

**INCORPORATED VILLAGE OF PIERMONT**  
**BOARD OF TRUSTEES MEETING**  
**June 18, 2019**

Present: Mayor Bruce Tucker, Deputy Mayor Blomquist, Trustee Rob Burns, Trustee Ivanya Alpert, Trustee Nate Mitchell, Walter Sevastian, Esq. -Village Attorney and Hannah Ross Deputy 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 Mitchell made a motion to approve the minutes for June 4, 2019. The motion was seconded by Trustee Alpert and so carried with a vote of 4 ayes and 0 nays. (Deputy Mayor Blomquist was not present at this time.)

**Item #2 – Approval of Warrant**

Mayor Tucker made a motion to approve Warrant #052419 in the amount of \$20,787.63, and Warrant# 061819 in the amount of \$105,985.79 for a grand total of \$126,773.42. The motion was seconded by Trustee Burns and so carried with a vote of 4 ayes and 0 nays. (Deputy Mayor Blomquist was not present at this time.)

**Item #3 – Department Reports**

**Department of Public Works** - Highway Superintendent Tom Temple updated the Board on the site work for the Historical Society. They have 90% completed both locations, the train station and Erie Path at Kipps Crossing. Once they install the information sign at Kipps Crossing, DPW will be done with their scope of this project. He is meeting with Tilcon in the morning and they are going to review this year's road resurfacing. He will also have them look at the basketball court at Half-Moon Park to give us a price on resurfacing that. There has been a ponding issue in front of 14 & Hudson since they paved last summer. When Tilcon is here, they will go over micro grading that area as our Village Engineer has come up with a way to resolve that issue. The DPW Open House is this Saturday, June 22<sup>nd</sup> from 9am-12pm, all are welcome and Sustainable Piermont will be there as well.

**Police Department** – Chief Michael O'Shea stated they found an officer who would like to fill one of they part-time spots. Dennis Donohue informed the Board of his qualifications and where he came from: He started in 1998 in NYPD, has done Community policing, worked in Elmsford, extensive training, has passed the Sergeant's exam and retired out of Elmsford last September and was working part time in the Pound Ridge Police Department. Chief O'Shea stated he is filling a big void with Firearms. Dennis is a good instructor. He would be the department instructor along with Officer Gaynor. He has a great reputation in Elmsford and he likes to walk the beat, which the Chief likes. He has the experience in a Department like Piermont. Officer Friedman is working at the Empire State Building and cannot really work as he is tied up there and Officer Healy is unclear as to which was that is going. It is important with the summer that we get the additional officers on. On Saturday, the first day of the Community Policing, Detective Boutros and Chief wrote 14 tickets and gave 6 warnings between 8am-12pm on Ash Street. PAL is going to well and golf is starting soon. The computer system is now completely moved over to the County. With Spillman, every department is on the computer, he can see where every car in the County is.

Deputy Mark Blomquist stated Officer Leuthner has worked with Officer Donohue for many years and was his highest recommendation. It was a unanimous vote to hire him. They were all very impressed with his experience and they are very happy that he is joining as a part time police officer.

**Village of Piermont Board of Trustee Minutes**  
**June 18, 2019**  
**Page 2 of 12**

**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. Harbor Master Daniel Goswick, Sr. informed the Board they are going to install the buoys tomorrow with the Fire Boat.

**Item #4 - Old Business**

Deputy Village Clerk-Treasurer had no old business to discuss.

Village Attorney stated he is meeting the Building Inspector tomorrow to review the rental registry forms. Mayor Tucker asked if they could also review changing the Ansul system requirement every 6 months. Village Attorney agreed, and they are also going to discuss the site plan development language.

Mayor Tucker had no old business to discuss.

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**

Deputy Village Clerk-Treasurer stated we received a preliminary film application from Possible Productions/Showtime requesting to film after hours/overnight on July 12, 2019. He previously met with the Chief as well. Mike Anthony from Showtime informed the Board they are requesting to film the show “Ray Donovan”. They are interested in the firehouse boat yard on Ferry Road and Last Chance Marina behind Basque Tappas Bar. The scenes are at night. They would setup during the day but couldn’t start until the evening and go until about 2am. They tentatively have it scheduled for Friday, July 12, 2019, which would change, but that is what they are asking approval for. He has working with Chief O’Shea for many years and they would be working with neighbors to make this go smoothly.

Chief O’Shea stated Mike has been a pleasure to work with the they have done a number of films together. With the permission of the Fire Chief, the boathouse would be a great location. It would be quiet, neighbors wouldn’t hear it and everything would be self-contained. They could lock the team and they could park all of their vehicles out there. Trustee Burns asked about the other Marina. Chief O’Shea stated the other location would be difficult because of the apartment houses. A lot people would be kept awake and it would be tough to get the equipment in and out. He thinks people would hear the big trucks coming back and forth. Due to the amount of resident, it would be tough.

Trustee Burns asked if they would only be filming at the one location out on the Pier? Chief O’Shea stated yes.

Mike Anthony stated he met the owner of the Basque Bar and they would be working with him and the apartments above and look to get approval from them and get them to sign off.

**Village of Piermont Board of Trustee Minutes**  
**June 18, 2019**  
**Page 3 of 12**

Patty Lukes asked reminded the Board that Bastille Day is on July 13, 2019 and wanted to make sure they will be out in time.

Mayor Tucker stated there is nothing going on at 3am for Bastille Day.

Mayor Tucker stated it makes more sense to do the filming out at the end of the Pier, if possible. As Chief said, to do it in the smaller marina, there are more people involved and it would be tough for the Board to approve that, certainly without acknowledgment letters from all the residents. If they wanted to change it, they have a Board meeting on July 9, 2019 and he can always come back then if they really feel they want to film at the Last Chance Marina and come back with approval letters from residents in the area that they are not going to be disturbed overnight and they could consider it at that point.

Mike Anthony asked if those letters are something they could bring prior to that meeting, or does it have to be done then? Village Attorney stated if the Board is inclined to do it, the Board could approve subject to approval of the neighbors, but he would have to submit through the Chief and the Village Clerk, but he believes the strong preference is to do it out by the Pier because they are self contained out there.

Mike Anthony stated he will relay that to the producers. He feels that July 9 would be too close, and they may have to bring the letter close.

Trustee Burns stated there are a lot of neighbors there and it's on the water where sound carries. There is a big radius of people that would be affected by the noise.

Mayor Tucker stated he believes the Board is inclined to give them approval to film at the end of the Pier. If they chose to film at the Last Chance Marina, they will look at it, but will not be able to make a decision until July 9. But they are approved to film at the boathouse.

Mike Anthony thanked the Board and stated he will speak to the show producers about the Boards concerns.

Trustee Alpert stated the sound really carries there.

Mayor Tucker had no new business to discuss.

Village Attorney had no new business to discuss.

Trustee Burns advised the Board the DEC has decided to get rid of the "hot spots" on Gair which was previously owned privately and went at tax sale to County of Rockland. No one is using any hazmat suits or masks when digging in the hotspots, they are just taking them away. The question is what type of restoration they are going to do, and they are looking into that now. The County thinks they only have to re-seed the area and where there is Belgium block curbs, they think they only have to put in concrete curbs, so we are looking into seeing what we can do to bring it back to what it looked like beforehand. Village Attorney asked if he had pictures of what it looked like? Trustee Burns stated, yes. Village Attorney stated you cannot make anybody do anything, but he believes, from a political standpoint, they would be willing to restore it.

Trustee Alpert had no new business to discuss.

Deputy Mayor Blomquist had no new business to discuss.

Trustee Mitchell stated Lance from City College Climate Active Design Studio with drafts and they are asking again for us to make a contribution to print out copies of the drafts. They previously asked us for \$1,250 for two copies and they are currently asking for \$500 for 12 copies. We do not have any documentation of a project we have been working on for a year without getting this in hand, so he would like to see if they Board is amenable to getting these

**Village of Piermont Board of Trustee Minutes**  
**June 18, 2019**  
**Page 4 of 12**

copies. Mayor Tucker asked what this is? Trustee Mitchell stated it is the draft, which he forwarded the Board, which is in PDF, in printed form will be a 20-page booklet showcases the 20 designs. Trustee Burns asked if they are going to give a presentation like Cornell did? Trustee Mitchell stated, no. They gave a small presentation that only himself and Marcy Denker attended at City College in the Fall. Mayor Tucker asked if we need them? Trustee Mitchell stated yes, the material in them can be useful in future grant writing endeavors because it shows other design concepts besides the ones from Cornell, that could be part of funded projects. Trustee Burns asked, in addition to the copies, would they be willing to come and make a presentation to the Board or to the community? Trustee Mitchell stated he can ask, but they might not object to that as this was the 5<sup>th</sup> year for most of the students and they are graduating and moving on or have already graduated. Trustee Burns stated even the professor would come, it would be great. Trustee Mitchell stated he can ask. Mayor Tucker stated he believes this is a good idea and Trustee Mitchell can tell them we are inclined to purchase the copies, but rather than just handing them over, at least give the Board a presentation. There was zero interface other than with him and Marcy and it was night and day from Cornell. Trustee Mitchell stated they were very different projects. He suggested we ask them to do a public presentation. Mayor Tucker agreed.

**Item #6 Other Non-Agenda Items:**

None.

**Item #7 7:45 Public Hearing Banning Firearms in Municipal Buildings owned by the Village of Piermont**

Trustee Burns made a motion to open the public hearing at 7:54pm. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

Village Attorney stated at a prior meeting the Board had expressed interest in this local law to prevent the carrying of firearms in public buildings. Based on the general tenure of shootings throughout the Nation, this issue, as you can imagine, fraught with legal issues and considerations so he drafted a local law that essentially says in certain buildings owned by the Village of Piermont, people other than Police Officers, active duty peace officers and individuals employed by the service of the United States and authorized by the Federal Law and banking institutions employees, are not allowed to bring a firearm into Village Hall. It defines what the firearms are: machine gun, firearm, shotgun, rifle, dart guns, stun guns. The list is based on definitions in the NYS Penal Law. The Buildings at issue are the Village Hall, Community Center, Piermont Firehouse, Goswick Pavilion and the Highway Garage. It a fairly simple local law that opens up a host of issues, but it is to balance public safety vs. rights under our US and State Constitution to bare arms.

**Public Comment**

**Daniel Goswick** – On occasion they like to have hunter safety classes at the firehouse. And they do bring guns when they do the class. If they do a hunter safety class, they can't bring a firearm if they do it at the firehouse?

Village Attorney stated, not unless they come to the Board and say they want to have a class on such date and ask for permission.

Daniel Goswick stated the firehouse is split now. Empire Hose Company owns the upstairs and the downstairs where the apparatus are.

Village Attorney stated if unless they stand on that side of the building.

**Village of Piermont Board of Trustee Minutes**  
**June 18, 2019**  
**Page 5 of 12**

Daniel Goswick asked, if they come in the back door they can have their hunter safety class.

Village Attorney stated the Village Board can only ban firearms in public buildings, if they don't own it, they can't do it.

Daniel Goswick asked if a bow and arrow is included?

Village Attorney stated, it lists electronic dart gun.

Mayor Tucker stated the Board encourages public safety courses when it comes to firearms. When the Fire Department knows they are going to schedule one of these, put a request in and he doesn't think there will be any problem.

Trustee Burns made a motion to close the public hearing at 7:58pm. The motion was seconded by Trustee Alpert and so carried with a vote of 5 ayes and 0 nays.

Mayor Tucker put forth the resolution as drafted banning firearms in Municipal Buildings in the Village of Piermont. The motion was seconded by Trustee Alpert and so carried with a vote of 5 ayes and 0 nays.

**Item #8 Request from Piermont Community Garden to use Parelli Park for their annual members Solstice Picnic on June 22, 2019**

Mary Lukens, 522 Rte 9W – She is Co-Chair of the Piermont Community Garden. Every Solstice they do a picnic for their private community garden, but they open it up for this event using Parelli Park. They are asking permission to use the park starting at 6pm and take down by 10pm. They cooperate with DPW for picnic tables, etc. She invited everyone. This is their 23<sup>rd</sup> year.

Trustee Bruns made a motion to approve the Piermont Community Garden use of Parelli Park on June 22, 2019 for their annual picnic. The motion was seconded by Trustee Alpert and so carried with a vote of 5 ayes and 0 nays.

**Item #9 Presentation on “No Cost Crime Reduction and Uninsured Vehicle Identification System”**

Lou Bivona gave an informational packet and a presentation to the Board about this program. Village Attorney will look into this and the two of them will get together and discuss further.

**Item #10 Request from Rockland Electric to place a fundraising sign for Ferry Road Pole Removal Project installed at the entrance to the Piermont Pier**

George Fanshaw and Kristin Fanshaw of Rockland Electric were before the Board asking, even though it was not on the agenda, that the Board was going to make a decision tonight, based upon the decision of the Planning Board?

Mayor Tucker stated it is not on the agenda.

Kristin and George indicated that is what they thought would be happening tonight, then the sign was a second request. They asked if that is not happening tonight, do they have to wait until the next meeting? George indicated they went to the Planning Board.

Village Attorney asked if the Planning Board granted their site development plan?

**Village of Piermont Board of Trustee Minutes**  
**June 18, 2019**  
**Page 6 of 12**

Trustee Alpert stated yes, they did.

Kristin stated she apologized it is not on the agenda this evening, but they were hopeful the Board could still make a decision this evening.

Village Attorney stated since it is Village property we are talking about, they need the Board's approval and it was referred to the Planning Board for review and the Planning Board's minutes of June 10<sup>th</sup> which were distributed, and he is not sure if the Board has had a chance to look at them.

Dan Spitzer stated the planning Board resolved to issue a letter to the Board of Trustees recommending the Board of Trustees approve this project. The Clerk of the Board was going to draft a letter to you and she may not have done that.

Deputy Clerk-Treasurer stated she did, and the Board received it.

Mayor Tucker asked when the Board received it? Deputy Clerk-Treasurer stated she emailed it yesterday.

Mayor Tucker stated he has no problem putting a resolution forward.

Tom Temple stated he did the site visit with George of Rockland Electric and his subcontractor. They reviewed the location of the trench for the underground utilities. It is a pretty long stretch, which crosses our road three times. They have to open the road twice.

George stated the first road opening is where it has to be re-paved.

Tom Temple stated George is aware that they we are looking to repave certain sections of Ferry Road and one of the openings will be in the unpaved section of the road, but it is still a road opening and he considers it still a road opening permit or fee. What we do in the future is what we do in the future to address the road condition after, but they have to but it back to he conditions they found it. As far as the trench, he talked to the subcontractor and they are going to stay away from the road a certain amount of footage. They are aware we do not want them encroaching our brand-new road surface or embankment that holds up new road.

Mayor Tucker asked if they are looking to start this project as soon as they get permission from this Board?

George stated no. Once they have permission they have to go back to Orange and Rockland and pay them, then they put them in their system and that is at least 30-60 days.

Kristin Fanshaw stated they are also making an effort to secure the remaining funds necessary to complete the project. They are requesting to put up a fundraising sign on Village property at the entrance to the Pier and she sent an example of the proof. They are also making a big push for the remaining funds they are short. They are making a big push for local fundraising efforts, which is all contingent on their approval from this Board.

Mayor Tucker made a motion to approve the Piermont Pier Waterfront Beautification Project based on the Planning Board's recommendation, for removal of poles along Ferry Road. [motion was not seconded].

Trustee Mitchell asked if we had a performance bond for this in case the work isn't completed properly?

George stated a performance bond would be if he was working for us.

Trustee Mitchell stated its intention is to protect us, whose property he is working on.

**Village of Piermont Board of Trustee Minutes**  
**June 18, 2019**  
**Page 7 of 12**

George stated his company has insurance and the Village could be names additionally insurance.

Village Attorney stated what happens 8 months after the project and the side of the road starts collapsing? That is what we are looking at here.

George stated it is an additional cost for a performance bond, a percentage of the job, usually about 2 or 2.5%. They have all of the insurances. He stated normally a bond would be if the Village bid out a project and they hired him, and they were worried he wasn't going to do the work they hired him for, they get a performance bond.

Village Attorney stated this is unusual and what if there are issues with the road, how does it get fixed?

George stated they would then have to repair it. He does multi-million-dollar projects all the time and this is what they do. They are not going to disturb the side of the road that is there now.

Trustee Alpert asked if the Village could get something in writing that they would be responsible if there was a problem and would be send something to the Village Attorney? George said yes.

Tom Temple stated normally when we have contractors work for the Village, there is always a performance bond or an assurity bond that is issued at a said percentage of the job for the reasons Village Attorney stated. What if a road collapses in the future? Unexpected damage to the road from the equipment crossing in certain spots. They always get a bond from contractors and this is kind of a different situation as they are not working for us, but they are on our property. He would absolutely feel comfortable with a bond.

George asked if they would be comfortable with a bond for the excavation portion, which is just under \$50,000, which is what they are concerned about, not the new wire with O&R. He stated you really don't need a bond for the utility.

Village Attorney stated this is a great project and their perseverance to get this done is unbelievable, but he will get yelled at if there is a problem with the road 8 months from now and we don't have any security to get it done. He doesn't doubt that they are in business and will be in business and they will come and do the right thing.

George suggested again that they do a bond for the excavation portion.

Village Attorney asked if that is the only thing that could affect our roadway after the fact?

Kristin stated the poles are on the state property.

Village Attorney stated we would be fine with being additionally insurance and they bonded for the excavation portion.

Mayor Tucker asked George and Kristin to get Village Attorney what he needs for the performance bond and insurance and we will put this on the July 9, 2019 agenda regarding permission from the Board to go ahead with this project. Mayor Tucker stated that should not stop them from fundraising. He asked if they have contacted some of the other residents who he told them were not even aware of this project?

Kristin Fanshaw stated they were waiting for tonight as they drafted a letter to going to personally go out to members of the community to secure funds. She wanted to letter she drafted to stated they had approval from this Board (if they did received approval tonight). She asked if the Board was okay if they still moved forward with the fundraising efforts even though they technically don't have approval.

**Village of Piermont Board of Trustee Minutes**  
**June 18, 2019**  
**Page 8 of 12**

Village Attorney stated they could bring that letter to the Board at the next meeting on July 9, 2019.

Kristin stated they have everything ready to go to start the fundraising efforts and the sign was another idea to increase their fundraising efforts.

A member of the public asked how much disruption this might cause while they are doing the construction, how much noise and would the road have to be closed to pedestrians?

Kristin stated the road would not be closed to pedestrians as they are working along side the road and it would be during the day. It will be minimal noise. A chainsaw will be utilized while they are cutting the pole. Otherwise, it will be digging. There will not be lights on during the night. The excavation portion of the project will be about two weeks. In total they are expecting 60 days with install of new wire as well.

Kristin Fanshaw stated the sign they are requesting is a standard retailer sign 2x3 double sided. They want to increase visibility and awareness for the project.

Trustee Alpert stated this sign makes it look like this is a Village project, which it is not.

Village Attorney stated the Village is not allowed to fundraise. It is in a park, open public forum. If the Board allows this, then when someone comes along asking for it, they are going to allow it. They are making a decision to open up their forum for worthy causes such as this. Some of them might not be so worthy.

Kristin asked if they change the language of the sign would that make a difference?

Trustee Alpert stated, in general, we do not want our entire Pier filled with signs.

Village Attorney stated he is specifically focused on the fundraising. The Village isn't allowed to engage in fundraising. This is a public park and to allow its use for that purpose may be okay, but if you do it for one person, you have to do it for everyone. He asked them if there was any place on private property they could put the sign?

George suggested the sewer district building on the pier. They were going to go to them next.

Trustee Alpert stated the fact that we are trying to beautify the Pier and have a sign saying give us money is a bit of a contradiction. It helps people's property values that live there, she is not sure this is continuing to beautify Piermont.

Trustee Mitchell asked if the Piermont Landing Housing Authority give them permission to put it on the North Walkway on private property.

Kristin stated they were thinking of approaching them as well.

George and Kristin stated they did not want to fundraise without the approvals.

Deputy Mayor Blomquist asked how much they need to fundraise?

Kristin stated \$50,000.

Mayor Tucker stated he wouldn't wait. We are trying to work with them to make this project happen, so it probably will, and they shouldn't wait on any fundraising efforts they are doing on their own.

**Item #11 Presentation of upcoming Census by Keith Camire**

Keith Camire gave a presentation and packet to the Board on the 2020 Census.

**Item #12 Resolution to direct the Village Engineer to conduct and produce an analysis and recommendation to the Village Board regarding the Village Board's own motion to amend the Zoning Map pursuant to Article XVIII of Zoning Code with respect to Village tax parcels # 75.55, Block 1, Lots 13, 14, 14.1, 14.2 and a portion of lot 1.1**

Village Attorney stated this is an information resolution. There was a workshop meeting with a potential developer who wanted to look at a project across the street from Village Hall, to the East to the Village's diagonal parking spaces. The zoning map line cuts the property in half between Business B and RDW Zoning District, which permit different uses and different dimensional requirements as well. After that workshop meeting, which he did not attend, the Assistant Village Attorney called him and said we are looking to get our Village Engineer to look at this from a Planning perspective. If there was a development there, where would it make sense for the development to be? Would it make sense to relocate the Business B somewhere on that lot to make for a continual development for the rest of downtown. This is an information thing. There is no application to the Board. There is an amendment to the Zoning Map. Our code allows it to happen two ways: 1. Petition of somebody asking it to happen and 2. A motion of the Board asking it to happen. The process is the same, it would have to be drawn up and referred to County Planning for their input. But as a first informational step, we were going to get the Village Engineer to look at it from a Planning perspective and where would it make sense for the lot to be? Before entertaining anything, the Village Board knew from a planning and zoning perspective where the best spot for the Business B lot to be or maybe it is not to locate it at all.

Trustee Burns asked who pays for the Village Engineer to do the work?

Mayor Tucker stated we do.

Trustee Burns stated we are doing this to assist the developers?

Mayor Tucker stated no, we are doing this to encourage development.

Trustee Alpert asked who requested we do this?

Village Attorney stated there was a meeting where a discussion regarding the overall conception of the development took place and the zoning line would have to move. Coming out of that meeting it the idea was the Village should know where it should be, ideally, from the Village's perspective, before anything else.

Trustee Mitchell asked if a developer requested this would they pay for it?

Village Attorney stated if they made a petition to move the line, they would probably come in with an analysis of their own and present an analysis to the Village Board and we would probably have our people have look at their analysis to verify it. Trustee Mitchell asked we would probably pay our people? Village Attorney stated we would probably pay our people, yes.

Village Attorney stated if this does ever get developed, if there is an application made, there will be an escrow account established and there will be a lot of work to be done from the planning and zoning perspective before anything happens. The idea was to get as much information as possible as to what would be appropriate before entertaining anything.

Trustee Burns stated he is still up in the air on this. He would rather they petition, bring us the documentation and then it would be a lot cheaper for us to have someone look over their documentation then it would initially.

**Village of Piermont Board of Trustee Minutes**  
**June 18, 2019**  
**Page 10 of 12**

Mayor Tucker stated we are just having the engineer look at it and come up with a plan.

Village Attorney stated we are having him look at it and see where it would be appropriate to move the Business B line. If there is a development proposed by this developer or any developer, attention to the zoning line will have to be made, or variances be granted. Regardless of how you feel about development of the spot, it is good to know what you have and what the alternatives are. At least you are informed of making decisions.

Trustee Burns stated he is in favor of developing the site, he would just like to see the Village's expenses kept to a minimum until we know this project is going ahead that is the reason he would like them to petition first.

Deputy Mayor Blomquist asked if we have a clue what they are charging us to do this?

Trustee Burns stated no.

Trustee Alpert stated maybe we should get an estimate before we do this.

Daniel Spitzer stated from a Planning perspective, one of the numerous obstacles to development to that particular lot is an essentially arbitrary zoning law between two different zones. It is in the best interest of the Village to try and consolidate it into one lot, rather than bisected into two zones. This has served as an obstacle to developing that lot for many years.

Trustee Burns suggested we get an estimate from Village Engineer. Deputy Mayor Blomquist agreed.

Mayor Tucker asked if he says it is \$100, is that too much? What is too much? We have an engineer on retainer. This is not something that pushes the budget out of range. This is in the normal workings of what he does for the Village. Do we start asking him to give us a quote every time we need something done? He just met with Tommy because 14 & Hudson is flooding, should we have gotten an estimate from him before meeting with Tommy to see if it is worth having them look to see why 14 & Hudson is flooding? Where does it stop? If he says it is \$500 or \$250?

Trustee Burns stated, what is the problem just asking him how much is involved. If it is \$100 he votes to give approval to tell him to go ahead. If it is \$5,000, then let's discuss it. We are going to make it one zone, but what kind of information do we need to make it one zone and is it something that the Village should pay for up front, or should they? He doesn't know why the Mayor is getting upset that if Tommy does something. That is different, that is something we are doing for ourselves. Mayor Tucker stated so is this. Trustee Burns stated they have a right to disagree. He doesn't understand why Mayor Tucker is getting upset as far as which way we should go. Let's find out what the cost factor is and we can make a decision.

Mayor Tucker stated he is wondering at what level is it prohibitive?

Trustee Burns stated it isn't prohibitive at any level, but let's find out what it is. We are going to do it, because whether these people do it or somebody else, we have to make it attractive to them or somebody else. We just have to know what we are doing.

Trustee Alpert stated she agrees that more information would be helpful. She doesn't feel the urgency with doing this. She has real concerns about the deal being proposed. It is giving up a ton of greenspace in exchange for not much in return.

Mayor Tucker stated, whether it is this potential developer or any developer, as Dan pointed out, if we ever want that developed, which is in the central part of our downtown business district, it behooves us for it to be as one zone.

Trustee Mitchell stated one of the things that might come up with Ken is that we can't re-zone it to Business B. Mayor Tucker asked if he wanted to know that? Trustee Mitchell stated he did want to know that. Mayor Tucker asked, but you don't want to pay for it? Trustee Mitchell stated he is not saying he doesn't want to pay for it. He doesn't think it is inappropriate to get an estimate for work which is not work we are obligated to do. If there is a problem with the road, we are obligated to do that, that is why we have him on retainer. If this is just something we want to do because we want more information on the lot, cost would be a factor. If the number \$5,000 is a scary number, this is an important piece of property.

Mayor Tucker stated he will request an estimate from our Village Engineer to request this work.

**Item #13 Public Comment**

**Rod Johnson, 22 Stevenson Street-** He is here to review a program that was established by the Village Board in 2002 regarding the preservation of Open Spaces in the Village. The geographic view and character of our Village both up to the mountain and down to the river are important to our character. Under NYS Law and General Municipal Law enables municipalities to formulate an open space preservation list, which allows communities to research their properties and identify open spaces that are eligible for preservation and enable a community to give value to those open spaces. In 2002, the Village Board passed a resolution to establish an open space preservation program, accepting the initial list of properties to be considered for preservation. He gave the Board copies of the resolution with the list. There is an opportunity here in the Village to preserve a Hudson River Vistapoint on the River. Across the street from where Stevenson Funeral Home previously was at 790 Piermont Avenue. The old Stevenson Funeral Home parking lot is the undeveloped land on the River which offers a great viewshed to the River. He is proposing the future owners with an opportunity for mutual benefit. He thinks it would be nice to acquire a nice type of park/viewshed we could maintain where people could stop and look out at the River. This is the last riverfront property that is not fenced off. Walking North if you want to see the River, you can't, you are looking at fences or hedges. He suggested we approach the potential owners that the Village would like to maintain an agreement, whether that be an easement or some sort of agreement to have open space. He gave the Board a letter, the tax map, photographs and offered for the Boards consideration.

**Becky Bavli, 22 Ash Street –** She moved to Piermont almost four years ago from Hoboken. One of the reasons she moved here is the town is beautiful. It's on the water, the downtown is great, she loves to be able to walk around, she has kids, etc. She think she didn't notice until about a year in is that you can have beautiful homes, well kept, well maintained next to homes that are not well maintained at all. For the first year or so, she overlooked it. She lives between two of these homes, so this affects her directly, but she believes this affects our Town even more. She drove around the Village and there are 18 properties that are well, well below the value they should be because they are not maintained. That means we are not able to charge the property tax we could for these properties because they are falling apart. The people that live next to these homes also have a decreasing home value because of it. When she has conversations with people in town and the Building Department she gets the response that "it's Piermont". She doesn't think it has to be, she doesn't think we have to live in a town where our neighbors let our houses and trash and cats and all of it be that way. We could be a community where we come together and maintain our properties. She has photos she can show the Board. She tried to put her house on the market. They just wanted to move to a bigger house in Piermont, but they couldn't sell it unless it was \$30,000 or \$40,000 below what they paid of it 3.5 years ago. Nothing has changed with the market besides the house next to her still has the Tyvek on it from 4 years ago and it is uninhabited. You can't sell a house when people ask what is wrong with the house next to them. It is not just her issue, it is a town issue.

Mayor Tucker asked what Building Inspector does when she brings it up to him? Becky stated he is doing the best he can. He is trying to fine them.

**Village of Piermont Board of Trustee Minutes**  
**June 18, 2019**  
**Page 12 of 12**

She has been here four years and has been on it since the beginning and nothing has changed. It's not enough for just a coat of paint here and there or just garbage picked up.

Mayor Tucker asked her to email him a list of the 18 properties and he will look into it.

**Susan Canter, 867 Piermont Avenue** – She is glad to hear Piermont is encouraging development, but one thing that needs to be developed is handicap parking. Her elderly parents just relocated to Piermont. They reside at 595 Piermont Avenue and the restaurants, Olar, Basque are big draws to the town now and the nearest handicap parking space is in front of Village Hall and St. John's church. She believes maybe one of the restaurants has private handicap parking as well. Her mother has Parkinson's and on any given day no matter what time of day, she will either have to cross a street, there is no handicap parking. Her father will either have to double park his car in front of 595 Piermont Ave. They are walking in the middle of the road to get to their car because there are so many cars parked in the road for the restaurants. It is not just their problem. She is not sure if Olar and Basque are handicap accessible, but it is also about people that live here. She is not asking for a private handicap spot, but if there was a spot, at least they would have a chance.

Village Attorney asked if there was onsite parking at the house? Mrs. Canter stated there is no onsite parking. On the Eastside of Piermont Avenue, there are very few houses that have onsite parking.

Trustee Mitchell asked about renting a space in the lot across the street. Mrs. Canter stated there are not available. There is not a designated spot that handicap could rent, it is first come first serve.

She encouraged the town to see if we can get a handicap spot in that area. She said Chief O'Shea supported it and told her he would discuss with Tom Temple and show him the area of where to possibly put a spot.

Trustee Alpert asked if there are curb cuts there?

Mrs. Canter stated she owns the building next to it and there are curb cuts there. But, the sidewalk ends at 595 Piermont Avenue, but there is no sidewalk on the Eastside of Piermont Avenue for someone to park their car. People are getting out of their car and walking in the middle of the road. There is a blind spot there as well. It is dangerous and for her mother, mobility is an issue.

Village Attorney stated they can take a look up there and see where it would be appropriate to add an additional spot.

Mrs. Canter stated her vote is in front of 595 Piermont Avenue as that is where the sidewalk ends, and it is easy to put a sign. Mayor Tucker asked if that is where her mother lives? Mrs. Canter stated yes.

**Item #14 Adjournment**

Trustee Burns made a motion at 9:32 pm to adjourn. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

Respectfully submitted,

Jennifer DeYorgi  
Clerk-Treasurer