

**INCORPORATED VILLAGE OF PIERMONT
BOARD OF TRUSTEES MEETING
July 9, 2019**

Present: Mayor Bruce Tucker, Deputy Mayor Blomquist, Trustee Rob Burns, Trustee Ivanya Alpert, Trustee Nate Mitchell, Walter Sevastian, Esq. -Village Attorney and Jennifer DeYorgi, Village Clerk-Treasurer.

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

Item #1 – Approval of Meeting Minutes

Trustee Burns made a motion to approve the minutes for June 18, 2019. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

Item #2 – Approval of Warrant

Deputy Mayor Blomquist made a motion to approve Warrant #052719 in the amount of \$942.05, and Warrant# 062819 in the amount of \$284,223.31 and Warrant# 070919 in the amount of \$128,161.31 for a grand total of \$413,326.67. The big item was the library tax payment of \$280,500.00. The motion was seconded by Trustee Burns and so carried with a vote of 4 ayes and 0 nays.

Item #3 – Department Reports

Department of Public Works - Highway Superintendent Tom Temple turned in his monthly report for June. They are having an issue with the gutters on Village Hall. During a heavy rain, water is getting into the building. He reached out to a couple contractor and one came back with a price of \$68,500 to remove the yankee gutters and install new seamless gutters, add new fascia board, soffits, water shield, shingles. To replace the yankee gutters would have been over \$100,000. We determined this to be an emergency and according to our procurement policy, we need a resolution from the Board to act on this as an emergency repair to get the work crews here tomorrow.

Trustee Mitchell made a motion to approve this emergency repair to Village Hall. The motion was seconded by Deputy Mayor Blomquist and so carried with a vote of 4 ayes and 0 nays.

Highway Superintendent Tom Temple stated, if the Board read his report, we had a water leak at the Goswick Pavilion at the water service line. That water service line comes from Paradise Avenue all the way out to the Pavilion, so it is a pretty long line. We got a high water bill, we tracked it down like we normally do checking toilets and faucets and couldn't figure it out. So, we determined there had to be a leak somewhere and called the utility specialist from JD Backhoe Services who came in and located the leak and repaired the leak for us. That was at a cost of \$4,500. Lastly, the DPW open house was on June 22, 2019 and was successful. He thanked Sustainable Piermont for being there as well with a table.

Trustee Mitchell asked about the check valve for "The Patch" and if we needed to do anything to order that? Tom Temple stated he has not ordered that because of bond resolutions not yet being done.

Village Clerk-Treasurer stated the Bond Counsel is preparing the resolutions and we are not supposed to buy Capital Items until those resolutions are prepared. She tried to get them for today, but he wasn't able to do it, so it won't be done until the August meeting. But, we can still do a purchase order and order the items. Tom Temple stated a check valve will take 1 to 2 weeks to come in.

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Trustee Mitchell asked if we have to wait for these resolutions before we order it? Village Clerk-Treasurer stated we have to wait to pay for the items. Tom Temple stated he can call the company and see if they can put us on a 30-day billing cycle.

Trustee Burns stated he knows they have been busy with all the rain, but he has been getting calls about the North Walkway being overgrown. Tom Temple stated they plan to address it in the next week or two, weather pending. Trustee Burns asked even if they can get a start to it. Mayor Tucker asked if we have a summer intern? Tom Temple stated we have money in the budget for that, the two people he had lined up did not work out, so he is still looking. Trustee Burns asked how old they have to be? Tom Temple stated preferably 18 or older, but they can go as low as 16.

Police Department – Chief Michael O’Shea informed the Board they have some minor changes to the Ray Donovan production. The neighbors surrounding the Cracker Box were alerted and signed off that they were okay with the filming. Mike Anthony was there from “Ray Donovan”, they are going to start filming at the Pier around 3pm (they were setup prior) to 7pm, then move to the Crackerbox from 7pm -12am have lunch in between (they are using St. John’s church). They move back down to the Pier and film their night scene from about midnight until 3:30am. They will be doing everything in one night. There will be police with them. Chief O’Shea stated anytime there are firearms they have to have our police check all the firearms and check traffic. He has worked with Mike and who has shot here several times and if there is a problem, he addresses it. Mike Anthony stated they will also be using the Fire Department boat yard as support.

Trustee Burns made a motion to approve this application. The motion was seconded by Deputy Mayor Blomquist and so carried with a vote of 4 ayes and 0 nays.

Chief O’Shea informed the Board the Community Police program has been a real outstanding. The patrols are great, and people like to see officers out walking. They are doing a lot of traffic enforcement; the additional signs are making a difference on Main Street. They are writing a lot of tickets on Ash. They just finished a Police Traffic Safety Grant. The tickets go up and the accidents go down. Marty is doing the golf with PAL and has been doing for 20 years. They will take all precautions necessary for Bastille Day on Saturday.

Building Department - Building Inspector Charles Schaub was not present.

Parks Department – Dan Sherman was not present.

Fire Department – Chief Dan Goswick, Jr. was not present.

Item #4 - Old Business

Village Clerk-Treasurer had no old business to discuss.

Village Attorney stated he wanted to discuss two pieces of legislation that are in the works. One is cleaning reports for grease traps and the second is a minor amendment to the Rental Registry, third is a minor amendment to the street opening law, fourth is amending the zoning code to address solar panel bases. He prepared some public hearing notices for the September for the grease trap, rental registry and street openings and the first meeting in October for the solar panel installations since that requires referral to the Planning Board under the General Municipal Law and he brought those forms for Village Clerk-Treasurer.

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Trustee Burns made a motion to **set public hearing for September 3, 2019** for cleaning reports for grease trap, amendment to rental registry and amendment to street opening law. The motion was seconded by Trustee Alpert and so carried with a vote of 5 ayes and 0 nays.

Trustee Burns made a motion to **set a public hearing for October 1, 2019** to address solar panels. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

Mayor Tucker asked Village Attorney if there as been any movement with Verizon regarding the purchase of the street lights from Orange and Rockland? Village Attorney stated we need Verizon's consent, so he sent them our list and our background information, and he was told the documents would be FedEx to him, but he does not have them yet. When he reached out to him via email, he apologized and said he should be getting them any day, he needed the sign off from his in-house people. So, he thinks soon.

Mayor Tucker asked Village Attorney if he met with Louis Bivona who gave a presentation at the last meeting? Village Attorney stated he did not meet with him. He spoke with him on the phone. He came and proposed license plate readers, setting them up in strategic places in the Village and notify people who were driving without insurance that they could enter into a diversion program and avoid prosecution if they paid some money to the Village. He doesn't see any evidence of a working program. Mr. Binova gave us two sort of references, which are not operational. He had an email exchange with this partner, Mr. Walsh who gave some background legal information on it. Village Attorney stated he doesn't believe, that right now, there is anything in the vehicle and traffic law that would allow us to do on our own the diversion program under the threat of prosecution. He doesn't see a legal basis for it moving forward. He understands it could be a stream of revenue, but he couldn't find anything that would allow us to do it. Chief O'Shea stated he thinks Village Attorney might be right, but he thinks Mr. Bivona may not have explained it properly. Chief O'Shea stated Mr. Bivona stated the Saugerties chief is doing this, so he has a call into him and he will let him know.

Mayor Tucker stated the Village Engineer sent a letter, which the Mayor distributed to the Board, regarding the dirt lot across from the Turning Point and re-zoning into one zone. Mayor Tucker read a portion of the letter:

Recommendation

Rezoning the southwest portion of tax lot 75.55-1-1.1 to the BB zoning district would allow development of this section of the parcel in a homogenous manner consistent with the existing development currently contained on Piermont Avenue. While many of the same uses are allowed in both the BB zone and the RD-West zone, allowing a zone change to entirely BB would allow a streamlined review and approval by the Village of Piermont Planning Board and result in the same Special Permit uses if applicable. The proposed development of the BB zone would then be uniform throughout this corridor along Piermont Avenue. This can be achieved by either a zone change of the portion of tax lot 75.55-1-1.1 with a line defined by a metes and bounds description, or by subdivision of the larger tax lot 75.55-1-1.1 that creates a new lot which would then be rezoned to the BB district.

Mayor Tucker advised he would like to move forward with this re-zoning.

Village Attorney stated our zoning map can be amended, but we have to either draw it up either, as he said, moving the line into the larger parcel to the East, or subdividing a piece of that 10.89-acre parcel and making that into a BB zone, which does require a public hearing, but someone has to do this work. We can amend our map and our zoning code either based on petition of an owner or applicant or by the Board's own motion. He thinks we should interface with the owner to see how it can be accomplished. He knows the Board had been talking to the owner of 75.55-11.1, that happens to be Piermont Plaza Realty, LLC and that is where the Flywheel is.

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There have been discussions for about 15 years ago to donate that. If there is going to be a subdivision of that parcel that might be time to do more work there to defray some of the cost onto the property owner themselves.

Trustee Alpert asked if we can change the zoning without changing the lot lines?

Village Attorney stated you can move the Business B line to the East, which would be essentially changing the zoning for that property, but the only way to do it would be to subdivide it off and create a separate parcel and zone it BB. There are other issues with that lot and time may be right, it may not be right. It is going to take engineering and surveying work. If it is going to be undertaken, it will take work.

Trustee Mitchell stated it is also going to need to be subdivided also at some point, so we may as well do the subdivision straight away. Village Attorney stated the whole idea was that, the line currently goes through the middle of the parcels and they should be zoned one way or another.

Someone in the audience asked what parcel they are speaking about, across from the Turning Point? Village Attorney stated yes, the triangle. There are three separate parcels there, they are really speaking about Piermont Landing LLC parcel that butts up against the other two parcels. Village Attorney stated if the Board is going to undertake this on their own, there are costs involved. This is what our engineer recommends, we can give it to an attorney for a developer and say this is what our engineer recommends.

Mayor Tucker asked if there is any movement on the Parelli Park Boat Ramp? Tom Temple stated it is moving slow, but it is on their radar. They will be ordering the grating and moving forward.

Deputy Mayor Blomquist had no old business to discuss.

Trustee Alpert had no old business to discuss.

Trustee Burns had no old business to discuss.

Trustee Mitchell had no old business to discuss.

Item# 5 New Business

Village Clerk-Treasurer stated the Police Department needs a resolution from the Board to assign Officer Leuthner to the Rockland County Intel Division as shared services. Deputy Mayor Blomquist made a motion to assign Officer Leuthner to the Rockland County Intel Division as shared services. The motion was seconded by Trustee Burns and so carried with a vote of 5 ayes and 0 nays. Secondly, Capital Markets who have been our financial advisors for years contract was up May 31, 2019. Beth Ferguson who was our contact there left and started her own company, Sage Municipal Advisors. Our Bond Counsel, Hawkins and Delafield is also still dealing with Beth and she has all our finances and information. She asked the Board to approve the contract from Sage Municipal Advisors, she is keeping the same rates from Capital Advisors last year for the next two years. She spoke to the Mayor and also sent the information to Deputy Mayor Blomquist. Deputy Mayor Blomquist made a motion to enter into a two-year contract with Sage Municipal Advisors. The motion was seconded by Trustee Alpert and so carried with a vote of 5 ayes and 0 nays.

Mayor Tucker stated himself and Village Clerk-Treasurer went to a meeting with NY CLASS last week. We currently have \$750,000 with them. We have set it up so that this is really the holding company with instant transfer to our checking account, especially because this is when we take in the most revenue, we planned on putting more in. He would like to make a resolution to raise the limit we had set previously from \$1 million to \$1.5 million. NY CLASS said we

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made about 2.25%, which is way higher than any bank. Steve Silverberg asked if the funds are insured? Village Attorney stated they are collateralized. Steve Silverberg stated that is not insured, that is collateralized. Trustee Burns asked what collateralized mean? Village Attorney stated it means there are assets to back up your deposits, but it is not an insurance policy. They have a long history and many municipalities use them, but it is a different system, and that is probably why they pay the interest rates they do. Trustee Burns asked if there is another method we could use? Village Attorney stated their collateralization requirements do comply with the State law, it is not doing anything illegal. Everything is about risk, which he doesn't have opinion on, but they are making a push in municipalities and many are now using them. Mayor Tucker stated that would be the most we would be able to put into it at any one time. Trustee Burns asked what have we done in the past when we have had funds beyond the limit that we authorized? Village Clerk-Treasurer stated during tax season all our money is collected into the general fund at M&T Bank. From there, the only other option I had to transfer, as far as last year, was to Sterling Bank, which was 1+%, which is better than M&T Bank, but not as good as NY CLASS. Now we have revitalized some of the old accounts and consolidated and now have a way to transfer to NY CLASS. Right now, there is \$757,000. The Board did do a motion to go up to \$1million. Otherwise, the money will just sit in Sterling Bank. Trustee Burns asked if we have any sort of financial advisor we use for something like this, as to where we to put it? Village Clerk-Treasurer stated we can't lock the money in a CD if it's needed or an emergency. She is not sure if there is a limit on interest of Village Funds? Trustee Burns stated we can do ladders on CDs so there is cash available. Mayor Tucker asked him to look into it and report back at the next meeting. FDIC Insures up to \$250,000 in any one bank.

Village Attorney had no new business to discuss.

Trustee Burns had no new business to discuss.

Trustee Alpert had no new business to discuss.

Deputy Mayor Blomquist had no new business to discuss.

Trustee Mitchell had no new business to discuss.

Sylvia Welch stated the Village is applying for two CFA Applications in this round on July 26th, which we will not need resolutions to submit. One is to do a field study and repair schematics to stabilize the stream near the bridge near the mill as erosion is bad and the bridge is threatened by erosion. Because these applications have to emphasize water quality, we have to do a field study to talk about what the sediment is, basically it is the engineering to restore the banks there, etc. to protect the bridge. The engineering costs and the permitting that will get us ready for the next round of CFA Applications is \$22,000. This is a 90%/10% Grant. The other application is to another field study and engineer schematics to replace the culvert the runs from Tweed Blvd, 9W and down by Piermont Avenue. The erosion is so bad is floods and closes roads. They are looking at resizing the existing culvert. Drainage is the main issue here as well as water quality. That will cost \$4,010, both of these costs keep us under the need to go to open bid, we can use our regular procurement process. There may be a small cash participation from the Village into these grants.

Item #6 Other Non-Agenda Items:

None.

Item #7 Appointment of Marc Ruby as Alternate to the Zoning Board of Appeals

Mayor Tucker swore Mr. Ruby in as Alternate to the Zoning Board of Appeals.

Mr. Ruby thanked the Board. Mayor Tucker said they are happy to have him on the ZBA.

Item #8 Presentation from the Traffic Committee

Trustee Alpert stated the traffic committee began in May last year when a resident came to the Village Board meeting about the turn on Ash Street. They have been meeting about every other month. Its members include members of the Board of Trustees, Fire Department, Police Department, DPW and residents. Piermont has changed a lot over the years. The first thing they did as a committee is a survey, of about 130 people online, most of them Piermont residents. They also spoke with residents, police, fire and DPW to figure out where the problems were, and everyone pretty much agreed on the same problem areas. In terms of quick fixes, they improved some signs, put up a mirror at the hairpin turn, police have been amazing in terms of stepping up enforcement, did more crosswalks, brush trimming and made changes to parking. The areas that were problematic in terms of speeding were Ferdon Avenue, Piermont Avenue (both ways), Hudson Terrace and 9W. More enforcement. There are now 3 solar powered speed signs. Police is doing more enforcement with biking, trying to get them to do single file. Mayor Tucker was able to get a traffic study for Broadway and 9W. And summer foot patrols.

The first problem intersection is the hairpin turn. Tommy had a lot of brush trimmed, a mirror installed, and signage changed. They also added a crosswalk at the train station and took away a parking spot at the train station. It is a difficult area, but it is better than it way. The next one is the 5-way intersection by 14&Hudson. The quick fixes there are changing signs to cars only parking and met with residents of The Patch and different Village agencies to brainstorm long-term solutions for that area.

Next problem area is Broadway and 9W. DOT is going to be doing a traffic study to see if a light there could fix that situation. Clearing the brush along the 9W also. Those two problem areas were their first phase are what they could do quickly with little money or too much work.

In phase two these looked at four specific areas: The Hairpin Turn, Ash & Piermont Avenue, Piermont Avenue at Village Hall and the 5-way intersection. They would like to do pop up demonstration, put up cones try and idea and see how it works to see what residents think. For the Hairpin Turn, they thought about doing some surface treatment there. A lot of places in New Jersey have red brick down where people see the change in color and slow down. They would put the brick in those three spots as way to slow people down.

At Ash and Piermont Avenue, they were thinking about extending the sidewalk (she showed a photo), narrow the street and add in two additional parking spots. The 5-way intersection (see photos she showed, which she will put online) will become less of a 5-way intersection.

They all want a Village is a biking, walking community where you can sit and talk and enjoy being on the street. They talked about extending sidewalks, which they will need grant money to do. There are a lot of places where the sidewalk ends or there are no curb cuts and people are forced into the middle of the street. They also talked a lot about signage and lighting. Right now, there is a ton of parking, but no one wants to use it because it is far away. One of the things they were talking about was how to connect the parking area with the downtown and making spaces that people want to walk to and from. There is a lot you can do with signs. Bikes are the best and worst thing about Piermont. People spend a lot of time yelling at bikers to get out or the way or to go single file, but they are also a real potentially great source for stimulating our economy. We want to look into ways to make Piermont bike friendly. With the TZ Bridge opening a new bike path, there are going to be a lot more people coming to Piermont, so how do we use it in a positive way and stimulate our economy, make it a more fun place to be, but also keep it safe with traffic. Their next steps, they want to develop and master plan for the Village. They want to get an engineer to look at their phase two projects. Of the engineer says they are good, to get them into a grant. Sylvia Welch said there is some money available for a master plan. Trustee Alpert stated they want to continue to reach out to the community, she will put this presentation on the website. They want to form a Clean Streets Committee and working with the Waterfront Resiliency Commission to ensure any projects they have are meeting the criteria. And if they decide they want to do bike lanes, they are talking with DPW and ready to go.

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Rod Johnson (??) stated this is wonderful. Asked if the committee is moving forward with the master plan?

Trustee Alpert stated that is the next phase.

Item #9 Review offer by T-Mobile to erect a cell tower pole, to be financed through reduced rent to the Village

Mayor Tucker stated T-Mobile is still renting our firehouse tower and they are paying about \$3,200 a month. If you recall, they had come to the Board to move that tower to private property. They came in with a design, which we asked them to change and they never came back with the change. They are now coming to us and saying they would put up a new pole, but the Village would have to pay for it through reducing their rent. The pole is \$400,000.

Trustee Burns asked how does this pole benefit us?

Mayor Tucker stated the only positive benefit is, with a pole like that, it makes the possibility of having other cellular companies come back to the Village, in which case we would get income from that. The downside is, the pole would have to be taller (65 feet) than the Fire Department siren tower that is there, which is 55 feet. He asked the Board if they are interested?

A member of the public asked if anyone has T-Mobile?

Mayor Tucker stated T-Mobile said they use this area to capture people driving on 9W that may have T-Mobile. T-Mobile and Sprint are set to merge. That is another question mark, he is not sure who is using Sprint either.

Trustee Burns stated it is also going to 5G, where they can put it on regular telephone poles.

Bob Samuels asked what happened to the Lighthouse?

Trustee Mitchell stated these projects are all sort of interrelated. The issue at the Lighthouse is the gentleman that wants to put up the lighthouse doesn't want to put it up tall enough for us to put our Fire Whistle by the official required spec, which is 55 feet. His plan was for a 34-foot-tall lighthouse. So, it doesn't meet the needs for the Fire Whistle nor does it meet the needs for T-Mobile, since they want something even taller. He wants to build the lighthouse in the location of our current whistle tower and he cannot do it until our current whistle tower comes down, which we do not want to do because we are getting paid rent from T-Mobile on it and we have our Fire Whistle on it. We are in a situation where we are not sure how to proceed.

Steve Silverberg asked if T-Mobile did an analysis of how many entities could colocation on that tower so you might be able to get some additional? That is not a very high tower and there has to be some distance between the antennas in order for them to be useful. Mayor Tucker stated he can look into that.

Nate Mitchell stated we also have to accommodate space for the Fire whistle and the last time he looked at the design, the whistle would be mounted on a "U" shape design off the side of the tower, so that will visually impact it as well.

Village Attorney stated it would be good to see what design they have so you could see if it is telescopic or if colocation is a real possibility. Mayor Tucker stated, also, what is the future of 4G, if it would even exist in 10 years? Trustee Alpert stated we would also still be paying off the pole, but not getting any income from it. Village Attorney stated that would depend on what kind of agreement you have with them.

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Rod Johnson stated there was a discussion about the aesthetic design when they were proposing to put the towers on top of the existing buildings at Piermont Landing and there have been a lot of discussion about the aesthetic design about the Lighthouse tower. He thinks it is important to look at the aesthetic design that there is going to be a lot of community feedback. This is a normal capital expense for the cell tower industry. They have a market, they put up a pole. They are asking us to subsidize a normal capital expense.

Item #10 Request from Rockland Electric to move forward with Ferry Road Pole Removal Project

George Fanshaw and Kristin Fanshaw of Rockland Electric were before the Board. George stated that at the previous meeting the Board asked them to provide the Bonding and Insurance, which they sent to Village Attorney.

Village Attorney stated after the last meeting he had some emails back and forth between Kristin and himself and they sent him the disability coverage, liability insurance for the project, which is acceptable and a performance Bond for the trenchwork which he finds to be in acceptable form for the Village. If they want to go forward with the project subject to the proper execution of the documents and provision of the original he thinks that covers the concern of the last meeting.

Mayor Tucker stated he thinks the Board doesn't have a problem going forward, however, they do have some issues with the procedures they are using to raise money for this project. It has come to this Board's attention that mailings have been made falsely representing that the Village is doing this project, which is not true. You are falsely representing the area that the poles are being removed from. These need to be fixed and addressed.

Kristin and George Fanshaw stated the only mailing they did was through the HOA.

Mayor Tucker stated they did not give them permission to use the Village seal to access our website for the Parks and the picture that you have on the mailing is of the outer part of the Pier, not the area where the poles are being removed from.

Kristin Fanshaw stated she just pulled an image off Google. She can make sure that they approve any documentation released. That was not their intention.

Mayor Tucker stated it is the same as placing a sign at the beginning of the Pier. This is not a Village run project.

Kristin Fanshaw stated their intention was clear that Rockland Electric would be doing the work and it was like a Community of residence. George Fanshaw stated in the mailer there was an attachment that had information they pulled from the Village website. Kristin stated she will make sure that is not communicated moving forward and any future mailings will get their approval. Those mailings were only going to residents in the Piermont Landing.

Mayor Tucker asked where they stand in terms of funding?

George stated they are still short, but they did not want to move forward with any payments to Orange and Rockland until they get final approval from the Board.

Trustee Mitchell asked if they have received funds on their Go Fund Me? Kristin stated no, they want to make sure there are other options. Trustee Mitchell asked that the photo they have on their Go Fund Me be taken down because the photo has pictures of homes with poles that are not going to be taken down and that's not fair.

Mayor Tucker asked if they are going to more mailings, make sure that it says this is private project, not a Village run project.

Mayor Tucker made a motion to allow Rockland Electric to move forward with the removal of poles are requested subject to the proper execution of the documents and provision of the original. The motion was seconded by Trustee Alpert and so carried with a vote of 5 ayes and 0 nays.

Item #11 Public Comment on Review and Acceptance of Village of Piermont 2019 MS-4 Annual Report

Village Attorney stated every year our Engineer generates our stormwater system annual report that gets filed with the State prior to the Board resolving to accept it and authorizing the Clerk to file it. Public comment is required.

No Public Comment.

Trustee Burns made a motion to accept the 2019 MS-4 Annual report. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

Item #12 Discuss fencing off Village owned alleyway adjacent to 493 Piermont Avenue

Mayor Tucker stated 493 Piermont Avenue is up for sale. The 10-foot by 100-foot alleyway is owned by the Village and stretches from Piermont Avenue to the roadway behind. Currently people are using it. The latest, someone put up a pop-up car port. The idea was originally to physically fence it off. We now have two people who are interested in buying that parcel. One is the current owner of 493 Piermont Avenue and the other is the potential buyer, who is in contract. This is the alleyway that another owner had paid for an appraisal for. The appraisal came in at \$26, 500. It has been an official request from one from one of the parties to purchase this parcel.

Village Attorney stated this is essentially a “paper street”. It is something that is mapped, but not utilized by the Village. The Village can sell it by resolution and schedule for a public hearing. You would have to get fair market value. Sometimes if the protentional buyers are on either side, you could offer half to each. But he doesn’t know exactly who wants what.

Mayor Tucker asked what if there is a bidding war?

Village Attorney stated we will write them telling them to submit their highest and best offer and we will have a public hearing, declare it surplus and sell it.

Trustee Alpert asked how far down 493 is. Mayor Tucker showed her on a map.

Village Attorney stated we should write the owner of the carport to get it off the property.

Mayor Tucker stated the Building Inspector already notified them to get their carport off of our property. Schedule public hearing for August 6 public hearing.

Trustee Alpert asked if there is potential for this property as green space?

Mayor Tucker stated this is an alleyway. They person who was going to buy it before was going to build on it.

Someone in the audience asked if it can be a walkway to the parking lots behind?

Mayor Tucker stated it is right up against the property line. He is not sure what is on the other side, what the setbacks would be.

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Someone from the audience stated since Gerhardt's has been closed and there is fencing around there, you are forcing people to walk further around to get to parking by Confetti's. If that was a viable walkway, it might be worthwhile.

Trustee Burns asked if we have a public hearing in August, all of this could be addressed?

Village Attorney stated yes.

Trustee Burns made a motion to schedule a public hearing for August 6, 2019. The motion was seconded by Deputy Mayor Blomquist and so carried with a vote of 5 ayes and 0 nays.

Trustee Alpert suggested we rent this property, instead of selling.

Trustee Mitchell stated he believes the reason this is an attractive property for the current or future owner is that if they were able to get it, they could then reverse subdivide into a larger lot and build a larger building. If we are renting it to them, he doesn't think that would apply.

Trustee Alpert stated that may be a good thing.

Steve Silverberg asked if we have a title report on this property to see if there are any restrictions on the Town's selling it for non-municipal purposes?

Village Attorney stated we would have to see what they had, but the best we would ever offer them is a Quick Claim Deed for sure.

Steve Silverberg stated often, when the municipalities acquire properties, there are restrictions of the use.

Village Attorney stated if we are going to sell it, we will definitely look into that.

Item #13 Request from Martin Luther King Multi-Purpose Center to allow announcements on the deck of Pier 701, and open doors for band and DJ on afternoon of Sunday, July 28, 2019

Mayor Tucker recused himself.

Lisa Kaess, Vice President of the Board of Directors of the Martin Luther King Center and also a former Piermonter of 21 years. She is also the chair of this event. Also, with her is her colleagues, Dr. Winson Downey-Rainford, President of the Board, Mr. Lawrence Holland, Board member and head of the band performing, Darcy Castelar, Board member and former Chief to Assemblywoman Jaffee, and Dennis from Pier 701. They love coming here to do this special event for the Martin Luther King Center. This is their fourth year doing this event, they have abided by all of the restrictions for music and amplified sound in their first three year. They advertise two parties in one as outside mellow and chill. They try and foster relationships between Spring Valley, Monsey, East Ramapo where they have an impact and the River Villages. They get two requests consistently from people who come to this event. One, is there any way to use microphones and is there anyway they can have the doors open so they can hear the band playing from the deck. People want this to people a relaxed event. They don't want excessive noise in the community either. They are looking for a couple of hours, not the full time of their event. Their community really needs this. The East Ramapo School District and Spring Valley Village has made their operating life very difficult, so this event becomes very important to them and they would appreciate their kind consideration of this. When she came to Piermont from Jersey City 20+ years ago, she learned how to be neighborly and how to be open and friendly and she hopes the Board will consider their request in that way.

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Dr. Winson Downey Rainford has been chair of the Board for 20 years and on the Board for 38 years. This is one of three major events for them. The Center was created 54 years ago to essentially fill the breach that existed in the Hill section of the Village of Spring Valley. Relatively low socioeconomic group community in the East Ramapo School District. They run after school program, senior programs, community food pantry and a number of programs that Piermont probably doesn't need. They have no dedicated source of funding. They receive a little money from Rockland County through Rockland County Department of Social Services and a small grant from the Town of Ramapo and the Village of Spring Valley. They have three major fundraising events a year to pay their very nominally paid staff in January they have a Martin Luther King birthday program and a dinner dance in April around Dr. King's assassination and then the summer party. They need these fundraisers, which help them make the budget every year. They want to be good neighbors and don't want to make a lot of noise. People who come ask if they could make announcements or if they could have the band playing so they could hear it better.

Lawrence Holland said the band is around his age, so they like to play music and they are looking to bring a lot of people in and be neighbors. They don't want to offend anybody. They don't do loud music, they do basic R&B. He is a bass player. He lives in Spring Valley. This is something the Center has been doing for years for outreach and they want to outreach to this area so they are not so focused on Spring Valley. The music will be low, but they want to open it up so people on the deck can hear.

Darcy Castelaró stated everyone is invited, it is daytime, not the nighttime as sound really carries here. Last time she was before this Board, was after the title surge and Chris Sanders was standing on the desk and they were working on funding. You know what it is like to come together. That catastrophe is a way of life everyday for them. They appreciate the Boards consideration.

Dr. Downey Rainford stated they are reaching the River communities, which they were never able to do. They were working on Nyack Hospital being one of their sponsors and a number of entities that have traditionally not been apart of their network.

Trustee Burns stated they got him on their first few words. Further, Dennis Whitton has lived up to what the Board has asked of him, there have been no complaints whatsoever. They told Dennis when they authorize this, that if there were events and needed some amplified music to please come before the Board.

Deputy Mayor Blomquist asked Village Attorney if there are restrictions on announcements? Village Attorney stated it was not that specific, it dealt with amplified sound. This is essentially an application to amend the Special Permit for this specific event. If the Board is inclined to do it, he would strongly suggest they direct the applicants to notify the neighbors that this is going to happen because when the Special Permit that is in place was hashed out by the Board, it took years and a lot of neighbors had real issues with the sound. If they could be respectful and notify them, and if someone comes and says you have to turn it down, turn it down.

Dennis Whitton stated this is their fourth year coming and there has never been any issues. They really just want it for the microphone to make announcements to thank people who have donated and some light music. He wanted to come with them and do the right thing and do it the right way.

Trustee Burns made a motion to authorize the exception to the Special Permit and permit this event. The motion was seconded by Trustee Alpert and so carried with a vote of 4 ayes, 0 nays and 1 abstain.

Trustee Alpert also suggested they invite the neighbors when notifying them.

Item #14 Resolution to ban Glyphosate from being used on Village owned property

Mayor Tucker stated this is something that is going on in many cities, municipalities around the country. For him, what put it over the top was the latest reports showing up in Cheerios. He checked with Tom Temple and we already do not use any products that contain glyphosate on Village owned property.

Mayor Tucker read the resolution:

RESOLUTION NO: 0709-19

VILLAGE OF PIERMONT

WHEREAS, the governing body of the Village of Piermont has determined that it is necessary to reduce the risk to human health safety and welfare of its citizenry and the environment by minimizing the use of certain herbicides; and

WHEREAS, recently there has been evidence suggesting that there are cancer risks associated with glyphosatebased weed killers such as Round-Up and Ranger Pro; and

WHEREAS, in a March 2015 report, the World Health Organization’s International Agency for Research on Cancer (“IARC”) concluded that glyphosate, the key ingredient in Round-Up, is “probably carcinogenic in humans”; and

WHEREAS, the governing body of Village Of Piermont has determined that the use of certain herbicides on lands within the Village creates a risk contributing to adverse effects on surface and/or ground water; and

WHEREAS, the governing body of Village Of Piermont wishes to further protect the public health, safety, and welfare of its residents, employees, and contractors by eliminating their exposure to potentially harmful and carcinogenic substances used in the maintenance of landscaping within Piermont owned and private lands; and

WHEREAS, the governing body of the Village of Piermont wishes to eliminate the risks associated with herbicide products containing glyphosate and therefore seeks to ban the application of glyphosate containing herbicides such as Round-Up and Ranger Pro by all employees and commercial applicators in the performance of landscaping and maintenance work on all Village of Piermont property, and property owned or managed by the Village, and directs municipal departments to take all actions necessary to accomplish the aforesated objectives.

WHEREAS, the Piermont Village Board has previously resolved to declare itself lead agency for the purpose of a SEQRA review of the proposal;

THEREFORE BE IT RESOLVED that the Village Board of Trustees undertakes an initial SEQRA review of the proposal to ban the application of glyphosate on Village property and finds as follows:

- 1. That the proposed action subject to SEQRA (NYCRR §617.6[a][1][i]).***
- 2. That the proposal does not involve a Federal agency (NYCRR §617.6[a][1][ii]).***
- 3. That the proposal does 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.***
- 4. That the proposed Village Policy has a preliminary classification as an “Type II” action which is exempt from further SEQRA review.***

Item #15 Request for Special Permit and Economic Development for Art in the Park Event

Joe Serra was before the Board and stated the event is called Rockland Arts Festival of Piermont, which is similar to the Art in the Park was in past year, which is not happening this year. This is essentially replacing it. It is not the same size, and they are requesting to have it at Goswick Pavilion to hopefully lessen traffic flow and hoping by moving it there it will be considered a minor event. He broke down his costs for the event, which are between \$4,350 and 5,850 depending on whether or not this is a minor or major event. It is a 4-hour event. Chief O'Shea stated they have additional staffing on Sundays with Community Policing, so there will be no additional officers needed. He thinks this is a great idea as it is self-contained. Officer Healy will work with them as he works every Sunday on Special Events. Chief O'Shea stated this is a minor event. Chief O'Shea stated they may close Ferry Road at Paradise Avenue and he could save spots in Lot D for his staff. This will be Sunday, September 22, 2019 (rain date September 29th) and he already reserved the Pavilion. They do not have grant money for this particular project. They are charging an entry fee for artists, \$25 to participate. They are hoping to get more from sponsorship. If all the costs turn out the way they expect, they would be requesting \$800 in Economic Development funds.

Mayor Tucker made a motion to approve Rockland Arts Festival of Piermont to take place. The motion was seconded by Deputy Mayor Blomquist and so carried with a vote of 5 ayes and 0 nays.

Mayor Tucker stated they are requesting \$800 in economic development. We have allotted \$15,000 in economic development for the current budget year with part of that going to Bastille Day. The Board also granted some to the Piermont Civic Association for their Concert Series. We are currently at \$8,150.00. If we grant this \$800, it will be \$8,950.00.

Trustee Mitchell stated the last couple of people who have request economic development funds, the Board has given them not 100% of their request, so he thinks it would be fair for us to follow suit, even though it is a small amount.

Mayor Tucker made a motion to grant \$750 in Economic Development Funds to Rockland Arts Festival of Piermont. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

Trustee Alpert suggested we come up with a formula so we are doing it fairly, instead of responding on the fly. Mayor Tucker asked that she have a system up for us next meeting.

Item #16 Request from Piermont Civic Association for an exemption of "No Lawn Signs" to promote concerts in Flywheel Park

Joe Serra stated they have four more concerts in the park. One of the great ways to get information out to people is the signs in the Village. Not everyone is on Facebook. They are requesting they put law signs in the Village advertising the concerts. The signs are about 8" x 24", the standard size. The 15 signs list the upcoming concerts. Some of those signs will be outside of Piermont.

Trustee Burns asked if the signs will be up all summer or will they be put up a week before the concerts?

Joe Serra stated last year they were up throughout July and August, they did not take them up and down. The request would be to leave them up.

Trustee Alpert stated we allowed Bastille Day to put up signs, so she thinks this is a reasonable exception.

Trustee Alpert made a motion to allow Piermont Civic Association to place lawn signs to promote their concerts in Flywheel Park. The motion was seconded by Trustee Burns and so carried with a vote of 5 ayes and 0 nays.

Item #17 Request from Commercial Boat Charter Companies to dock at the end of the Pier for a fee

Mayor Tucker stated we have had two requests from two different companies.

Leslie and Captain Rob from New York Boat Charter were before the Board. Leslie stated they are a family run small business, specifically a husband and wife team, Captain Rob and Leslie, who have owned and operated out of New York Harbor since 1999. They have smaller and larger yachts. They live in Upper Nyack and visit Piermont regularly. Captain Rob was also the originating partner Nyack Boat Charter based in Nyack, which is now Number 1 on Trip Advisor, so it has brought a lot of people to Nyack. Having owned dinner vessels since 2001, they currently own and operate and 114-foot tri-level vessel called Royal Princess, certified for 180 passengers. They specialize in weddings, bat mitzvahs, birthdays, corporate events, etc., the average guest size is between 75-150 people. They only do private charter, no public events. Based out of Lincoln Harbor Yacht Club in Weehawken, New Jersey for more than 15 years, they are based closer to home in Alpine, New Jersey. Due to the fact that Alpine marine is located in a state park, they are not allowed to operate charters from there. Therefore, the only commercial pick up location is across the river in Yonkers. People living on this side of the river in Rockland County want a pick-up location and it takes too long for them to get to Haverstraw. After investigating the channel and the docking station, Piermont Pier would be ideal. They are proposing to coordinate with local authorities letting them know pick up and drop off times so that the gate leading to the Pier would be open. Monday through Saturday they would have people drop off guests at the end of the Pier and either utilize the limited parking at the end of the Pier or go back and park at the large designated parking lot. If there are buses, they would get a bus permit to drop off. On Sundays Piermont doesn't allow cars on the Pier. They own a 14-passenger electric golf which could use as a shuttle to those that are unable to walk the mile route. They have comprehensive marine insurance, which they are overseen by the Coast Guard and an excellent reputation. Currently in Ossining, they pay \$250 dockage and \$750 to Yonkers. They are proposing \$500 to Piermont for pick-up drop offs. There is a market and desire for people that have yacht charters in this area. Events afloat are enjoyable and would bring people to Piermont. They have their own onboard catering, but are not exclusive, and are open to working with local vendors such as caterers photographers, florists, etc.

Trustee Alpert stated Lot D is pretty full on weekends. Leslie stated a lot of their charters are evening charters. They understand they don't allow people on the Pier past dusk, however, if they were to give the local authorities time, they would simply coordinate it. They wouldn't have more than 25 to 30 cars.

Trustee Burns asked what time to the drop offs start and what time does the cruise end?

Captain Rob stated boarding begins at 6:30pm and they depart at 7pm and they get back by 11pm at the latest. Leslie stated it depends on the latest, but 3 hours cruises are the average. Most people want to see the Mario Cuomo Bridge from the water. They do not go very fast.

Trustee Burns stated his concern is the townhouses on the water, even if it is 75-100 people, 11pm after a cruise, which they are probably served libations, it could get noisy.

Captain Rob stated they had that regulated before and they had to have the music off by 10pm, so coming in, they shut the music off.

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Trustee Burns stated he is talking about the passengers walking to Lot D behind an extensive number of townhomes.

Captain Rob stated they have an electric bus that will be shuttling them back to the lot. Leslie stated if they are parking on the Pier they can just leave directly from there.

Trustee Burns asked what months they run. Captain Rob stated April 1st through December 31st.

Tom with the Chamber Alliance of Rockland. They are an association of all the various chambers of commerce in Rockland County. Every year they do an event to gather all the chambers together to create a network where commerce can more smoothly operate. He is here to vouch for Leslie and Captain Rob. He has been working with them for the past 4.5 months. They had an event planned for last month, at the last minute, because of the issue in Alpine, they were unable to do their event. They had sponsors, people bought tickets, etc. They did refund all the sponsorship money. They would love to be able to have an event on this magnitude annually for the Chamber. Leading up to the event, he would love to coordinate with local businesses and bring in professional tourism.

Jeff Yaegar, Castle Road, Piermont – He was born in the 60s in Rockland County and he knows where Piermont came from, he remembers it as a kid. He has been here for last 13 years. The growth that has happened and the sophistication that has happened is something he is proud of. He thinks to be able to showcase it from the water where Piermont looks amazing, would be a tremendous business opportunity for the town and he thinks something that would raise the caliber of events and tourism that can come to the area. Selfishly, he does want to have an event, that would leave the Piermont Pier. His daughter wants to have her Bat Mitzvah from the Boat. And to be able to show all his friends and family the town from the water and how wonderful it is and show their pride in it, they would love to be able to have their event here and take off and leave from Piermont. These are not booze cruise kind of vessels. It is a basically a floating ball room and he understands the level of quality they are bringing here, and he appreciates the Board's consideration.

Trustee Mitchell asked for an idea of what they charge for hosting an event like this for the average of 150 guests?

Leslie stated pricing starts about \$115 per person, which includes the rental fee for the yacht itself, four-hour event, three-hour cruise, dinner or appetizers, non-alcoholic beverages, and a crew hire fee and docking fee and tax. They try to work with people. If people want to bring their own food, they charge a rental fee of \$2,500 an hour for the yacht. It is expensive. It also costs them a lot of money to run for fuel, the crew. They would love to give the Board a tour whenever they would like.

Trustee Alpert asked if they are still using Liberty State Park? Leslie stated they are using Liberty Landing Marina. Piermont is perfect for a yacht.

Bob Zampino with Mark. He has known Leslie and Rob for 20 years, they are fine people. They would be docking for corporate use, daytime, Monday through Thursday. A group from mid-town Manhattan to Piermont that will coordinate directly with a restaurant. The vessel will arrive at 10:30am and vessel will depart for 4:30pm. Guests will not exceed 100 at any time, so it will be a small group. He believes these timeframes could help the businesses that might be quite during those times. They do not do any night operations. They ask they vessels stay secured for the 4 hours. There will be no parking requirements other than maybe one or two cars for maybe the event planner or a senior executive. Guests would walk from the vessel to a location in town that they might have secured (a restaurant) as part of that, he thinks the chamber of commerce could get together with all the independent business owners and present a brochure they could pass along to their clients showing list of businesses in town. They are engaging this with other towns and villages in the Lower Hudson Valley region. He lives in Pearl River. He enjoys Piermont very much and enjoys going on the Pier on weekends. It is a great town and he can

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guarantee they would run a tight ship. This is an exploration if the Village would be interested in something like this.

Mark, partner of Bob Zambino stated he was director of the Science Board for Groundwork Hudson Valley in Yonkers and prior to that he was the Director of the Buzak NY. He has a long history on the River and he admires Piermont's sustainability. He thinks bringing this into the town for economic development will boost the business.

Dennis Whitton stated as a business owner, he knows what it is like in the going into Fall here. 90% of restaurants and shops do their prime business from April to Labor Day and more so from graduation to Labor Day, so it is a short season. To extend that season to everybody. Many people in Manhattan are looking to get out and do other things and to bring them up here to our beautiful community, weekdays in in the summer time and in the slow time, as long as the boats can travel. 100 people on a ship is a lot of people at one restaurant. So, they would rotate restaurants everyday and they would go shopping and go to the galleries. He thinks this is a win for all.

Trustee Burns asked what months they envision operating. Bob Zambino stated April through October. It is a long walk down that Pier in November and December.

Trustee Burns stated they asked to dockside their vessel for a day. He asked for them to clarify. Bob Zambino stated they will be docking for the 4 hours while their client is in the Village.

Trustee Burns asked what fees they are requesting? Bob Zambino stated \$5 per person might be a starting point as they are working under a corporate umbrella and they have a dollar amount they don't want to go beyond. Which would be \$250 income.

Trustee Alpert asked if they have done this with other Villages in the Hudson Valley?

Bob Zambino stated they have started identifying locations and have started the process in Yonkers. As they identify unique destinations, in addition to the 4-6 hours they can spend in Piermont, team building, being on the Hudson River, the River is much better today than it was. Mark included the joy of being in Piermont, there is a magic being in this Village. Bob stated he doesn't think this will be everyday or even every week, but a long-term program that will require nourishment and patience.

Deputy Mayor Blomquist asked what frequency they are envisioning? Bob stated, when the port of Tarrytown was open, and they did this there, it was about twice a month. Mark stated this is an idea they are exploring, which they think is a good idea for them and Piermont. They are mainly asking to pull into the Piermont Pier. They know the Village has a history with Clearwater. They want the Board's input on how this could best work for all parties.

Trustee Alpert asked who they envision coming on these groups? Retirees, tourists from other countries? Bob stated their specialty is corporate groups from Manhattan Financial, taking groups out of a hotel that are having meetings in the city for 5 days. He doesn't anticipate non-profit or tourism as they do not have connections into that industry. He thinks if the Village did want to pursue that, he thinks Orangetown already has a gentleman that is assigned to bringing business into Orangetown. Rockland County does have a tour and travel department and leaves the Village the opportunity to pursue it further.

Margaret Grace – She is a lifelong boater and a great believer in giving people access to the River and finding an opportunity for people to get on the River. She talked to the Chamber of Commerce about working with an organization called SeaTac which docs and takes groups up to Cold Spring and do the same thing, they spend the day in the Village shopping eating, spending their money, get back on the boat and back to New York. It has been very successful, there are no cars involved. There are a lot of things to talk about here. She suggested to the Board that if they are going to look into the opportunity to people docking at the end of the Pier, there should

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be a group put together to look broadly at the issues that are involved. We are trying to keep the Pier somewhat passive right now as it is very endangered. She thinks the interruption at nighttime with cars, etc. brings up issues that need to be discussed. She doesn't think any permits need to be discussed piece meal, we should look at a plan for the Village. Do we want to use it and what are the parameters? She thinks there is a wonderful opportunity here, but what is the opportunity that most benefits the Village residents and protects the Pier?

Mayor Tucker stated he believes in the LWRP there was talk about expanding the use of the waterfront to more recreation i.e.: commercial. Unfortunately, the silting in of Piermont Bay prevents anything like this to pull into anymore marinas. There are a lot of questions here. In terms of the catering, he asked New York Boat Charter if they do events during the week? Leslie stated definitely. Everything would be loaded in their home port and they would just be picking up and dropping off here. If there was a bus, a bus could come and wait for people. There are lights out there and there is plenty of space to turn around. They are anxious for a decision as they have people that want to plan, send invitation, etc. They are in a short season and are in the middle of it. She doesn't think a lot of these decisions need to be talked about for months, whatever the Board wants them to do, they will do.

Trustee Burns stated as much as we would like to accommodate them quickly, we need to discuss. The first group is talking about 9 months out of the year, 7 days a week from late afternoon into the evening and he thinks that is a commercialization of our Pier and that open for 9 months, 7 days a week he would not be in favor of.

Leslie stated their volume is very small. She stated it would realistically be one to two times a month. Captain Rob stated they currently do three charters a month, Thursday, Friday, Saturday. So, it is not 7 days a week. Trustee Burns stated that is not a couple times a month as Leslie stated. Captain Rob stated they are talking about their business now and in the past they did about 15 charters a month on average.

Trustee Alpert stated if they say yes to them, they have to say yes to everyone.

Leslie stated the majority of their business is in New York Harbor. They are catering to a small amount of people that are living up here that want to do an event, so they don't have to go into Manhattan, so they can utilize their own backyard.

Trustee Burns stated if their application was for a certain number of limited number of events per month for a certain number of months on a trial basis, then he would be more apt to consider it. And if it incorporated some type of service so that nobody would be walking on that walkway. The walkway closes on 9:00pm in the summertime and the gate is locked so nobody is out there when it is dark out there. They are talking about 10:30 or 11. Leslie stated it doesn't have to be that late. They can tell their clients they have to do earlier boarding to arrive back in Piermont earlier. They are happy to conform with whatever time the Board wants. His vote is if they want to sit down with some members of the Board and go over their proposal. He is all for the Village making money and exposing the Village to new people coming in. The other group is getting off and using the restaurant, their group is using restaurant and bar on their yacht. He suggested sitting down with them and try to limit as to what they really want, he would consider it.

Captain Rob stated they can limit it to once a week. Leslie stated, for example, the Bat Mitzvah wants to board at 4:30pm at cruise until 8pm in September. She asked for special permission for that event on September 22, 2019, which is a Sunday. They will utilize their electric bus. Trustee Burns stated that is a possibility to do a trial run on an event.

Trustee Alpert stated she believes this is not a win for the Village. It is taking up parking, they are not really in the Village. Her son had her Bar Mitzvah on their boat and it was awesome. It is taking up parking and services that they don't have a ton of and not giving that much back, other than docking fees.

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Captain Rod said, if that is a big concern, they can hire a bus company.

Mrs. Yaeger stated they can fit about 20 cars on their property on Castle Road and she is happy to have her guests park there. Leslie stated the problem is their event is on a Sunday and again asked for an exception for the bus to drive people to the end of the Pier to board the yacht. Leslie stated she has been to that parking lot and it is huge. Trustee Alpert stated it gets filled on weekends, she can see it from her house.

Tom with Chamber Alliance stated if they did an event, they would be happy to get a bus and have everyone meet in Nanuet and bring them down here. Leslie stated then maybe they can limit they 10 cars in the parking lot for logistics?

Mayor Tucker stated he believes this requires a larger thought process and not a decision that can be made tonight. He would be willing to meet with another Trustee and the Chief and the charter companies to see what would be feasible. Trustee Mitchell also suggested the Harbor Master and Fire Department as well.

Trustee Alpert thinks the other project has a lot to offer as there is not parking issues, they are visiting restaurants and stores, there is business that is going to the community, they are expanding the waterfront in a way that works for Piermont. If we are going to talk about it, let's talk about both ideas.

Trustee Mitchell stated it might make sense to have a differential for night usage as opposed to day usage, if night usage would be acceptable at all. It definitely has a different impact.

Village Attorney stated a park is an open public forum and the when the municipality hasn't generally allowed commercial operations to run out of it, when you do, you are saying that is acceptable in our open public forum. When this happened in Nyack, someone on the Board said to do it on a trial basis. If you are going to open it up in our Parks, you have to put out an RFP and say what we are going to offer and evaluate the proposals for a year. If it's something you think overall you think is a concept for the Village to explore, then you do an RFP that are narrowly defining what you require.

Trustee Alpert asked if you are legally allowed to do if you are a Piermont resident chartering it you can do it and if you aren't, you can't? Village Attorney stated no.

Mayor Tucker scheduled a meeting with New York Boat Charter for Thursday at 10:00am at Village Hall with Trustee Burns, himself and Chief O'Shea. And Bob Zampino for Thursday at 11:00am.

Leslie asked if they are chartering a wedding, it is difficult to tell them they cannot cruise past 8:00pm. Trustee Burns stated they will address any further questions at their meeting Thursday.

Rod Johnson asked if the approval process requires a public hearing or a different type of approval since it is a public park? Mayor Tucker stated they will look into it.

Trustee Alpert stated whether or not we have to, she thinks they should have a public hearing as people will have very strong views about this and they need to get feedback.

Village Attorney stated every issue in front of this Board is pretty much a public hearing because you let the public speak on it, but specifically for the use of Village land, it is not required. The public participation is open as it should be.

Item #18 Public Comment

Margaret Grace – She read a letter to the Board as follows: “Dear Mayor and Board of Trustees, I have been doing research on sustainability initiatives adopted by various riverfront

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communities and have become aware that our fellow riverfront communities, Nyack, Upper Nyack, South Nyack are participating in Community Choice Aggregation Program of New York State. It is a plan in which a large number of potential customers within CCA Communities encourages competing renewable energy suppliers to offer favorable rates as they bid for the supply service to those communities. Clarkstown is in the process of joining this Group and Piermont has had an opportunity to join, but as of now, Piermont does not have plans at this time to join the group. Mayor Tucker successfully had our Village energy costs reduced when he took office. She believes the joining that program is a great next step for the Village. She is proposing putting together a presentation for the Board and residents and does hope the Village gets on board with this. The Community Choice Aggregation has been functioning in Westchester for 3 years with over 100,000 households and municipalities benefiting. She believes there is an opportunity for Piermont to lower its carbon footprint as a Village and its residents to commit to renewal sources of energy from its supplies to save money on our personal utility bills as well. The CCA rate is typically coming in at 5-10% lower at base utility rate. It is more if you include solar. The plan is implemented by an administrator and acts on behalf of participating villages. The Village and residents pay nothing for an administrator. The administrator is paid by an electric supplier. In summary, the CCA model allows the Village to choose cheaper than O&R to fall to renewable electric supplier for its residents who can choose whether or not to participate at not cost. The electricity is typically sourced from local solar and wind farm. The CCA renewable not only potentially saves money for our residents, but also reduces our carbon footprint of the community as a whole.” Some people have seen a presentation, but a lot of people don’t even know about it. She thinks it deserves a second look and she would be happy to put together a presentation and to work with a representative from one of the energy groups and maybe one of the other Villages. She asked for a time slot on September 17th or after to be on the agenda to make a presentation about the program.

Mayor Tucker stated he thinks the Board has to be willing to do it before she makes a presentation, because what good is a presentation if they aren’t willing to do it?

Margaret Grace stated she is not sure everyone has all of the information. She would like to give a presentation of what the program is and what is involved and then make a decision.

Mayor Tucker stated she is welcome to send the information to the Board. Trustee Mitchell and himself sat through and extensive presentation and they are well aware of what CCA is. He stated, as Margaret mentioned, it is the intention of the Board to eventually move in that direction, but he doesn’t think they are ready to do that in the next couple of months.

Trustee Alpert asked if there is a deadline by which they have do make a decision?

Mayor Tucker stated no.

Trustee Mitchell stated he would be happy to work with Margaret in putting together that information because he hasn’t heard any details as what the pros and cons of it are. The long and short of it is, it sounds great until you get to the leads and then there are some details that are someone troubling and problematic. Mayor Tucker and himself and other members of the Board and members of the Sustainability Committee went to a presentation in Nyack, since South Nyack is taking this on right now, they would like to see how the implementation goes since it is a very similar community and see if there are any lessons we can learn. There are two phases to rolling out the CCA program. The first is straight forward and low impact. The second is everyone gets two bills what everyone needs to do a comparison on themselves on what they are actually paying and a loss to the municipality. The way the administrator gets paid from the utility is from the tax payment the utility company sends to the municipality every year, which we will now lose as it is redirected for pay for CCA Administration. So, there is a hidden fee as well as no guarantee of actual money savings and eventual requirement that everyone audits their electric bills each month and there are two bills. So, we would have to do some really good education about this. He would like to see how it goes with South Nyack.

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Margaret Grace stated it has been 3 years in Westchester now. There are communities large and small in Westchester who have been happy with it. Out of 20 communities, there have only been two where people have opted out.

Mayor Tucker stated he thinks we will eventually be headed in that direction and we would love for her to do the presentation.

Margaret stated she believes this is important and any opportunity to reduce utility bills and to be more sustainable is great. She thinks residents will welcome the give and take.

Mayor Tucker thinks you will also find residents will be upset that they look at their bill one day and it is not from O&R, unless they opt-out of CCA.

Trustee Alpert stated if you say people are going to complain about the bills, but if we have this whole conversation about it as a community showing the good and bad and saying your bills might change we will be one step ahead. Even if we are not prepared to do it just yet, she thinks having that community conversation is useful.

Bob Samuels- He suggested lowering the speed limit on the Pier to 10mph. Most people go slow, but a lot of people don't. What is the down side to lowering the speed limit?

Mayor Tucker stated he would personally see speed humps.

Bob Samuels stated he would be fine with that, but they won't do it. He also asked about getting a wheelchair through on Sundays.

Mayor Tucker stated Tom Temple developed a way the gate will open just enough to get a wheel chair through the center part on Sundays. Tom Temple stated it should be operational by this Sunday. And the speed limit on the Pier will be discussed at the next Traffic Committee.

Item #19 Executive Session to discuss procurement process specific as to pricing for Village Wide Recycling pick-up

Trustee Burns made a motion to enter Executive Session at 9:59pm. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

Trustee Burns made a motion to exit Executive Session at 10:18pm. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

No action was taken in Executive Session.

Item #20 Adjournment

Trustee Burns made a motion at 10:20 pm to adjourn. The motion was seconded by Trustee Alpert and so carried with a vote of 5 ayes and 0 nays.

Respectfully submitted,

Jennifer DeYorgi
Clerk-Treasurer