevastian – Village Attorney**

- The process is not completed.
- They have until the second Wednesday in June to get the permit application in.

**Mayor Presti:**

- Ramapo Police Department has the speed trailers which they will put up.
- The speeding has been reported to the Ramapo Police Department.
- The Village will report it to Ramapo Police again.

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

- Wanted an update on the burned out house.
- Can you summarize the \$25,000 fine?
- Wanted to know if the \$25,000.00 covered our legal fees?
- Was also disappointed with the \$25,000.00 fine.

**Mayor Presti:**

- Because you are not part of it personally; again, the dynamics of it.
- It is not a slam dunk.

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

- I do believe the Rabbinical School is in there.
- I see men with books and cars parked there.

**Walter Sevastian – Village Attorney**

- One's a garage, one a storage bunker, one's an office.
- Buildings 14 and 15, they will have people in there.
- The reason Temporary Certificates of Occupancy are issued is because they are good for one year.
- They are in place.
- The site development plan is to establish a baseline with what existed on this site when Gould was there and will exist going forward.
- The position of the Court was if they were used as a school before they can be used as a school in the future.
- But they do have to be brought up to current code.
- To flag the buildings that were not being used; that are dark right now and that would be ten out of the nineteen buildings on the site.
- If any new buildings are brought on line, a building application has to be submitted.

- If they are brought on line for buildings that were used in the past, when Gould was in operation that's allowed.
- If anything new is brought in they have to be for full blown site development plan which would be more intensive.

**Deputy Mayor Brock:**

- We have the ability to inspect.

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

- How often do you have the ability to inspect?
- Things are changing all the time.

**Walter Sevastian – Village Attorney**

- It's not easy.

**Mayor Presti:**

- We have to operate in the system we have to operate in.
- We may not be able to maintain a goal as fast as we would like.
- The process that we need to get from point A to point B may be a little bit more involved.
- We will do what we need to do.
- We will continue to enforce our laws.

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

- I sat in at a Planning Board Meeting and they discussed the Coptic Church.
- Sidewalks along Rt. 45 which he wasn't against.
- There used to be an informal curb where you could stand and talk.
- Complained they are making the space narrower where cars are closer to New Jersey
- The increase in the amount of traffic and those two things doesn't jell properly with what the State is doing.

**Mayor Presti:**

- To do the drainage work and to put in the sidewalks, in order to accomplish this, the State paid and acquired the private property from the owners of the property.
- I am not a traffic engineer, but my understanding is what the State did will not make the area narrower.
- It looks narrower now because they are still working; they are not finished.
- They are not taking away from the road.
- When the road is finished it will not be narrower; it will be either the same or a little bit bigger.
- They are also going to put in a bus shelter area.

**Richard Cunningham – 10 Appledale Lane, Chestnut Ridge, New York 10977:**

- Complained about 15 and 23 Grotke Rd.; lawns are up a foot and a half.
- Complained about 4 Badger; stoves in backyard, garbage, water in the backyard; Styro-foam cups, papers all over, etc.
- Wanted something done with that house.
- Didn't know how many people lived in there.
- Stated always different cars at the house; suggested maybe they rent rooms.
- It's owned by the Yeshiva of New Square according to the tax rolls.
- The property owner or the tenants – they don't care about the mess.
- It goes in one ear and out the other.

**Mayor Presti:**

- We did check it out back in November.
- On December 4th and December 7<sup>th</sup> was there..
- There were four cars and two cars, one car was unregistered.
- Code Enforcement never saw the cars parking on the lawn when they went there.
- Code Enforcement did enter into the home and performed an interior inspection.
- There was a violation given regarding all the trash.
- We will have the Code Enforcement Officer go back there again.
- They were given ten days to comply or they had to go to Justice Court; we do try.
- When you see seven cars you need to call us; we will stay on them.

**David Keller – 5 Lance Ct, Chestnut Ridge, New York 10977:**

- Remembered attending other meetings where he felt we said the fines were going to be higher.
- Felt it wasn't logical.
- Wanted to know how we came up with \$25,000.00 and live with it?

**Mayor Presti:**

- I've been through this and explained it within the confines of the Court.
- That's the number we came up with.
- I believe it's low too, but we are going to have to live with it for the time being.
- You are absolutely, positively right in a perfect world.
- Then there is reality.

**Kevin O'Brian – 20 Carlisle Rd., Chestnut Ridge, New York 10977:**

- Complained people put in plans, then do something else.
- Complained people are breaking the law.
- Wanted fines to have more muscle to them.

**Mayor Presti:**

- You may feel a fine is not high enough; the courts are sometimes hesitant to fine folks maximum fines on violations such as these unless they are ongoing violations.
- I do this during the day; I prosecute in five different towns; and I have zoning matters before me on a regular basis; very fair judges like we have here.
- The Court system, they can max you out but then they have the Appeal Process; and another Judge in another place is going to say; that's a little bit too much.
- Now you've lost control.
- As a practical matter it is going to cost you more to chase after something small.
- Mr. Sevastian; our Village Prosecutor and the Village Attorney is well aware of the dynamics as far as the Village, can only ask for so much.
- We can't stop people from trying to go beyond the system.
- I assure you it's an ongoing issue and is something we re-visit every time we are in Court.
- There are always going to be people who break the law; we haven't given up the ship.
- We have a very competent Building staff.
- We've made the Building Inspector full time; and allocated for another Code Enforcement Officer part-time; we have our own Fire Inspector.
- That will allow us to get the word out there; and there are some folks seeing it's not that easy to gain the system.

**Walter Sevastian – Village Attorney:**

- In Chestnut Ridge we have charged fines of \$12,500, 3 Swallow; \$7,500, \$3,000.
- We have charged significant fines; they are eye opening fines.
- Ones of the reasons for punishment are to deter.

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

- 3 Spring Hill Terrace –New garage now has a piping system all around the building.
- I'm not sure if that collects rain water.
- It's an eyesore.
- 984 Chestnut Ridge Rd. is an eyesore, across from Haller Crescent.
- A backhoe is in the backyard.
- 27 Eldorado Drive – has no windows.
- We foiled the records.

**Mayor Presti:**

- Stated he wasn't the Mikvah Maven.
- Believed the piping system was used to collect rain water.
- That should be part of their Building Application in Village Hall.
- Ask the Village Clerk to ask the Building Inspector to pull out the permit.

- 681 – has a host of cars in the back yard.

Richard Musacchio – 284 Hubert Humphrey Drive, Chestnut Ridge, New York 10977:

- Hubert Humphrey Drive is in disrepair badly and needs road repair.
- Stated he was told there were no plans to repair this road in 2017-2018.
- Questioned about picking up litter.

Mayor Presti:

- We will have our Village Engineer check it out.
- Only 1.6 miles of Hubert Humphrey Drive is in Chestnut Ridge.
- We are not locked into an order of how roads are to be fixed.
- Possibly, if it's bad we can put it in place of another road first.
- Of course, we have to have the funding.
- Mayor stated we have one person doing liter patrol for the whole Village.
- Unfortunately, there are a lot of sloppy people.
- We have folks who volunteer and go around on the weekend and actually pick up litter.
- If you are finding it is excessive, call the Village and we will send out our liter patrol person.

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

- I complained to the secretaries and to Lise for over a year.
- Complained cardboard lays around all week on Lancaster Lane and gets picked up at the same time on Thursdays as the rest of the garbage/trash.
- Do we have any requirements as to where garbage cans have to be set back from the road?
- Complained perimeter of Menocker Rd. and Ackertown Rd. on Lancaster Rd. has not been maintained.
- Complained Lancaster Rd., corner of Menocker Rd. you can look all the way down to the pavement by the storm drains.
- 15 Lancaster Lane - major opening of road by, he believed, by the water company for years, wanted information pertaining to it.
- **Mayor Presti:**
- We will report back to Ramapo.
- You are bringing it up and we are going to follow it up.
- There is no requirement that you need to have your garbage out of sight.
- Give us a week or ten days and speak to Florence and she will let you know exactly what the status is.

Paul Van Alstyne – 81 Summit Rd., Chestnut Ridge, New York 10977:

- Stated he used to let the carter drive up his driveway to pick up the trash; but he doesn't do it anymore as they made compressions in his driveway.
- Schoolhouse Rd. and Summit Rd.; they throw their trash out of the car windows.
- Stated he didn't know what to do about preventing people from throwing their litter out of their cars.

Ted L'Estrange – 6 Geoffrey Ct., Otisville, NY 10963:

- Spoke about the genocide going on in China and the harvesting of human organs.
- Left a package of materials for the Mayor and Board of Trustees.

Mike Sandek – 18 Blue Jay Street, Chestnut Ridge, New York 10977:

- Wanted lot cleaned up between Mayor's house and his residence by 12 Blue Jay Street.

Mayor Presti:

- It's not our lot.
- We did clean it up once.
- Now it's become natural growth.
- The Village is not going to go cutting down trees; etc. and things of that nature.
- You might not like the way it looks.
- Last Sunday with the Mayor June 4, 2017 before the summer commences.

**Motion to Close the Open Floor Public Discussion.**

**MOTION:** Trustee Cohen

**SECOND:** Trustee Valentine

The Board was polled and voted 4-0 to Close the Open Floor Public Discussion

**9. Motion to Adjourn the meeting and go into Executive Session.**

**MOTION:** Deputy Mayor Brock

**SECOND:** Trustee Valentine

**The Board** was polled and voted **4-0** to **adjourn the Meeting.**

**MEETING ADJOURN: 9:07 P.M.**

**EXECUTIVE SESSION ADJOURNED: 9:44 P.M.**

**Respectfully submitted:**

**Florence A. Mandel**

**Village Clerk**

