

**INCORPORATED VILLAGE OF PIERMONT  
BOARD OF TRUSTEES MEETING  
March 19, 2019**

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

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

Trustee Alpert was not present as she was before the County Legislature showing support to ban plastic bags in the County on behalf of the Village Board and the Village.

**Item #1 – Approval of Meeting Minutes**

Deputy Mayor Blomquist made a motion to approve the minutes for March 5, 2019. The motion was seconded by Trustee Burns and so carried with a vote of 4 ayes and 0 nays.

**Item #2 – Approval of Warrant**

Deputy Mayor Blomquist made a motion to approve Warrant #031119 in the amount of \$13,087.70, Warrant#031919 in the amount of \$116,144.89 and 03/14/19 Rockland Chrysler Check# 23773, Invoice# CHCS305184 for 2017 FD Dodge Ram Chief's truck Repair in the amount of \$6,170.81 for a grand total of \$135,403.40. The big-ticket items in this warrant are \$13,087.70 to Workers Comp and another \$10,000 to floating our BAN. 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. They received the CHIPS funding this past Monday for the October payment for \$56,000 from the State. They installed the second speed sign on South Piermont Avenue and they just received one more speed board which they are looking to install on Ferdon Avenue. They are removable. They are going to install posts on North Piermont Avenue and will have a total of 3 boards in operation. The residents around the Boards say that they do appreciate them and it does help the speed. A reminder for the bulk collection: April 2 through October 16 there is bulk heavy pickup for all furniture items and any type of item like that. Everything except hazardous health, which need to be taken to Pomona by the residents.

Mayor Tucker stated he got an email from Real Term. Tom Temple stated he replied to his email and yes, all the street lights are ours.

**Police Department** – Chief Michael O'Shea stated we took a gun off the road on Thursday. Officer Boutros did a routine stop for a tail light. The driver was very nervous, he looked over and the driver had his hand on a loaded 9mm on his waistband with a round in the chamber. The State enacted a law that you cannot have more than 10 rounds. This gentleman had the 10 plus one in the chamber read to shoot. They took them out safely. The gun and magazine were illegal. It was a brand new glock that he had and purchased illegally. They are starting their traffic grants in April and want to get the word out to residents they can email the police at [piermontpolice@rcpin.net](mailto:piermontpolice@rcpin.net). If they don't want to speak to someone on the phone, you can email them. Everyday they do different things, texting, seatbelts, etc. PAL is doing well. The youth group is going to use the van, they are doing a lot of different things.

**Building Department** - Building Inspector Charles Schaub was not present.

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**Parks Department** – Dan Sherman was not present.

**Fire Department** – Chief Don Hardy was not present.

**Item #4 - Old Business**

Village Clerk-Treasurer stated from the minutes of March 5, 2019 a formal motion was not made to schedule a public hearing for the mandatory recycling law. Trustee Burns made a motion to schedule a public hearing for April 2, 2019 at 8:00pm. The motion was seconded by Deputy Mayor Blomquist and so carried with a vote of 4 ayes and 0 nays.

Village Attorney had no old business to discuss.

Mayor Tucker had no old business to discuss.

Deputy Mayor Blomquist has a call in to his friend at Verizon regarding the building at the end of the Pier.

Trustee Alpert was not present.

Trustee Burns had no old business to discuss.

Trustee Mitchell had no old business to discuss.

**Item# 5 New Business**

Village Clerk-Treasurer had no new business to discuss.

Village Attorney stated he wrote to the lawyer for T-Mobile today and has not heard back but is staying on it.

Trustee Burns had no new business to discuss.

Mayor Tucker put forth a resolution the Board authorizing the Police Department to order a new vehicle to be used from County Sales Tax, which is designated specifically for Police use, not to exceed \$41,000. The motion was seconded by Deputy Mayor Blomquist and so carried with a vote of 4 ayes and 0 nays.

Trustee Alpert had no new business to discuss

Deputy Mayor Blomquist had no new business to discuss

Trustee Mitchell proposed an amendment to Chapter 108 of the Village Code to require a certificate of compliance for non-owner occupied two-families and a fee for an annual inspection of such of \$75 per household. Village Attorney stated that is apart of our Village Code and will require a Public Hearing, which will need 10-days' notice. He will draft it and send it around.

Trustee Mitchell made a motion to schedule a public hearing on April 16, 2019 at 7:45pm. The motion was seconded by Deputy Mayor Blomquist and so carried with a vote of 4 ayes and 0 nays.

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

None.

**Item #7 7:45pm Public Hearing for Valley Area Network to run Farmer's Market at M&T Bank Parking Lot**

Trustee Burns made a motion to open the Public Hearing at 7:44pm. The motion was seconded by Trustee Mitchell and so carried with a vote of 4 ayes and 0 nays.

Village Attorney reminded the Board this is a Public Hearing for a Special Permit for, essentially, retail use Farmers Market in the parking lot of M&T Bank. Under our code, special permits are granted by the Board for uses in the Business B zoning district, where this is. The purpose of the special permit is recognition that uses, while permitted, may have more of an impact to adjacent property owners than in other area, so the Board in granting or considering a special permit can put restrictions on its grant to address potential impacts. Our code requires referral to the Planning Board by way of an opinion on March 11, 2019 reviewed the application and suggested several conditions on the grant of the special permit itself. Typically, at this hearing, the applicant will address the Board, the Board will ask questions and, under our code, direct their attorney to draft a formal resolution to attach to the special permit issued by the Building Inspector. The special permit is renewable on an annual basis.

**Joe Serra, applicant**, reminded the Board they are proposing a farmer's market, similar to what was previously there. Between 12 and 15 vendors. It will begin at 10:00am instead of 9:30am. To address the noise issue that was previously brought up, they are not allowing vendors to arrive until 8:00am. The previous market allowed vendors to arrive at 7:00am, but they had some trucks coming at 5:00am. They will have someone onsite to enforce it. The other issue that was brought up was there were customers and vendors using the bathrooms of other nearby businesses. They have talked to the Police Chief and as long as there is a police officer present, they will open the gate and allow people to use the bathrooms in Village Hall. They will also have an individual available to transport anyone who needs to use a bathroom to their place on Ferdon Avenue. This is important for the Vendors, who are there all day. They heard from one or two restaurants they were concerned about this becoming a food court. He reiterated this is not a food court, it is a farmer's market. There will be no more than two vendors at a time that will be doing hot food/prepared food, which is not much different than what was there before. Last year when he went there a couple times, there were prepared food vendors.

Trustee Burns asked Mr. Serra if the police officer in Village Hall will be there for the total hours the farmer's market is open and who will be paying for the police officer.

Joe Serra stated he had a conversation with Chief O'Shea that since there is usually an officer downstairs in the station, why not let the public use the bathroom? This will not be an extra officer. If there is not an extra officer coming in for this. Chief O'Shea stated Sundays are very busy and if they are in the office, they will open the gate for people to use the bathroom.

Joe Serra stated there is the possibility of them making arrangements with other locations as well. Down to Earth had an arrangement with Piermont Bike. They would do that as an additional. Mayor Tucker stated he recalled the Bank stating Straus Gallery, Sidewalk Bistro and Piermont Bike offered their restrooms. Mr. Serra stated he has not asked them yet.

Trustee Burns asked if there will be a sign up regarding the bathrooms?

Mr. Serra stated yes.

Mayor Tucker stated one of the recommendations from the Planning Boards was regarding a shed?

Mr. Serra stated it was in an old agreement he had with them. It is a tiny compartment behind the dumpster. He doesn't need it and any reference to the shed can be taken out.

Mayor Tucker stated the Planning Board further stated all vendors should be required to park in the M&T parking lot.

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Mr. Serra stated parking would have to be in the River Lot, except when the Library is not having an event, then it would be in their staff parking spots. He spoke to a Library Board member and they are allowed to use the Library staff parking spots when there are not events. They will also have someone on site to direct traffic. If they want to just pick something up really quick, with Chief O'Shea's recommendation they will direct them to the River Lot. If they are going to stay longer, they will direct them to Lot D. The same person (parking attendant) he has shuttling for bathroom use, will shuttle people from Lot D.

Trustee Burns asked if the recommendations from the Planning Board were given to Joe Serra and he understands them?

Mr. Serra stated yes. The only thing he wanted to clarify is prepared food should include hummus, for example, which is intended to take home.

Mayor Tucker stated these are recommendations by the Planning Board, not requirements, if the Village Board wants to put requirements on the Special Permit, this is where they do that.

Trustee Burns read the recommendations from the Planning Board: 1) Clean-Up should include the Bank parking lot and surrounding areas 2) the operating plan should be more specific as to a limitation on prepared food vendors 3)

Mayor Tucker stated he does not believe No. 2 of the Planning Board's recommendations should not be one of our requirements. A government should not tell a business what they can and cannot do, what they sell and cannot sell. Trustee Burns stated they only question was the fact that we don't want them competing with the restaurants and the Market. He asked Mr. Serra if he has a problem with limiting it? Mr. Serra stated as he mentioned earlier, the prepared foods should be more specific (such as hummus). Mayor Tucker stated he did not believe we should be getting involved in those definitions. He doesn't believe it is up to Government to tell a business what they can and cannot sell, and that is what they are doing if we do this. Trustee Burns stated if Mr. Serra was planning to have complete food at all stands, he believes he Board members have a right to know that before they vote yes or no. If Joe is willing to limit it to two stands serving food, he thinks that should be part of it. He doesn't believe we are telling him to run his business, we are deciding in an application whether or not it is something we are wanting to approve, and he wouldn't want to approve it if was an open stand with hot dogs and everything else. We want to know his plan for running it to know whether or not we want to approve it.

Trustee Mitchell asked Mr. Serra if he felt any of the Planning Board recommendations would be problematic or would he be content with them all being requirement?

Mr. Serra stated the wording on the prepared foods. He has no problem providing the health certificates to the building inspector. He stated they are planning on having some incentives on drawing people into the Village and that was one of the Planning Board's recommendations. Trustee Mitchell stated he had mentioned a market booth and asked Village Attorney if the operating plan should be included in the approval and is required?

Village Attorney stated no. The Special Permit should lay out conditions on how the place is going to be run. He doesn't know that we have required any business with a special permit to give us a plan on how they are going to run their business, but we should put these conditions, whether they are from the Planning Board or this Board in the Special Permit. If you are talking about limiting prepared foods and the applicant is willing to do that, we can do that, but he has to write the special permit, so it has to be defined. He asked what the Board's consensus is.

Trustee Bruns stated the limitation that we are discussing is food that is going to be made with the intention of being consumed right then and there, not packaged crumb bun and as they leave they decide they are going to open it and eat it. Ready made food for consumption at that location.

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Mr. Serra stated he prefer the definition not be in, but if the Board feels it needs to be in, then add it.

Trustee Burns asked Daniel Spitzer what the Planning Board's thoughts were on this when they came up with this recommendation?

Daniel Spitzer stated he agreed with Trustee Burns in regard to immediate consumption and thinks limiting two hot food vendors will satisfy everyone. The Planning Board was trying to balance the desire of the applicant to run a successful farmers market against the desire necessity to support all our local businesses. After formal and informal discussions with the applicant and multiple members of the Planning Board and Board of Trustees and members of the public, he thinks the idea of two vendors for immediate consumption seems to be an appropriate balance. The Planning Board discussed this extensively and this is why they recommended it, as it seems to be a good balance.

Village Attorney stated at the Nyack Farmers Market there is someone who sells unpackaged empanadas and asked how they want to word it?

Trustee Burns stated unpackaged, prepared foods intended for immediate consumption. Village Attorney will use this for the definition in the Special Permit.

**Public Comment**

**William Herguth**, 535 Piermont Avenue abutting the Bank property – There have been some issues every year. He thinks the Souk looks successful and he thinks it is a good think in the Village of Piermont and he doesn't want to stop that from happening, but the lady who lives upstairs in the building says that as soon as the works show up for the vending, they all go in the back of the building where she lives and they urinate all morning long. It slows up by noontime. They go behind a boat troud there. This needs to stop. Somedays children come out of the toy store and they have story hour and it might not be a good thing if they see these vendors relieving themselves, isn't that exposure? Isn't that against the law? That is a problem and should be resolved. He suggested a port-a-john.

Mayor Tucker asked Joe Serra to make sure that doesn't happen.

Mr. Serra stated when the vendors have been driving for a long time and so they want to make sure they come to their place on Ferdon first before the go the Market.

Mr. Herguth stated, as a business man, the last think he would want is for people to go 250feet to the police station to the toilet because they might not come back. They might find other restaurants or luncheonettes. They might lose people by sending them down the street.

Mayor Tucker stated back in November he had come up with the idea to move the market to the Goswick Pavilion with one of the main intentions that they have bathrooms there as well as parking, more space, less traffic congestion. He was shot down strongly by the Chamber of Commerce who adamantly stated it has to be at M&T Parking Lot.

Mr. Herguth stated it takes retail customers away from downtown and that is where we need them. They would drive to the Pier for the market and then drive away.

**Arthur Lepore, Confetti Restaurant** – He asked Joe Serra if in these two "immediate consumption" stands if there are going to be one item per stand? Or multiple items per stand.

Mr. Serra stated there certainly could be multiple items per stand. Stated a food stand that was at the farmer's market last year had multiple items: eggplant, spinach pie, souvlaki, etc.

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Mayor Tucker stated this is why he didn't think government should be getting involved in determining what you should and should not be selling.

Mr. Lepore stated it is to protect the people here who are paying rents and have a short season.

Mayor Tucker stated there was always a farmer's market the last 14 years.

Mr. Lepore stated they weren't selling hot, prepared food.

Mayor Tucker stated they were selling hot coffee when we have three coffee places in the Village. Nobody complained then.

Mr. Lepore stated shame on them if they didn't complain.

Mr. Lepore stated they said he could have two items.

Trustee Burns stated no, they said two vendors.

Mr. Lepore asked how many items can he sell? As many as he wants? Then you have a food court.

Mr. Serra stated there are 14 vendors there and two are selling prepared foods, how is that a food court?

Trustee Burns stated this permit is for one year. If there is a problem, when we have the hearing next year, we will address the problem. We have to go on good faith with Joe. He is merchant Joe, he is part of us and he thinks give him a shot. You can't put all sorts of restrictions. The Planning Board gave him recommendations, which he is willing to do, give him a shot.

Mr. Serra reminded the Board that when he first came to them he used Confetti as an example as something to make sure that it didn't hurt other businesses. He is going to look at the vendors coming in and try to make sure they are not competing or at least have conversations with those people. When he first came in he told the Board that if a vendor said they wanted to sell gelato, he would tell them no because Confetti sells gelato. Now, he says, he makes him want to. Bunbury's is coming in and Community Market they are participating.

Trustee Burns made a motion to close the public hearing at 8:15pm. The motion was seconded by Trustee Mitchell and so carried with a vote of 4 ayes and 0 nays.

Trustee Mitchell stated he does not think we need to do all nine of the Planning Board's recommendations because some of them seem to like they would be difficult to put with the permit. Firstly, all vendors should park in M&T Lot does not seem practical given the fact that we were talking about vendors parking in the library parking lot. Additionally, displaying maps would be a nice, doesn't sound like a requirement. The public bathrooms are a concern but is not something that he would call a requirement and something Mr. Serra is addressing. And the operations plan is not something is part of the special permit. He is suggesting this Board require 2,3,4,5&6 as stipulations in the Special Permit.

Trustee Burns asked if he would be agreeable on No.1. He agrees that you can't put the parking in the M&T lot as that is where it is going to be set up, rather than in the past farmer's market and parking on the street blocking, that all vendors should be required to park in the River Lot or Lot D? Trustee Mitchell agreed. Trustee Burns also stated that in regard to public bathrooms, Mr. Serra stated he will make access to his restroom at The Souk and the restrooms at Village Hall when an officer is at the desk and he will put up a sign at the farmer's market indicating what bathroom facilities are available so that people do not use businesses that really don't want them there. Trustee Mitchell agreed.

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Trustee Burns made a motion to accept the application for the farmer's market including the recommendations set forth by the Planning Board (specifically nos. 2,3,4,5 & 6) vendors are required to park in the River Lot or Parking Lot D and the restroom at The Souk and Village Hall (when police officer at desk) will be available to customers and vendors and a sign be posted at farmer's market indicated where the bathrooms are, for the next year. The motion was seconded by Deputy Mayor Blomquist and so carried with a vote of 4 ayes and 0 nays.

**Item #8 Review and approve Brooker Engineering proposal of services for the 2019 MS4 and MCC Annual Report and Self Assessment Survey**

Village Clerk-Treasurer stated this is something we do every year and is part of grants in the Village.

Village Attorney stated it is mandated by the state.

Village Clerk-Treasurer stated this is the same price as last year but does require Board approval.

Trustee Burns made a motion to approve Brooker Engineering proposal of services for the 2019 MS4 and MCC Annual Report and Self Assessment Survey. The motion was seconded by Trustee Mitchell and so carried with a vote of 4 ayes and 0 nays.

**Item #9 Discuss possible sale of Alley owned by the Village adjacent to 493 Piermont Avenue**

Mayor Tucker stated 493 Piermont Avenue is up for sale and there is a 10-foot-wide by 100-foot alley adjacent to that property that is owned by the Village. There has been an inquiry made by someone who is interested in buying the property at 493 Piermont Avenue as to whether or not the Village is willing to sell that alleyway to be then incorporated into that lot. The applicant paid for an appraisal and the appraisal came in at \$26,500.

**Katie Stoeckeler** stated their intention with buying the property is to build a yoga studio and with the alleyway, if they didn't purchase it, it would be a big gap between Presence of Piermont and their property. They wanted to know if the price was negotiable, that is a big business transaction, purchasing a two-family home and building a property with new construction and purchasing the alley on top of that. This is a big undertaking and they aren't sure how all this would work. The building up front would be a yoga studio on the main floor and shared work space on the top two floors, potentially a three-story building. She is a Piermont resident.

Village Attorney stated a municipality can sell property that it owns, particularly if it is not using that property, but it has to sell it for fair market value. So the question of, is it negotiable? Yes. It has to be paid whatever the fair market value is. The decision of the Board to sell property owned by the Village is not a decision by public hearing or otherwise. It is done by resolution. The property has to be identified. He believes the Village could give a Quit Claim Deed to this property, if the Board decides to do that.

Ms. Stoeckeler asked if there would be an issue if they did not purchase the alley, but did purchase 493 Piermont Avenue, would there be an issue down the line? Village Attorney asked what kind of issue? She stated if they built something and it was 10 feet from the property line, etc. Village Attorney stated he did not believe so. Ms. Stoeckeler stated people currently use that space for public parking. Village Attorney stated when you build something on any lot, there are dimensional requirements, setbacks, in the code that have to be complied with. If they were going to design a building for getting the alleyway, that would affect their design. If they couldn't fit the building where they wanted it, they would have to go get variances. Side yard, rear yard, height, etc. all those things their design professional will take into account in doing a zoning analysis of what they want to build. If they had an opportunity to increase the width of their lot by 10 feet, it can affect by what they can build by right under the code, but that is

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business decision that they have to make. If someone is going to design a building for them, they should discuss that all with them with and without the 10 feet. Someone asked what the setbacks would be if they did not purchase the 10 feet? Village Attorney stated the 10 feet will not count and they need to get someone to do an analysis for them as far as the dimensional requirements in the zoning district. Every zoning code has a bulk table and they need to look into that further. Building Inspector Schaub stated they can come into the building department and he will go over it with them.

Dan Spitzer stated they have had two or three people come before the Planning Board in the last 7- or 8-years expressing interest in this lot and every time the stumbling block is the same, the 10-foot alley that is owned by the Village. He asked, if they are considering purchasing the lot, to have an unofficial meeting with the Planning Board and bring the architect or engineer and meet with the Building Inspector, then they can figure out what they can and cannot do and what will work for them. He stated others have not been able to do anything without the 10 feet of the alley.

Ms. Stoeckeler asked if people could continue using the alleyway as parking? Village Attorney stated it is what it is and is not going to change. Trustee Mitchell stated he does not believe it is official parking. Mayor Tucker stated anyone using that space now is doing it unofficially, they are trespassing, we have just never enforced it. Ms. Stoeckeler asked if it could continue to be unenforced? Mayor Tucker stated he would have to discuss this with the Chief of Police. It seems like that property itself would just become much more valuable if you had the alley as opposed to if they didn't have it. Mayor Tucker stated it is our property and we could do anything we want with it, we could eventually turn it into paid parking, just because something has been going on for awhile doesn't mean it is going to remain that way.

Village Attorney stated there is a concept in law that if you use some else's property long enough, you can claim it as your own, but that doesn't work against a municipality.

Mayor Tucker stated the Board is inclined to sell the property if they are inclined to purchase it.

### **Item #10 Public Comment**

**Dennis Whitton**, Pier 701 – He has gone to some of the Chamber of Commerce meetings and in speaking to some of the other business owners, it is his understanding that there are some financial difficulties and as a whole with the rainy weather last season, business owners struggled. He thinks the fairs in the village need to continue. On Bastille Day a lot of people that come have never been to the Village before and there is a lot to do in the Village and he would hate to see anything scare that away. He thinks there is more that the businesses can do as a whole to try and help raise money as well. M&T Bank went to him as well as a couple others and they are willing to sponsor a couple things. As a fellow business owner, businesses really do need these fairs, but it helps make the word out. They come for the food, but they visit the shops as well and they hit the whole town.

Mayor Tucker stated the Board addressed a couple different groups who requested Economic Development aid that we are just getting into budget season and he thinks everyone on this Board knows the importance of Bastille Day and they just have to work out the numbers as they are asking the taxpayer to help foot the bill. He mentioned M&T and he asked if the Chamber has actively looked for sponsor?

Mr. Whitton stated he is not sure, but M&T recently emailed over the application that has to be put in place, but he feels confident they would help.

Mayor Tucker suggested him to go back to the Chamber and encourage them to find sponsorship from others, such as food distributors, liquor companies, etc.

Mr. Whitton stated in order to do that the distributors would need an allowance to come in and set up as well. It wouldn't be just then. There would be a reason for them to set up then.

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Mayor Tucker stated this is a Chamber event, not a Piermont event. He thinks it would behoove the Chamber to drum up as much sponsorship as possible. They should be getting sponsorships so that they maybe don't need the Village's support or not as much support.

**Abigail Chapin, Abigail Rose**, Member of the Chamber – They are concerned because it's hard to go to sponsors without a number they need. For the past 5- or 6-years Piermont has helped with the cost. Before that, it was completely sponsor paid for. Recently, through a line item, as tax payers, we are paying through Economic Development. As taxpayers in Piermont to be on Main Street, they are paying high rents because of the property taxes and they choose to be here and people choose to be in Piermont, partially because of the vibrant downtown. But, there are many empty storefronts right now. It is hard to be a business owner in Piermont, it is a tiny town, there are few people who come and when it rains, people don't come. Bastille Day for their clothing store is not the best day for them, but just having people come to town, it is important for the life of the town, it is important that we support that with our tax money.

Mayor Tucker stated he believes everyone on this Board feels the same way.

Ms. Chapin asked in terms of the Chamber going out looking for sponsorship, her understanding is that some years the police presence and cost that is incurred by Bastille Day are \$6,000 and sometimes \$15,000 and they won't know after the fact and they also won't know how much the Village will give them until April.

Mayor Tucker stated this is a major event, which are \$500/hour, which we calculated as a 12-hour event from set up to take down which equals \$6,000, which is what that Chamber would have to give the Village to cover our DPW clean-up and Police. If it comes out the cost to the Village is \$8,000 or \$15,000, it doesn't matter, the previous Board before he came on devised this system where they do know, it's \$6,000 they would have to give the Board which is why the Board came and requested that amount in economic development so that they would not have to pay that at all. He can assume it is going to be somewhere between \$0 and \$6,000 he is sure there will be something, but he is not sure it will be all of it. But in terms of they don't want to go get sponsors because they didn't know how much they had to pay the Village, let the Chamber know that it is \$6,000 regardless of what it costs.

Ms. Chapin stated that changed from last year as the Village covered the \$6,000.

Mayor Tucker stated last year there was economic development that covered it.

Ms. Chapin asked why would that be going away?

Mayor Tucker stated we are evaluating everything because taxes are extremely high in the Village of Piermont for residents and two years ago the residents got hit with a 4.9% tax increase. Last year with this Board, we got it down below the 2% tax cap (1.9). This year we are trying to get it even lower, especially because at the Federal level they changed the law that you can only deduct \$10,000 of your real estate taxes from your income. A lot of people are not going to be surprised when they can't deduct more than \$10,000. We are just trying to get the taxes down in the Village.

Ms. Chapin stated it seems to her that in a Village of about 2,000, that is \$3 per person for Bastille Day, which is the only major event in town, the only festival. There is no holiday festival. She would love more festivals. She thinks this festival is worth it.

Mayor Tucker stated he believes it is worth it as well, but he doesn't understand the reluctance of the Chamber to go and find sponsors. We aren't going to know what money they raise on their own, it has nothing to do with it.

Ms. Chapin stated they have \$6,000-\$8,000 worth of sponsors every year that pay for other things and then the Village money. They are just here in support because they want to be

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considered because the Chamber of Commerce and the businesses in this Village are very important.

Trustee Burns asked about their sponsorships for other things as one of the main costs for running it is Police and DPW. Why, when you have \$6,000 to \$8,000 in sponsorships isn't any of that going to defray the costs to the municipality.

Ms. Chapin stated it depends. It is all in one pot. They use the Village money to defray the costs and it was just sort of a wash. She is a new business owner and has been in the Chamber for 6 months, but she grew up here and her business has been here since 1986.

Trustee Burns has heard over the years more and more people saying why is the Village spending all of that money for Bastille Day? People want to know how this is helping the Village? A lot of the Village people feel that they can't get around because of Bastille Day, whether they're right or wrong, he enjoys Bastille Day. It is justifying to them that the Village pays the entire expense for the municipal employees for the day where as the Chamber or the merchants who are bringing people in. This is an introduction and if you bring them in on Bastille Day, there is a chance they will come back the next weekend. We have to balance with what our constituents say and what our business say.

Ms. Chapin stated she understands that, but she is trying to make the point that the line item isn't specific to Bastille Day. She would love it to be a Holiday Festival as that would benefit her business more, but she thinks the Village of Piermont should be supporting it's businesses in some way and it happens to be that Bastille Day is the way it has fallen out and maybe that will change in the future, but for now, that is our one festival.

**Carrola Dos, Riverview Wellness Center and Bed and Breakfast** – She is a member of the Chamber of Commerce. She asked the Board if she believed the business are doing well here? The Chamber spends money on marketing and signage for the Village, maps and try to do beautification and try to put the word out on social media to try and get people to come here. It brings business to restaurants to local shops and it is a struggle for everyone and she has seen it get worse over the years. They know the Board wants to support them. The Chamber have raised around \$100,000 over the last 7 years. They are all working hard for no money. They want the Village to flourish. They are asking for whatever help they can get. They are going out there and raising money. She donates every year. She thinks this is a two-way street.

**Hank Hvorka , Community Market** - Stated someone the Chamber has not done the right thing and there has been an influx of new blood in it and they are trying to mend fences that he, as a new member, see need mending. For the residents of Piermont to say, why are you funding Bastille Day? A lot of them come here for restaurants, on bike, for Bastille Day, to walk the Pier and say they want to live here, to then say they are not going to do this anymore, is kind of unrealistic. The Village needs to help us and they need to work better together than they have in the past. He hopes that the Boards sees the new blood come in here today and hopefully sees that they are not here with their hand out asking for a blank check. Dennis went to M&T, he also went to M&T and they have been more than accommodating. They just want to know they have a partnership with the Village. It was suggested at their last Chamber meeting to be sponsored by a liquor company as suggested earlier in the meeting. Most of the food vendors they set up with are not looking to give them a check, they give product. They are looking for vendors. In an ideal world they do not need the Village, but in an ideal world they do because if they come up with the money for Bastille Day, they could add a Holiday Festival. A vibrant downtown is good for everybody. The Chamber is trying to work with the Village, but they do need their help.

Someone stated the it is difficult to ask for sponsorship from the same people all the time. And the paperwork to get a liquor sponsorship was beyond their ability and there is a lot of liability involved and every restaurant would have had to agree. They have to rely on the small groups here and it is the same people that donate every year.

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**Lily Chase** – She asked how the Village handles filming in town? Most of the stores are closed on Mondays in the Village, but not all. They appreciate when a film set comes to town and closes off the streets, which causes the Village money. She assumes they pay the Village money. Mayor Tucker agreed. Ms. Chase stated she assumes the Village is earning income to offset Village tax dollars when that happens, whoever it does sometimes impede the ability for their customers to easefully move through town and park in front of their store. Is there a way to compare that expense of the filming into the line item? Is there a way to mix those two a little bit? If the businesses are notified more in advance of closures or paid for that closure. Mayor Tucker stated some businesses do get paid. Ms. Chase stated they have in the past, but only when the film company goes directly to them and says they want to film their window. She just wanted to remind the Board that there are other things that the Village does that impact the Village also and maybe that is something that can be talked about at another meeting.

Village Attorney stated some film laws in other municipalities where he works require a film company to pay a fee to an affected business. The definition of an affected business can be tricky. It is something that be looked at. There is a definition in the Nyack code about it and if the street is closed, that is legit.

Building Inspector Schaub stated some of the businesses go directly to the film crew for compensation.

Village Attorney stated it is better if it is in the code to mandate the payment. He will send a copy of the Nyack code to Mayor Tucker for review. It is hard to balance all of these things for the budget. If you break the tax cap, then you lose your star tax rebate.

**Joe Serra** – He thanked the Board for their support of businesses. What they have done with taxes has gone a little under the radar. He is in support of the economic development line being as robust as it can be and not necessarily for Bastille Day, that is just one event, one very big event, but there are potentially other aspects of that line item that could be used for other ways to promote business in the Village.

Mayor Tucker stated he doesn't think anyone enjoys Bastille Day more than him. They will try to do everything they can as well as other events, if possible. They will be looking at it. He thanked everyone for coming out. It is important to let the Board know these things, involvement is good.

Trustee Burns stated to tell your neighbors and friends to come to meetings, it's nice to see new faces.

**Item #11 Adjournment**

Trustee Burns made a motion at 9:04pm to adjourn. The motion was seconded by Trustee Mitchell and so carried with a vote of 4 ayes and 0 nays.

Respectfully submitted,

Jennifer DeYorgi  
Clerk-Treasurer