

MINUTES OF THE BOARD OF TRUSTEES
VILLAGE OF CHESTNUT RIDGE
JUNE 15, 2017

The Board of Trustees of the Village of Chestnut Ridge convened in regular session on June 15, 2017 at the Village Hall, located at 277 Old Nyack Turnpike, Chestnut Ridge, NY 10977.

PRESENT:

ROSARIO PRESTI, JR. - **MAYOR**

JOAN BROCK - **DEPUTY MAYOR**

HOWARD COHEN - **TRUSTEE**

RICHARD MILLER - **TRUSTEE**

GRANT VALENTINE - **TRUSTEE**

WALTER R. SEVASTIAN - **VILLAGE ATTORNEY**

FLORENCE A. MANDEL - **RECORDING SECRETARY**

1. Pledge of Allegiance.
2. Mayor's report.
 - Welcomed everyone coming for the evening.
 - Thanked Trustee Cohen and Building Inspector Russell Gliniecki for keeping him company and participating at the last "Sunday with the Mayor" on May 4, 2017.
 - Had a few folks come out to speak and let us know what was going on.
 - Had an opportunity to sit down with Par Pharmaceuticals. It looks like they are going to be expanding in the Village which is a good thing for us; as far as bringing in some more folks as far as employees are concerned.
 - Recapped on issues from last month regarding certain properties; grass complaints, etc.
 - 15 Grote – grass cut 6-18-17.
 - 45 Grote – Village Attorney continuing to follow up with regard to what's going on. Being audited.
 - 15 Appledale Lane – grass cut 6-8-17.
 - 23 Appledale Lane grass cut 6-8-17.
 - 4 Badger – no answer at door on June 8th. Violation was issued for LL 26-Property Agent Designation issued to Congregation of New Square. Ongoing audit as to keeping them on track.
 - 2 Sutin Place – grass cut 5-23-17.
 - 984 Chestnut Ridge Road. Both vehicles registered as passenger at time of inspection with one unregistered antique Ferrari. Violation with order to correct issued for equipment stored on the property. Original permit expired. On the radar
 - Pending with the Village Attorney, various local village laws updating. The Village Attorney working on our Site Plan Expiration Law so it's not an infinite time plan before the site plan expires and we have to renew it.
 - Sky Plan Regulation with regard to height in buildings.
 - Attorney working with Village Planner. A regulation we could get in place that will compliment the Village Code.
 - Tweaking issue with floor ratio area in regard to R-25 and R-35. Village Attorney working closely with our Village Planner in cracking the code on that one.
 - Property Maintenance Law dealing with buildings damaged by fire, and/or zombie properties; unattended buildings.
 - Having some concern for victims of fire; rational about giving them a fair and responsible time to correct and repair.
 - Village not in the position of demolishing buildings.
 - Folks that are playing fast and loose with property maintenance; things of that nature; they will not be given the same courtesy as someone who had a fire; they will be held on a tighter leash.
 - Buttoning up our Entity Disclosure Regulations who you are, LLC, corporation, etc. to avoid conflicts of interest. So we will know who the players are; who agent or individual is.
 - Village Attorney working on Rental Registry Law; to make sure landlords are held accountable; there are agents who we can contact in the event of issues.

- It would be up to the landlord and tenant to work the problem out.
- In case there is a problem we know where to go.
- We've been keeping Mr. Sevastian very busy. As always, he's able to do a good job.
- Marc Levine had concerns with Lancaster; storms drains, pot holes, grass cutting.
- Those issues being addressed with the Town of Ramapo.
- I appreciate the Village Clerk and her efforts with the Building Department.

3. Open Floor: Public discussion of Agenda Items.

No one from the public wished to speak.

MOTION: Trustee Cohen

SECOND: Trustee Valentine

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

4. Approval of Minutes of Previous Meeting, May 18, 2017.

MOTION: Deputy Mayor Brock

SECOND: Trustee Cohen

The Board was polled and voted **5-0** to adopt the **Village Board Minutes of May 18, 2017.**

5. Resolution No. 2017-48:

RESOLVED that the Village of Chestnut Ridge's 2017 MS4 Annual Report is hereby approved, and be it further

RESOLVED, that the Mayor is authorized to sign and the Village Engineer is hereby authorized to file the 2017 MS4 Annual Report with the appropriate State agencies as required by law.

- **This is an annual Resolution.**
- **Annual Report generated by the Village Engineer; regarding drainage.**

MOTION: Trustee Miller

SECOND: Trustee Valentine

The Board was polled and voted **5-0** to approve **Resolution No. 2017-48**

6. Resolution No. 2017-49:

RESOLVED, that the Mayor is hereby authorized to execute a "Cooperation Agreement" with Rockland County to remain in the Rockland County Consortium and participate in the Community Development Block Grant, Home Investment Partnership, and Emergency Solution Grant Programs.

- **More tied to economic thresholds.**
- **Fortunately for the Village we are not really in that frame.**
- **No harm in us continuing to being in the cooperative.**

MOTION: Trustee Cohen

SECOND: Deputy Mayor Brock

The Board was polled and voted **5-0** to approve **Resolution No. 2017-49.**

7. Resolution No. 2017-50:

RESOLVED, that General Fund Claims set forth on pages **1 through 3** in the aggregate amount of **\$126,571.60** as set forth on **Abstract No. 2017-6** dated **June 15, 2017**, as submitted by the Village Treasurer, are hereby approved.

MOTION: Deputy Mayor Brock

SECOND: Trustee Cohen

The Board was polled and voted **5-0** to approve **Resolution No. 2017-50.**

8. Open Floor: Public Discussion.

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

- Burned out house on Grotke Rd.; 45 and 43.
- Lawn not mowed again. Knee high.
- Same owners.
- Blue posting on door.

Mayor Presti:

- We will follow up again.
- Those issues are easily addressed with the Code Enforcer.
- Blue posting.
- There are already violations.

Richard Cunningham -

- 68 Grotke Rd. – same issue; the lawn.
- Our Village in that area seems to be going downhill.
- You are on top of it; I do commend you.
- We bring something to you and it seems to get done.
- It's a shame that we have to come here once a month and report whose not mowing their lawns.

Mayor Presti:

- Statics are pretty high.
- Once we've identified most of the properties, particularly the grass cuttings and maintenance; more than half of them are new residents of the Village and they do comply once they are informed of the rules and regulations.
- For the most part, we are pretty fortunate.
- The other side of the spectrum, there are people we have to be on all of the time

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

- Stated he has not seen anyone working on 27 Eldorado Dr. the last couple of months.

Mayor Presti:

- They have a stop order because of the violations.

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

- 85 Pine Brook Rd. – a house bulldozed two years ago; it's an undeveloped parcel of land and it's growing, growing, growing, growing; really disgusting.
- Put in a note to the Village about it; but wanted to bring it to Village's attention.
- 27 Eldorado Dr. – understood there was a Stop Work Order; elevator operator from New Jersey was not licensed.
- Where are we with that?

Mayor Presti:

- They are licensed elevator folks in New Jersey; but not in Rockland County.
- Property owner didn't notify contractor ahead of time to get the necessary licensing and insurances in Rockland County
- They are working on that.

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

- 2 Hawk Street – Stop work order - drilling a well.
- Do they have to apply for a permit to do that?
- 750 Chestnut Ridge Rd?

Mayor Presti:

- 2 Hawk Street cannot do anything until they return with a licensed well water drilling company.
- The permitting will be to drill the well.
- The approval and inspection is through the County Board of Health.
- 750 Chestnut Ridge Rd., still before the Zoning Board.

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

- Saw construction on 2 Spring Hill Terrace; they are actually building a set of stairs and an entrance to the building on the side that faces Chestnut Ridge Rd.
- The only area there is a casement window.
- I brought that to the Village's attention too.
- Thanked the Mayor for taking care of the lawns.
- It does make the Village look better and we appreciate it.

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

- I think somebody new bought the property and it has lain idle for two years.
- 45 Grotke Rd. – Is there a law that says they have to do something with that house within a certain amount of time?

Mayor Presti:

- We have basic property maintenance codes.

- We are trying to vamp it up to the next level.
- We are trying to say when you have a property damaged by fire, foreclosure, etc.
- We may say you have 18 months to fix it.
- If you are not able to provide why you can't do something within a certain time period, we will start fining you on a daily basis.
- There will be a provision where the Village may be able to demolish a home.
- The Village is not ready to demolish a home for \$10,000 or \$15,000 dollars.
- We would have to put a lien on the property to get the money back.

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

- Sent a memo to the Village regarding site distance problem on Allan Drive and Margetts Rd.
- Instead of clearing the whole intersection out just clear the Pine tree; it's an easy fix.
- The pine tree is on the property.
- It's more than 10 or 15 feet off the intersection.

Mayor Presti:

- We are waiting for Martin Spence to get back to us.

Motion to Close the Open Floor Public Discussion.

MOTION: Trustee Miller

SECOND: Deputy Mayor Brock

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

Motion to Adjourn the Village Board Meeting.

MOTION: Deputy Mayor Brock

SECOND: Trustee Valentine

The Board was polled and voted 5-0 to Adjourn the Village Board Meeting.

MEETING ADJOURNED: 8:22 P.M.

Respectfully submitted:

**Florence A. Mandel
Village Clerk**