

MINUTES OF THE BOARD OF TRUSTEES
VILLAGE OF CHESTNUT RIDGE
AUGUST 17, 2017

The Board of Trustees of the Village of Chestnut Ridge convened in regular session on August 17, 2017 at the Village Hall, located at 277 Old Nyack Turnpike, Chestnut Ridge, NY 10977.

PRESENT:

| | | |
|------------------------|---|---------------------|
| JOAN BROCK | - | DEPUTY MAYOR |
| HOWARD COHEN | - | TRUSTEE |
| RICHARD MILLER | - | TRUSTEE |
| GRANT VALENTINE | - | TRUSTEE |

ABSENT:

| | | |
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| ROSARIO PRESTI, JR. | - | MAYOR |
| WALTER R. SEVASTIAN | - | VILLAGE ATTORNEY |

PRESENT:

| | | |
|---------------------------|---|----------------------------|
| FLORENCE A. MANDEL | - | RECORDING SECRETARY |
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1. Pledge of Allegiance.
2. Deputy Mayor Brock called the meeting to order of August 17, 2017.

Deputy Mayor Brock reviewed the complaints and what was done from previous Village Board Meeting of July 20, 2017.

1. 47 Wilshire-52 Wilshire - Code Enforcement Officer was originally given the incorrect address. Once he had the correct location he **stopped at location a number of times. It appeared as though the family worked during the day. He had left VM and business cards in the door. The work must have been completed because people were living in the home. It didn't appear from the exterior that much work was performed.**
2. 34 Midway -Complaints recently started regarding commercial vehicles at that location. Received between the ends of July and remains open at this time. **As of 8-10-17 the Dump truck has been removed. All vehicles are registered passenger and one enclosed trailer that is permitted.**
3. 2 Spring Hill Terrace- The Building Inspector and Code Enforcer are watching this VERY close. Violation 2017V-31 issued under complaint number 2017CEO-264 for 2 Spring Hill for the work performed on the foundation and in the basement without required permits. NOTE-This violation stopped a permit application for a VERY LARGE ADDITION. **Stop Work Order still in effect and drawings have been submitted with an incomplete Building Permit application. Information is in with the Building Inspector.**
4. 53 Grote-Grass complaint added to the grass log. **Grass has been cut.**
5. 94 Pinebrook-PD reports RP-019869-17 received on 7-19-17 Landlord/agent advised of immediate interior inspection via phone (voicemail) and property to be posted. **Interior inspection performed on 8-2-17. The home remains a one family with only one kitchen and no locks on the doors at this time. A door was added on the second living room and used as a bedroom. Awaiting word from the landlord that the work was complete to remove the door and re-inspect. A list of occupants and relatives to be provided by completion of the aforementioned work. Door was removed.**
6. 85 Pinebrook - **Grass has been cut and pool has mosquito controls in place. Property owner went to the health department and was given fish for the pool (confirmed with Rockland County Department of Health) to control mosquitoes.**

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

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

- Questioned Resolution No. 2017-65.
- Is it for repair of sidewalks?
- Questioned whether or not homeowners were responsible who have sidewalks?
- Questioned why sidewalks were being put in for that circle and not others.
- Complained he has a sidewalk in front of his house; why was Haller Crescent picked when there are other sidewalks in Chestnut Ridge that are also in bad need of repair?

Deputy Mayor Brock:

- It's a **Grant** for Haller Crescent.
- We were able to get this **Grant**.
- Let the **Grant** fix the sidewalks.
- Home owners are responsible for the sidewalk once they have the sidewalk.
- On the right side sidewalks were put in from the state.

Lise Chanin - Treasurer:

- We made an application for the Grant to Ellen Jaffee's office.
- We proposed for a number of other sidewalks; a larger program which had three different areas of sidewalks.
- A much larger amount of money but that is all the money the state gave us to cover the repair work on Haller Crescent.
- The sidewalks were not up to snuff from what the State had previously put in.
- We are still working on getting money for Scotland and your street became one of them.
- The state will give us only what the state will give us to help us cover the cost; it a very expensive job.
- We are starting with Haller Crescent and hoping to get more money.

Deputy Mayor Brock:

- We always apply for everything.
- We ask for a foot and hope you get six inches.
- They were kind enough to give us the money, so we took the money.
- Not that we said the sidewalks they were worse than yours; the state decided they were.

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

- This is the first that I am hearing that homeowners are responsible.
- Stated she never heard of a Grant to fix the sidewalks for a homeowner.
- If the homeowner is responsible why is the State helping?
- Some homeowners were responsible and some were not, as the state was fixing them.
- Asked if there is a senior citizen who has a sidewalk and they cannot afford to fix it themselves.

Trustee Miller:

- You raised a very good point.
- We had a choice to say if we can't get all the money, we don't want any of the money.
- You're responsible for the sidewalks, but you're not putting it in.
- We can't win, if we can't get money for everyone, we shouldn't get any money; that's not good either.
- If the State put the sidewalk in, the state should be responsible, but they aren't.

Trustee Cohen:

- That's one of the reasons we don't put sidewalks in.
- The state designates responsibilities to the villages, towns, etc.
- Years ago people didn't want sidewalks.
- They moved out of the city to get away from sidewalks.
- When developers put them in, sidewalks didn't last and homeowners didn't want them.
- Generally speaking, in sub divisions, they don't put in sidewalks.
- Under Village Law the homeowners are responsible for sidewalks.
- It's not a law we passed.

Trustee Valentine:

- Ellen Jaffee gets a pot of money for capital improvement.

- It's Ellen Jaffee trying to help the constituents here in Chestnut Ridge.
- Keep in mind Ellen Jaffee has other towns and villages too.
- She has to be fair to everyone.

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

- Where specifically on Haller Crescent is this work going to be done?
- Haller Crescent is a long street.
- The state dug up yesterday; they put some new curbing in.
- Was told that had nothing to do with the Grant money?

Deputy Mayor Brock:

- Wasn't aware of location on Haller Crescent.

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

- Raised issue with the fact we didn't know what exact location on Haller Crescent.

Lise Chanin -Treasurer:

- Explained she knew the location of where it is, but didn't have it with her.
- Told Hal Sherman to come into the Village tomorrow.

Motion to Close the public portion of the agenda items only.

MOTION: Trustee Cohen

SECOND: Trustee Grantkm

The Board was polled and voted 4-0 to Close the public discussion on Agenda items only. adopt Resolution No.

4. Approval of Minutes of Previous Meeting, July 20, 2017.

MOTION: Trustee Cohen

SECOND: Trustee Valentine

- Trustee Miller abstained.
- Was not at previous Village Board Meeting of July 20, 2017.

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

5. Resolution No. 2017-64:

RESOLVED that the Special Permit previously granted to Artis Senior Living LLC relative to the premises identified on the tax maps of the Town of Ramapo as parcel 63.16-1-34 (Chestnut Ridge Road 300 feet south of Red Schoolhouse Road), is hereby confirmed.

Discussion:

Megan Schultz – Brooker Engineering:

- Stated she was present here tonight at the Village Board Meeting representing Artis to follow up on their Special Permit.
- Stated she was at the Village Board Meeting in lieu of Stuart Strow.
- We received our final Site Plan approval as well as our Architectural Review Board approval at a recent meeting.

- Still one building with the same exact square footage; 64 units, with 43 parking spaces out front; as well as the grading and layout is very similar to the plan that was originally presented.
- The major design change was for the auxiliary spaces of a parking lot for any overflow with eleven spaces on the western side of the property.
- Location is Chestnut Ridge Rd., about 300' south of Red Schoolhouse Rd.
- Brought out drawing plan to show.
- Plan showed different colors; brown representing the building and gray representing the parking lot.
- Auxiliary lot would be used only when they have an overflow of visitors for holidays, etc.
- They did do a traffic study which says the 43 parking spaces should be ample, but we have the eleven auxiliary spaces to the left just in case.

Deputy Mayor Brock:

- The reason the Planning Board asked for auxiliary spaces was for Christmas and Mother's Day when more visitors would come to visit; so everyone could park.

Trustee Cohen:

- Any changes to the wetland?
 - When reviewed previously there was only supposed to be minor disturbance for utilities. The County Planning Dept. requested a modification, but then they withdraw it.
 - Asked for that to be explained.

Megan Schultz – Booker Engineering:

- We did have the wetlands limit re-delineated.
- The building itself does **not** disturb any of the wetlands, nor does it go past the covenanted easement **no disturbance line** in the back of the property.
- It does touch part of the disturbance in terms of site grading and the wall.
- But the building as far as disturbance is, there is nothing.
- There is a sanitary line that runs adjacent to the creek in the back.
- We are still proposing a connection to that sanitary line.

Trustee Cohen:

- The County Planning Department had a modification that they requested.
- Then they withdraw that request.
- Asked for an explanation.

Megan Schultz – Booker Engineering:

- We went through several alterations for a turnaround option for the fire trucks to pull onto the site.
- We made it easier for emergency vehicles to get in and back out.
- We have a T at the end of the driveway now that's wide enough adjacent to the building.
- That turnaround was widened for fire trucks, ambulances to back into and box trucks.
- We have a drop off area right next to the front of the front door.
- Some multiple curbs were added.
- We just put in the auxiliary parking lot just to be safe; it will not be used; only for an overflow of cars.

- It's not paved back there; there is grass between the cement.
- Believe it was less than 1,000 square feet; that's why I am saying minor.

Trustee Cohen:

- This is the way it was originally approved.
- It didn't need a variance as the Planning Board approved it.
- The only thing you need now before you can get your Building Permit is ratification of the Special Permit.

Trustee Miller:

- It looks to me that part of your development is encroaching on the wetlands.

Megan Schultz – Brooker Engineering:

- As I mentioned earlier, the wall and the grading in the back corner is encroaching on the newly defined wetland as re-flagged in the recent development?
- We discussed that thoroughly with the Planning Board.
- The Planning Board understood that part of the grading and landscape would encroach on by a minor amount and they allowed the improvement that is shown with that newly delineated plan.

Trustee Cohen:

- That was there when we originally ratified.

Trustee Miller:

- It's a very odd line that the Corp of engineers de-lineated.

Megan Schultz:

- It's almost like an out-cropped of where you thought it would lie.

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

- With the addition of the eleven auxiliary spots doesn't that exceed the 1-25 ADA parking spots?
- Don't you need a third handicap spot?

Megan Schultz: Brooker Engineering:

- We are proposing handicapped spots directly adjacent to the building.
- Due to the location of the auxiliary parking there is not really a pathway that would be ADA compliant for anyone parking down there to get back up.
- There are two handicapped spots.
- It was approved with just the two.
- The auxiliary parking lot would not be used; only for holidays.
- The owners who have built other facilities felt the auxiliary parking should be there also.
- We wanted it there just in case.

Trustee Cohen:

- It didn't need a variance because it was handled by the Planning Board.

- This is the way it was originally approved.

Trustee Miller:

- It not an impervious surface.

Edward Sheridan – 46 Pascack Road, Chestnut Ridge, New York 10977:

- When you say minor as far as the wetlands are concerned; square footage is concerned.
- The Planning Board recently had an issue where a tenth of an acre is 4,000 feet of wetlands.
- The Village was always attentive to the wetlands.
- We have never encroached on the wetlands before.
- What is the size of this minor encroachment is?

Megan Schultz – Brooker Engineering.

- Showed drawing.
- Flags A1 thru A11.
- You can see a natural line from the wetlands de-lineation.
- I believe I have a plan that shows the square footage; less than 1,000 feet.

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

- Minor to one person could be something major.
- We have to think about what we are doing.
- We had discussed this before as far as plants that would be put in.
- Now they are encroaching on it.
- Minor is relative.
- Wanted explanation of minor.

Deputy Mayor Brock

- Our Planning Board is sticklers for all of these things.
- Nobody gets through our Planning Board like this.
- Everything takes at least one year before anyone gets through our Planning Board.
- If the Planning Board finally approved it, I have to believe that this is not going to affect anything in any major way.

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

- How can you be sure?

Trustee Cohen:

- We are sure because our Planning Board passed it.
- This issue was dealt with at our Planning Board.
- When we referred it to the Planning Board for their regular review, we asked them specifically and they dealt with the issue.
- Your questions would have been answered at the Planning Board.
- Now that the Planning Board has given us their approval, we take it that they are satisfying our request to come back for verification and the final issuance of the Special Permit.

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

- Second time this week she was hearing somebody wanted to encroach on the wetlands.
- Supposed to be federally and State protected.
- Understood it was approved by the Planning Board but still wanted an explanation of what was minor.

Carol Jacobson – 55 Spring Hill Terrace, Chestnut Ridge, New York 10977:

- Stated on the drawing it showed one entrance in and one entrance out.
- Thought the plans originally had an entrance and exit area.
- Thought there were two.

Megan Schultz – Brooker Engineering:

- Believed original plans only showed one driveway fronting on Chestnut Ridge Rd. for both entrance and exit.
- Stated they did bring models of several before proposing.
- Believed a number of things were discussed.
- But believe the original plan had only one access.

Trustee Miller:

- Would you prefer more than one?
- Was just curious.

Carol Jacobson – 55 Spring Hill Terrace, Chestnut Ridge, New York 10977:

- Stated she would prefer to have more than one access, considering the type of facility it was.

Deputy Mayor Brock:

- The reason they have the “T”, is to make it much easier to get in and out.
- Can emergency vehicles get in and out easily; that would be part of the test
- Sometimes if you have more than one, an entrance and a separate exist, you are causing more problems than if you just have one because you have more traffic at both ends.
- The Planning Board obviously felt it was better and safer to have one.

Trustee Miller:

- It’s an odd line.

Megan Schultz – Booker Engineering:

- There is a satisfactory line that runs.
- It is a turn around.
- Some multiple curbs were added to make it easier for drop off.
- I believe the original plans only showed one fronting on Chestnut Ridge Rd.

Carole Jacobson – 55 Spring Hill Terrace, Chestnut Ridge, New York 10977:

- Thought the original plan had two exits; one in and one out.
- Would prefer to see two exists.
- Whose is responsible for the traffic coming in and out?
- You have it when they come out; they are going to make a right, no left turn.

Megan Schultz – Booker Engineering:

- One drive way fronting on Chestnut Ridge Rd.

Carol Jacobson – 55 Spring Hill Terrace, Chestnut Ridge, New York 10977:

- And it was approved by the Fire Department?
- Who is responsible for the traffic pattern coming out of that?
- So if there is no left turn, that’s a decision by the Planning Board?

Trustee Cohen:

- And the State Highway Dept., County Planning, it’s all been reviewed.

Deputy Mayor Brock:

- Yes, they approved it and sent all the letters out, etc.

Motion to Approve Resolution No. 2017-64:

MOTION: Trustee Cohen

SECOND: Trustee Valentine

The Board was polled and voted **4-0** to approve **Resolution No. 2017-64.**

6. Resolution No. 2017-65:

RESOLVED that the Mayor is hereby authorized to execute the State and Municipalities Facilities Program (“SAM”) Grant Disbursement Agreement for the Haller Crescent Curb and Sidewalk Improvements project (\$125,000.00).

BE IT FURTHER RESOLVED that the Village Clerk is authorized to submit the Grant Disbursement Agreement, with the required exhibits, to the Dormitory Authority of the State of New York.

MOTION: Trustee Valentine

SECOND: Trustee Cohen

The Board was polled and voted **4-0** to approve **Resolution No.2017-65.**

7. Resolution No. 2017-66:

RESOLVED that written Public Comment on the Rockland County Draft Hazard Mitigation Plan posted at <http://rocklandhmp.com>, as the same pertains to the Village of Chestnut Ridge, shall be accepted through September 15, 2017.

MOTION: Trustee Valentine

SECOND: Trustee Miller

The Board was polled and voted **4-0** to approve **Resolution No. 2017-66.**

Resolution No. 2017-67:

8. RESOLVED that the proposal by current vendor Total Computing Technology to implement a Local Backup/Recovery Plan for the Village’s information technology facilities at a cost of no

more than \$299.00 per month is hereby accepted, and the Village Treasurer is authorized to take action necessary to implement the proposal.

MOTION: Trustee Valentine

SECOND: Trustee Cohen

The Board was polled and voted 4-0 to approve Resolution No. 2017-67.

9. Resolution No. 2017- 68:

RESOLVED, that General Fund Claims set forth on pages 1 through 3 in the aggregate amount of \$133,029.20 as set forth on Abstract No. 2017-8 dated August 17, 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 the Abstract of Audited Claims.

10. Open Floor: Public Discussion

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

- Thanked Martin Spence, our Village Engineer, for working with the Highway Department engineers and helping with the flow of water down the easement behind his house to Route 45.
- They came in and noted there was a problem.
- There is standing water, mosquitoes; it's wet muck.
- Asked the Village how we are handling the number of apartments which were increasing.
- Stated he brings in the orthodox magazine to Everette every week.
- Stated on any given week there are approximately one dozen rentals.
- He called one; **“do you want the upstairs or the downstairs”**.
- He didn't have the address, you have to text them.
- What is going to be done when they are discovered?

Deputy Mayor Brock:

- We give every complaint out.
- It is illegal when he catches it; two kitchens, doors, etc.
- We can't go into every single house.
- We now have two Code Enforcement Officers and one Building Inspector.
- We get as much done that can be done in a month.

Hal Sherman – 8 Pine Knoll Ct., Chestnut Ridge, New York 10977

- You have a private home, renting their pool out; hourly, daily, doesn't that make them a commercial property/
- You need a permit, don't you?

- I would think the Health Dept. would be easier to work with because they might have more access.

Trustee Cohen

- One of the things you mentioned about the easement flowing, the Board of Health also deals with that and we will call them; bring it in to Florence.
- Also, safety provisions.

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

- There are lots of sewers, but all the water only runs to one place.
- There is only one pipe running in one direction.
- Unfortunately, I'm part of that area where they converge.
- They are coming down Rt. 45, off of Summit, the Jr. High School, Spring Hill Terrace, Pine Brook, Pine Knoll Ct., and they converge behind my house.
- There is an underground conversion point.
- I did point this out to the state and they said, at this time, it was not in their budget to change it.

Carol Jacobson – 55 Spring Hill Terrace, Chestnut Ridge, New York 10977:

- Patricia, at the Board of Health; Carol Jacobson has been in touch with her and they are going after all the rented out pools.

Tom Zeller – 4 Christine Drive, Chestnut Ridge, New York 10977:

- Complained of the situation on his parents' street.
- He called the Town of Ramapo Police at 5 a.m. and police showed up 6 a.m.
- Complained they were making porn a graphic movies.
- A serious drug problem which he has the policeman's number on his cell phone.
- Police were investing this when he called; dealing drugs exchanging cash money out someone's window and selling the drugs and taking them.
- A man unloading Fed Ex boxes and had an assault weapon underneath his jacket.
- There was a drug overdose where the man died.
- Didn't know if Chief of Police had spoken to the Mayor regarding this?
- House rented out on the block July 1, 2017.
- Talked to Russell and talked to Everette and came into the Village Hall.
- If you have seven or ten cars and two people only drive that is a boarding house.
- Understood we had limited access to get into the property.
- Complained gypsy cabs blowing their horns at midnight; at 6 a.m.
- Know he has to file a complaint with the Village Hall.
- We have the real estate people in the county.

- Has done everything possible; has the “**no soliciting sign**” out on the property; no trespassing, beware of dog; nothing helps; the phone calls, the mailing lists.
- Wanted to know if some kind of ordinance could be passed?
- Threatened if they came onto his property, somebody was going to do something.
- He called Florence and she said only two Realtors had a permit.
- He called the Board of Realtors.
- His parents like to sit outside on the front porch and he has people coming up; “**would you like to sell your house, I need it for the family**”.
- Every time he steps away from the residence, he has people coming up.
- They park their cars down the block and walk onto the property.
- There are illegal buses coming down the block; small vans are o.k. but everyone else is supposed to be down the block because it is against the law.
- They have a pick up point at Williams Rd. and Christine Dr., but come down the street.
- The children are supposed to walk down to the end of the block.
- The bus company agreed with him.
- He called the bus company; “**yes Mr. Zeller, we will talk to the driver**”.
- It goes away for a few days and then comes back.
- Complained about the noise he hears from the Thruway by the bridge; the drag racing; the noise is tremendous.
- When is this Board going to address this problem; it’s still in the Village.
- Then the Mayor should call the Chief of Police and get them down there if it is not the Village.
- He was interviewed and it was on News 12.
- Spoke about the Little Red Schoolhouse; it is a disaster and that it was started by Ralph Braden in the 1970’s and was turning into an eyesore.
- Stated with a little money, it could be fixed up and restored to the way it was.
- Thought the Mayor should request some money.
- Wanted to know when the Mayor is going to do something about these problems.
- They are Chestnut Ridge transportation, not religious buses; and they are big buses.
- Called Church Street in Spring Valley and gave them the bus numbers.

Deputy Mayor Brock:

- Religious buses don’t have the same rules as Chestnut Ridge buses.
- It’s not a Board matter, it’s a police matter.
- Don’t think we aren’t frustrated, we are.

Trustee Cohen:

- We have all the ordinances; it’s a matter of passing them.

Trustee Miller:

- They are violating the law; now we have to catch them.

Tom Zeller – 4 Christine Drive, Chestnut Ridge, New York 10977:

- Stated they are all not religious buses.
- Wanted to know when the Mayor was going to see these notes and address the problems.
- What can be done and what can we do?
- Believed, not much.
- He spoke to the Code Enforcement Officer who said there were 500 calls and stated by the end of the year it will reach 700 calls.
- Wanted to know how Code enforcement is going to get out to all these calls.

Deputy Mayor Brock:

- Whatever we could do, we will do.
- Deputy Mayor Brock stated next month he will hear an updated list and what was done.
- A lot of the calls are about the same address.
- He does get the calls.
- Explained because he gets four calls about the same address there is only one he has to go to.

Tom Zeller – 4 Christine Drive, Chestnut Ridge, New York 10977:

- Stated Everette should give the correct information when he talks to somebody.

Ms. Di Puore – 523 S. Pascack Rd., Chestnut Ridge, New York 10977:

- Complained she called and was told that she would be granted two to five minutes to speak.
- Thought the rule was being violated and didn't appreciate people over stepping.
- Wanted to see the Eruvs banned in Chestnut Ridge Village and removed.
- Stated it was impacting real estate sales of homes.
- A house next to her cannot be sold because people won't come due to the element.
- Complained they're putting up white PVC pipes on the utility poles.
- It should be for the utilities and not the white poles.
- Complained it was an advertisement and she was being infiltrated.
- Wants the landscape blowers banned by public and private; they are polluting the air, the sound is a horror; we don't need any more pollutants in the air.
- They are blowing it around and it is an ecological problem.

Deputy Mayor Brock:

- We don't own or control those utility poles.
- Orange and Rockland owns and control those utility poles.

- Your complaint cannot be with us.
- The Village doesn't have the right to remove them.

Ms. Di Puore

- Stated she will take it up with Orange and Rockland.

Joel Celestin –46 Spring Hill Terrace, Chestnut Ridge. New York 10977:

- Had no idea how the monstrosity became what it became at 3 Spring Hill Terrace.
- Is there any way that this Board could put in a resolution of some form;
- a) Go nuclear and stop all building for six month until we can figure out how to address our building codes; or
- b) Can you ensure that we go through in regards to permitting, building processes and procedures that you may have already established?
- From his understanding, although it met all of the requirements they did not go through the Planning Board, Zoning Board or Architectural Review Board.
- Another words, I did not have my opportunity to protest what this building should or should not be.

Deputy Mayor Brock:

- Explained for single family homes there is a floor, area, ratio area in Chestnut Ridge.
- That means there is only a certain percentage of your property that can be covered.
- We have learned from our Planner and our Attorney the properties in Chestnut Ridge are very big.
- A person who has a ½ acre of property can build on 20% of all of the land they have.
- Legally they have the right if it falls within the floor, area, ratio.
- If it exceeds the floor, area, ratio, then they have to go to the Zoning Board for a variance.
- If you were on an odd piece shaped property you could adhere to the zoning code that you were under.
- We cannot anticipate that somebody is going to break the law, until they do.
- That slapped us in the face and we had to change the law and now we don't care what shape your property is; you have to adhere to all the buffers, R-25.
- We never had a problem until 27 Eldorado Drive.
- When we came across the problem, we changed the law.
- We never had a situation such as that where it was necessary to change the law.
- Sometimes you don't know you have to change the law until you have a problem.
- That's not really our fault.
- When we found out we could change to law to effectively prevent another 27 Eldorado Drive from happening, we did it as quickly and as efficiently as we could do.

- According to the plan for 3 Spring Hill Terrace their plans have been approved the way they presented it.
- It's a three car garage.

Joel Celeste – 46 Spring Hill Terrace, Chestnut Ridge, New York 10977:

- Have you seen the knobs on the garage doors?
- There is clearly something wrong with our laws if people can just get around it.

Trustee Miller:

- If we see this garage is used as a House of Worship we will precede accordingly.
- That means they have to abide by certain codes.
- As far as we are concerned, they have plans.
- The plans are for a garage that has certain requirements.
- If they don't comply with it, they won't get a CO.
- We don't have subpoena power; we just can't go in and search.
- Until we see something wrong, we can't anticipate from a picture that something is wrong.
- I know the garage is for six cars.
- The driveway today looks o.k.

Joel Celeste – 46 Spring Hill Terrace, Chestnut Ridge, New York 10977:

- Was under impression that building codes, approval processes all try to adhere with the character of the village.
- Can we at least go through the process that's been set up?
- That garage doesn't look like the other garages.

Deputy Mayor Brock:

- The process is the plans have to meet floor, area, ratio areas.
- Not go up more than 35 feet high.
- There are buffers that have to be adhered to.
- If you don't meet the buffers, then you have to go through the Zoning Board of Appeals.
- If you don't get approval, you can't do what you want to do.

Joel Celeste – 46 Spring Hill Terrace, Chestnut Ridge, New York 10977:

- Is this an arbitrary rule for Chestnut Ridge?
- So it can be changed.
- It's gotten out of control..

- Can't we put in the process; all extension must go through the Architectural Review Board?

Deputy Mayor Brock:

- They couldn't stop them.
- They tell you what materials to use.

Trustee Cohen:

- On 40% of expansion of the floor are.

Trustee Miller:

- The project has to comply with all the building codes.
- They are able to build what they want to build.
- You may not like it but they have a big piece of property.

Joel Celeste – 46 Spring Hill Terrace, Chestnut Ridge, New York 10977:

- I felt the standards were much tougher when I first got here.

Trustee Miller:

- Trust me, they are tough.
- We don't give out zoning variances very easily.
- However, they didn't need them.

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

- 3 Spring Hill Terrace - every sub division lot has a box on it which is where you can build.
- Just looking at it, doesn't tell you anything.
- I don't see how they are staying in that box.
- Just think of your own house, if you had to go to one of these boards for everything you wanted to do, it would take you years for everything you wanted to do.
- The only thing the Architectural Review Board can do is send you to the Planning Board.
- If you wanted to put an extension on your house, and the Planning Board meets once a month, first you have to go to CDRC, so that's one month; then you have to wait two or three months to get on the Planning Board agenda.
- You might get approval within a year.
- I think people have different needs coming into the village.
- With this structure on 3 Spring Hill, it was given a permit to build a certain type of structure.

- As Mr. Miller said, if that doesn't get used for that type of purpose, if that gets used for a different purpose, depending on what the purpose is; that might have to go before the Planning Board and the Planning Board might have to look at parking and everything else.
- Would it be used between that periods of time if it needs fire codes, probably?

Trustee Miller:

- If they didn't need a variance, we have to assume they fit into the envelope. It doesn't look it, but they fit into the envelope we have assumed.
- I haven't actually looked at the actual plans for that property, and it is a very large property.
- We now have a large number of 4,000, 5,000, 6,000 square foot homes, legally built without zoning variances in this village, because our properties are rather large.

Paul Van Altsten – 81 Summit Blvd, Chestnut Ridge, New York 10977:

- I like the way Chestnut Ridge protects the individual property rights.
- I do know there are people on Spring Hill Terrace who are going to make sure they toe the line.
- There are people in the neighborhood watching this, who are going to send a message, **“hey, not in our town.”**
- I still want to have the freedom to do what I want to do.

Trustee Miller:

- People are realizing that violating our laws is a very costly.
- We do that by raising the fees.
- But we have to go after them, when they do it.
- We are as strong as we can be.
- You can't enter people's home every week.

Carol Jacobson -55 Spring Hill Terrace, Chestnut Ridge, New York 10977:

- There is no definition of a garage.
- That's what we were told.
- The plans called for a garage that has chandeliers, a mezzanine.
- Three bathrooms and including a handicapped bathroom.
- A closer look in the beginning would make me question.

Trustee Cohen:

- There is one handicapped bathroom.

- The only plan that is being processed is one handicapped bathroom.
- He can't use a regular bathroom.

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

- I came to a Planning Board meeting; I asked the code official what the pipes are on the existing building, I was told it's legal.
- There are commercial pipes on the roof.
- I make the turn, I come up Spring Hill Terrace every night, and it's a disaster.
- They don't have ample parking for whatever they are doing on the weekends.
- I called the Mayor's office and I got his secretary on the phone.
- She told me she would talk to the Mayor.
- I called her back the next day to talk to the Building Inspector or Code Enforcement officer because it's not his job.
- I pay taxes in this town; he's supposed to represent everybody, not just certain people.
- Claimed he called Everette and Everette never returned his calls.
- School bus situation, I called the police five times and made five reports.
- You are talking to deaf ears.
- I've given them bus numbers, police come.
- These kids are going to get run over.
- The buses fly up and down Wilshire Dr., Spring Hill Rd.
- Somebody has to call the cops, sit out there.

Florence Mandel – Village Clerk

- I called and spoke to the police dispatcher at the police station last week.
- I asked the homeowner who complained can I tell the police they have permission to sit in your drive way?
- I told the police the resident gave permission for the police officer to sit in her driveway.
- I told the dispatcher what time the buses come down the road speeding.
- The police dispatcher told me he was going to take care of that right now and send an officer there, make sure he has permission to sit in her driveway, and station himself there.

Trustee Valentine:

- I think what you have to understand is that this is a public safety issue.
- And the public safety is the police.
- We have to make sure the administration in Ramapo understands what the issues are.
- We have to change the minds of the police that they have to be involved in our village.

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

- Sierra Ct., there is drugs going on, etc.

Lise Chanin:

- I had a mezzanine.
- It was a big, two car garage.
- I used it for junk.

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

- I googled United Talmud Academy – she also complained about the speeding buses.
- Bus threatened her by coming too close to her.
- Van zooming down Spring Hill Terrace, both hands off the wheel clapping.
- Complained police do nothing.

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

- Send a registered letter to the bus company.
- Put them on notice.

Deputy Mayor Brock:

- Might be time to call the Police Chief in.
- Have a conversation.
- Will do our best to get a Public Meeting.
- I cannot guarantee that they are going to say “yes”.

Anthony Sharan – 26 Pine Knoll Avenue, Tallman, New York

- Congratulations on getting the Grant for the sidewalks.
- Does anyone on the Village Board know how many miles of sidewalks there are?
- How many ADA ramps out there, zero.
- Congratulations on getting the Grant for the sidewalks.
- There might be more grants to go after on a Federal level.
- In the sixties and seventies a lot of sidewalks were put in; they failed and they have to be done over.
- Being an elected official in the Town of Ramapo was not easy by any means.
- Wanted to thank the Village, Board members, Mayors, former Mayors.
- Jerry Kobre pushed me to come in for Highway Superintendent of Ramapo.
- Bob Frankel, former Mayor of Wesley Hills, Kathy Gorman, Montebello, Larry Dessau from New Hempstead; they all pushed me to retire.
- It’s been a good run; 137 days left.
- I don’t know what is going to happen with the Highway Department.
- Wanted to talk to the Board members after the meeting.

- There are some things I am hearing from the higher ups as an elected official I think it's my duty that the Board should know.

Motion to Close the Open Floor public hearing.

MOTION: Trustee Miller

SECOND: Trustee Cohen

The Board was polled and voted **4-0** to **Close** the public hearing.

Motion to Adjourn and Go Into Executive Session.

MOTION: Trustee Cohen

SECOND: Trustee Grant

The Board was polled and voted **4-0** to Adjourn

MEETING ADJOURNED: 10:07 P.M.

Respectfully submitted,

Florence A. Mandel

Village Clerk

Florence A. Mandel
Village Clerk

RESOLVED that the Mayor is hereby authorized to execute the State and Municipalities Facilities Program (“SAM”) Grant Disbursement Agreement for the Haller Crescent Curb and Sidewalk Improvements project (\$125,000.00).

BE IT FURTHER RESOLVED that the Village Clerk is authorized to submit the Grant Disbursement Agreement, with the required exhibits, to the Dormitory Authority of the State of New York.

3. **Resolution No. 2017-66**

RESOLVED that written Public Comment on the Rockland County Draft Hazard Mitigation Plan posted at <http://rocklandhmp.com>, as the same pertains to the Village of Chestnut Ridge, shall be accepted through September 15, 2017.

8. **Resolution No. 2017-67**

RESLOVED that the proposal by current vendor Total Computing Technology to implement a Local Backup/Recovery Plan for the Village’s information technology facilities at a cost of \$_____ is hereby accepted, and the Village Treasurer is authorized to take action necessary to implement the proposal.

9. **Resolution No. 2017-68:**

RESOLVED, that General Fund Claims set forth on pages 1 through ___ in the aggregate amount of \$_____ as set forth on Abstract No. 2017-8 dated _____, as submitted by the Village Treasurer, are hereby approved.