

**INCORPORATED VILLAGE OF PIERMONT
BOARD OF TRUSTEES MEETING
March 10, 2015**

Present: Mayor Christopher Sanders, Trustee John Gallucci Jr., Trustee Steven Silverberg, Trustee Lisa DeFeciani, Walter Sevastian, Esq.-Village Attorney, Jennifer DeYorgi- Village Clerk-Treasurer

Absent: Deputy Mayor Mark Blomquist

Mayor Sanders called the meeting to order and led everyone in the Pledge of Allegiance.

Public Comment:

Margaret Grace was before the Board asking about the channel markers that were installed along the pier. Mayor Sanders said the Village met with the Thruway authority, the Fire Department regarding the fact that the ice this winter tore them out making it evident that permanent markers for this channel would not be effective. Don Hardy presented a proposal to the Thruway in which the Thruway Authority would purchase eight new ATONs, which would be anchored to concrete bases. The markers will be installed in April by the Fire Department and removed and stored in the Fire Department Boat House every November.

Item #2 Department Reports

Highway Superintendent Tom Temple submitted his report. He reported the Highway Department's rubbish removal program begins on April 7. He reminded that the DPW could no longer accept any electronics (TV, computers, etc). These items have to be brought to the Rockland County Solid Waste Authority Drop Off in Pomona.

Mayor Sanders noted that the months of January and February were very bad snow months and he asked the Board to join him in a round of applause for the Highway Department's excellent handling of the roads in Piermont.

Police Dept.

Chief O'Shea – The Chief filed his report with the board. Chief O'Shea said that it appears that the Department's activity is doubling. He further said that January and February were historically slow months but this year the department was much busier. Chief O'Shea reported that he has an opportunity to go to Israel for training with other police chiefs for eight days at no cost to the Village. He will be gone April 17th thru April 25th. Trustee Silverberg made a motion to approve allowing the Chief to attend the training in Israel. The motion was seconded by Trustee Defeciani and so carried with a vote of 4 ayes and 0 nays and 1 absentee.

Building Dept.

Mr. Schaub also gave the Board information packet on Pier 701. He said it was everything that he could find on the computer and he compiled a list of the information on special permit from the Village Board. Mayor Sanders noted that the Village is still waiting for Pier 701 to come back for a special permit.

Mr. Schaub gave the Board a copy of letter he wanted to give to the Zoning Board regarding the application from Phil Griffin for a final determination on the privacy fence. Discussion was held regarding the requirements of the privacy fence. This item will be on the Zoning Board agenda in April.

Mayor Sanders asked that this item be placed on the April 7th, 2015 Village Board agenda.

Item #3 Grievances

The Board reviewed recommendations on grievances and updated assessments and the 2015 assessment roll.

The assessments for Lawrence Park and Roundtree Condos have not been reduced because the restricted non-homestead assessments accurately reflect the value for this property. The board concurred with the assessment.

Item #3 Grievances (continued)

The assessed value of properties owned by Audrey Snider, Jo Ellen Putter, and the marina at 695 Piermont Avenue has not been reduced because, due to previous assessments filings, the tax assessments are in a tax assessment freeze. The board concurred with the assessment.

The assessed value of \$573,000 for Jacob Shaw 225 Hudson Terrace has not been reduced based on the sale of several properties on Hudson Terrace. The board concurred with the assessment.

The tentative assessed value of \$697,800 for 21 Gair Street has been reduced to an assessed value of \$610,000 based on the assessed property value. The board concurred with the assessment.

The tentative assessed value of \$500,000 for 114 Paradise Avenue has been reduced to \$450,000. The board concurred with the assessment.

The tentative assessed value of \$825,000 for 118 Paradise Avenue has been reduced to a total of \$742,500. The board concurred with the assessment.

The tentative assessed value \$697,500 for 47 Orchard Terrace has been reduced to a total assessment of \$575,000. The board concurred with the assessment.

Trustee Silverberg made a motion to adopt the assessment roll for 2015; the motion was seconded by Trustee Gallucci Jr. The motion was so carried with a vote of 4 ayes and 0 nays and 1 absentee.

Item #4 Dog Run

Margret Grace addressed the Board. She reported that the Dog Run committee had met and felt that they needed to stop and take a breather, reevaluate, and confirm the members list. They identified some issues that needed to be addressed: people were not locking the run, there were a lot of dogs using the run that were not registered, people getting very sloppy about the rules of the run so there were complaints from neighbors about the barking. The committee wanted to make the dog community aware of these problems, they have reviewed the rules and made some of the language stronger and put new locks on the run so everyone has to register with the Clerk's office to get new keys. There has been an increase of people using the run but more control is needed. Margaret Grace introduced Lucy Mortinson as a new member of the committee and reviewed the changes in the rules, including the installation of a sign asking people to control their dogs' barking. She also requested an additional garbage barrel and additional dog waste bag dispenser by the run. Mayor Sanders wanted to address the noise complaints and expressed concern regarding the use of the dog run by dog walkers. Margaret Grace said there was no control over that if all of the dogs were registered. Margaret Grace said that she will go back to the committee and let them know that there is a concern about this issue. Trustee Defeciani made a motion to reopen the Dog Run, the motion was seconded by Trustee Gallucci Jr. and so carried with a vote of 4 ayes, 0 nays and 1 absentee.

Item #5 Snow/Storm Emergency Preparedness Policy

Moved to March 17th agenda

Item #6 Budget Workshops

Mayor Sanders polled the Board to see if they would be available for a budget meeting tomorrow night. Trustee Silverberg said that he would be unavailable. Mayor Sanders said that the Board would meet and try to start on the budget review and then schedule a workshop at the end of the month.

Item #7 Resolution – River Rescue Boat

Trustee Silverberg made a motion to approve the resolution authorizing the execution of an agreement with the New York State Thruway Authority for New NY Bridge project community benefit funds for a grant for the purchase of a new rescue boat in the amount of \$300,000. The motion was seconded by Trustee Gallucci Jr. and so carried with a vote of 4 ayes and 0 nays and 1 absentee.

Item #8 Accounting Software Training

Mayor Sanders said that the Village Clerk's office has requested training for the MUNIS accounting system, specifically in reconciling accounts and opening a new budget year. Stephanie Tassello has agreed to come in and train the Clerk on the MUNIS system. Trustee Silverberg made a motion to approve an hourly rate of \$30.00 with a \$600.00 cap for this expense, the motion was seconded by Trustee Gallucci Jr. and so carried with a vote of 4 ayes and 0 nays and 1 absentee.

Item #9 Approval of Warrant

Trustee Gallucci Jr. made a motion to approve the Warrant # 021915 in the amount of \$10,983.15 and Warrant # 030315 in the amount \$82,027.13 for a grand total of \$93,010.56. Trustee Defeciani seconded the motion, which was carried by a vote of 4 ayes, 0 nays and 1 absentee.

Item #10 – Review Electrical Inspectors

Charlie Schaub, the Building Inspector, presented the Board with a list of approved electrical inspectors from the county. He noted the three top inspectors are the only three on the list with a master's license; he had accepted all five from the County's list. Mr. Schaub reported that more inspectors want to join the list, but he reported that he would rather deal with the inspectors with master's licenses.

Mayor Sanders said that he believed it would be easier if the Village Board passed a resolution to accept the Rockland County list of approved electrical inspectors. Village Attorney, Walter Sevastian, said that, by law, anyone doing business in Rockland County as an electrical inspector must be licensed by the consumer protection department of the county. Trustee Gallucci, Jr. said that he would prefer to accept the county's approved list instead of having to maintain our own list and specifications. Trustee Gallucci, Jr. made a motion to accept the county approved list of electrical inspectors. The motion was seconded by Trustee Silverberg and so carried by a vote of 4 ayes, 0 nays and 1 absentee.

Item #11 – Old Business

Village Attorney Walter Sevastian discussed training for Village Board members in land use. He said there are two provisions in the state law that requires land use board members to be trained. Village law sets provisions for the Planning Board and Zoning Board Members training. He said there is no law applicable for the Village Board Members training. He called the Rockland County Planning Department and they did recommend some kind of training for the Village Board members in land use issues.

Village Attorney Sevastian said that the Village Board wanted to discuss was amending Chapter 149, Special Permit for two-family dwellings. He reported that the Town of Orangetown has very simple regulations for single-family conversions with few restrictions. If a property owner fills out an application and conforms to the restrictions they can get a permit. Clarkstown used to have something similar but in 1999 they took all the provision for two-family conversions out of their code. He said they tried to pass language into the code again and it was not approved because residents felt it would ruin their single-family neighborhoods. So with that position, there is nothing in any law that says a person cannot have a second kitchen in a home; so all they require not mentioned in the code at all but they must fill out an affidavit in connection of the installation of a second kitchen in a one family home.

Mr. Sevastian said that Piermont's code is the most comprehensive between the three municipalities and he doesn't think there is a lot of guidance for a review of the code. Trustee Silverberg said that he did not believe two-family conversions are a great thing to have because he believes the integrity of the single-family neighborhood should be preserved. Trustee Gallucci, Jr. said he thought that Orangetown's regulations were good, except he would add that once the house is sold the permit would be void and the new owner would have to reside in the home for 15 years before applying for a new permit. He agrees that the present code should be modified. Mayor Sanders said that he agreed with Trustee Gallucci, Jr. and is concerned that restrictive legislation would force people to do unauthorized conversions. Mayor Sanders asked the Village Attorney to draw up a draft to change the present code.

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Trustee Defeciani reported that the Piermont Waterfront Resiliency Commission will have their first meeting the following week. The meeting will be attended by Tom Temple, Chief Michael O'Shea, Dan Goswick and Charlie Schaub and will involve a discussion on the Village's comprehensive emergency management plan. The Village also has an intern who is getting a Master's degree in emergency planning and she will be at the meeting also. Trustee Defeciani also reported on a meeting Wednesday Evening in Beacon with other municipalities that were affected by Sandy.

Trustee Defeciani noted that, at the present time, there are no office hours posted outside for the Court Clerk, so that people don't know when to come in. Village Attorney said the Village sent an email to the Clerk on February 5th that was very clear on setting the hours and where to post them.

Mayor Sanders said that the Village had the final closing charges from Hawkins Delefield and Woods, our bond council, for putting the two Serial Bonds and BAN in place. He reported the fees were \$7000 for one and \$3000 for the other.

Mayor Sanders reported that he had received a report from ISO regarding the Public Protection Classification Report on the Fire Department and Ambulance and the Village has received a level 4 classification.

Mayor Sanders said that we are in the budget process and he asked the Village Attorney to schedule a public hearing to exceed the property tax cap.

Executive Session – To discuss pending litigation

Trustee Gallucci Jr. made a motion to enter into executive session at 8:45p.m. to discuss pending litigation. The motion was seconded by Trustee Silverberg and so carried with a vote of 4 ayes, 0 nays and 1 absentee.

Trustee Gallucci Jr. made a motion to close Executive Session. The motion was seconded by Trustee DeFeciani and was so carried with a vote of 4 ayes, 0 nays and 1 absentee.

No action was taken during executive session.

Adjournment

Trustee Gallucci Jr. moved to adjourn the meeting at 9:03pm. Trustee DeFeciani seconded the motion, which was carried by a vote of 4 ayes -0 nays.

Respectfully submitted,
Jennifer DeYorgi
Clerk-Treasurer