

**MINUTES OF THE BOARD OF TRUSTEES**  
**VILLAGE OF CHESTNUT RIDGE**  
**November 16, 2017**

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**The Board of Trustees of the Village of Chestnut Ridge convened in regular session on November 16, 2017 at the Village Hall, located at 277 Old Nyack Turnpike, Chestnut Ridge, NY 10977.**

**PRESENT:**

<b>ROSARIO PRESTI, JR.</b>	<b>-</b>	<b>MAYOR</b>
<b>JOAN BROCK</b>	<b>-</b>	<b>DEPUTY MAYOR</b>
<b>HOWARD COHEN</b>	<b>-</b>	<b>TRUSTEE</b>
<b>RICHARD MILLER</b>	<b>-</b>	<b>TRUSTEE</b>
<b>GRANT VALENTINE</b>	<b>-</b>	<b>TRUSTEE</b>

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<b>WALTER R. SEVASTIAN</b>	<b>-</b>	<b>VILLAGE ATTORNEY</b>
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<b>FLORENCE A. MANDEL</b>	<b>-</b>	<b>RECORDING SECRETARY</b>
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**1. Pledge of Allegiance.**

**2. Mayor's report.**

- Mayor Presti welcomed everyone to the Village Board Meeting of November 16, 2017 and thanked everyone for coming out in the evening.
- In lieu of my Sundays with the Mayor this month, I had the opportunity and the honor to attend the first annual Egyptian Festival held at Green Meadow.
- Coptic Church ran the Festival.
- I had the opportunity to meet some of the congregants who are soon to be our newest addition to the Village.
- It was a nice event.
- Chestnut Ridge Rd., aka Route 45, is just about done.
- Appears they are finished with the striping.
- Took away the old traffic light at intersection by Summit Rd.
- Bridge at Hungry Hollow Rd. - I've been in contact with Skip Vezzetti, County Superintendent of Highways.
- We posted on the Web-site what the current status is.
- Bridge will probably have to be replaced.
- There were six guiders that were compromised from the accident that happened almost a month ago.
- The State Thruway Authority actually owns the bridge even though the road is taken care of by the County.
- They will need to go out for bids and award the bid.
- They hope to open the bridge up to one lane of traffic soon going in either direction.
- They have to get the proper engineering assessment.
- They will probably set up the temporary traffic signals.
- People will be able to use the bridge, one lane of traffic, but you'll have to wait.
- Pedestrians will be able to walk across the bridge.
- I know it is creating an inconvenience for the residents of the Village.

**The Mayor reviewed and went over the last issues/complaints from last Village Board meeting of October 19, 2017.**

- 4 Pine Knoll Ct., the grass was mowed; however, it is on the radar to re-visit.
- Stone house; 640 Chestnut Ridge Rd. the interior was previously inspected.
- There were no issues found regarding three or four families living there. Will keep an eye on it.
- 312 N. Highland Avenue – Complaint of possible, illegal conversion of a house. No permits.
- Complained fifty to sixty people going in and out.
- Contractor was parked in the back yard.
- Issued a “Stop Work Order” and appearance ticket was issued for Justice Court.
- 312 N. Highland house was sold in May; complaint there was a “For Sale” sign still there. Code Enforcement official following up.
- 7 Balmoral Drive, continuous garage sales; resident clearing out the mother's home in preparation for eventual sale of the home.

- Property owner was advised too many garage sales; more frequent than there should be. The Code Enforcement Officer will be monitoring for any further issues.

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

No one from the public wished to speak.

- **Motion to Close the Public Discussion of Agenda Items only.**

**MOTION: Trustee Cohen**

**SECOND: Trustee Valentine**

**The Board was polled and voted 5-0 to Close the Public Discussion of Agenda Items.**

**4. Approval of Minutes of Previous Meeting, October 19, 2017.**

**MOTION: Trustee Cohen**

**SECOND: Deputy Mayor Brock**

**The Board was polled and voted 5-0 to approve the Village Board Minutes of October 19, 2017.**

**5. Resolution No. 2017-86 to establish a biennial fee for Rental Registry filing in the Village of Chestnut Ridge.**

**RESOLVED** that the biennial fee for each property registered under the Rental Registry Law shall be \$250.00, payable at the time of registry.

**Mayor Presti:**

- Village Treasurer called around to other Villages and in concert with the Village Attorney; \$250.00 was determined to be a fair and reasonable fee.

**MOTION: Trustee Cohen**

**SECOND: Trustee Miller**

**The Board was polled and voted 5-0 to approve Resolution No. 2017-86.**

**6. Resolution No. 2017-87: Resolution to adopt schedule of Parking Fines for the Village of Chestnut Ridge.**

**Attorney Sevastian:**

- They have been working off of an old paper.
- This has a range that can accommodate for repeat offenders.

**WHEREAS, the Village Board of Trustees adopts the following fine schedule for violations of Local Law #13 of 1987, the Vehicle and Traffic Law of the Village of Chestnut Ridge:**

**THEREFORE, BE IT RESOLVED, that the Village Board of Trustees hereby adopts the following schedule of fines for parking violations under Section 14(B)(1) of Local Law #13 of 1987:**

<b><u>Violation:</u></b>	<b><u>Fine range</u></b>
<b>No Parking</b>	<b>\$0 - \$100</b>
<b>Fire Zone</b>	<b>\$25 -\$100</b>

- Overnight**                                 **\$0 - \$100**
- Facing Wrong Way**                 **\$0 - \$100**
- Others (except Handicap)**     **\$0 - \$100**
- Handicapped violation\***     **Per Local Law #13 (14)(B)(a)-(c).**

**MOTION: Trustee Valentine**

**SECOND: Deputy Mayor Brock**

**The Board was polled and voted 5-0 to approve Resolution No. 2017-87.**

**7. Resolution No. 2017-88: Resolution to add an “Affidavit of Cost of Construction” to the Village of Chestnut Ridge Building Permit Application.**

**WHEREAS, the Chestnut Ridge Building Permit fees are based on an estimate of the cost of construction of the particular project at the time the building permit application is applied for; and**

**WHEREAS, the Building Inspector has expressed concern that applicants are not required to file any proof of the actual cost of the project construction at the time the project is completed.**

**THEREFORE, BE IT RESOLVED that the “Affidavit of Cost of Construction” form developed by the Building Department shall be made part of every building permit application and shall be completed and filed with the Building Department prior to the issuance of a Certificate of Occupancy.**

**Mayor Presti:**

- **At the end of construction and right before they close out the permit an Affidavit of Cost has to be submitted to the Building Inspector and it has to jive with the improvements that were made.**
- **In the unlikely event that there might have been underestimated costs given to us by the property owner we would be able to follow up and make sure the proper Building Permit fees were paid as a result of the construction before they would get a Final Certificate of Occupancy and before we would close out the permit we would make sure that the construction costs jive with what work was done.**

**Trustee Cohen:**

- **Questioned the Affidavit and what it consists of; are there costs, bills that have to be submitted?**

**Mayor Presti:**

- **Basically, a document that says, I, the property owner swears or affirms that the cost of construction and or renovation totals ex amount of dollars.**
- **It’s signed, notarized.**

- It's given to me and then the Building Inspector and he cross references it with what the original application and with the original permit was taken out for.
- If it jives, no additional fees are necessary.
- If it was under-estimated, there would be additional fees.

**Attorney Sevastian:**

- If the Building Inspector feels it doesn't appear to be accurate, he can request a back-up for it.
- It's hard because in the beginning the Building Permit fees are based on the estimated costs of construction before the job begins.
- It kind of at the end of the process with what actually happened.
- Now they have to swear to it and it gives us the opportunity to request back-up if it doesn't appear to jive.
- Puts the Building Inspector in a tough spot; the more resources we can give them the better.
- We can now request actual proof of expenditures.



**AFFIDAVIT OF FINAL COST OF CONSTRUCTION**

New York State }  
 County of Rockland } ss.:

\_\_\_\_\_, being duly sworn, deposes and says that he/she is the Applicant or Agent of the Applicant named in the Application for a Building Permit dated \_\_\_\_\_, Relating to construction or other work to be performed on, or in connection with the premises located at \_\_\_\_\_ ;

that the estimated cost stated in said application of the construction or other work described therein was \_\_\_\_\_ Dollars (\$\_\_\_\_\_); that the actual final cost of such construction or other work was \_\_\_\_\_ Dollars (\$\_\_\_\_\_); and that said construction or other work was performed in accordance with the applicable provisions of law.

\_\_\_\_\_  
Signature of Applicant or Agent

Sworn Before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Permit No. \_\_\_\_\_



Field Cost \$ \_\_\_\_\_

Permit Fee Paid \$ \_\_\_\_\_

Final Cost \$ \_\_\_\_\_

Additional Fee \$ \_\_\_\_\_

Costs for the work described in the application for Building Permit includes the cost of all of the construction and other work done in connection therewith, exclusive of the cost of the land, If the final cost is less that the estimated cost stated in the Application for Building Permit, **no portion of the fee paid upon the filing of the application will be refunded.**

**MOTION: Trustee Valentine**

**SECOND: Trustee Miller**

**The Board was polled and voted 5-0 to approve Resolution No. 2017-88.**

8. **Resolution No. 2017-89: Resolution to award contract for the repair of entrance steps at 500 Chestnut Ridge Road to Angels Landscape & Suburban Sidewalks in the amount of \$7,650.00.**

**Mayor Presti:**

- **Main steps of the 500 Chestnut Ridge building were deteriorated as a result of time, weather, etc.**
- **We were able to get a couple of bids.**
- **They also did some masonry work for us a while back.**

**WHEREAS the Village Clerk has sought proposal for remedial concrete work at the Village property known as 500 Chestnut Ridge Road; and**

**WHEREAS, the Village Engineer has reviewed the proposals and recommended that the Village enter into contract with Angels Landscape & Suburban Sidewalks to complete the work.**

**RESOLVED**, that the Mayor is authorized to execute a contract for the repair of entrance steps at 500 Chestnut Ridge Road to Angels Landscape & Suburban Sidewalks in the amount of \$7,650.00.

**MOTION:** Trustee Cohen

**SECOND:** Deputy Mayor Brock

The Board was polled and voted 5-0 to adopt Resolution No. 2017-89.

9. **Resolution No. 2017-90: Resolution approving Orange & Rockland's request for road opening permit for work to be performed in the winter on Wilshire Drive.**

**WHEREAS** the Village of Chestnut Ridge typically does not issue road opening permits for work to be performed in winter months; and

**WHEREAS**, Orange & Rockland has requested a road opening permit for work to be performed in the winter months on Wilshire Drive to upgrade gas and electric facilities.

**RESOLVED**, that Orange & Rockland's request for a road opening permit for work to be performed in the winter months on Wilshire Drive to upgrade gas and electric facilities is granted, subject to the utility complying with the condition that all trenches are paved at the end of each work day (no steel plates), and that spring paving be done in compliance with the Village regulations.

**Mayor Presti:**

- Because it is an on-going thing, the Village Engineer will be assessing it.
- If there is any paving that needs to be done, Orange and Rockland would reimburse us.
- Orange and Rockland tries to coordinate with the Village.

**MOTION:** Deputy Mayor Brock

**SECOND:** Trustee Miller

The Board was polled and voted 5-0 to adopt Resolution No. 2017-89.

11. **Resolution No. 2017-91 to amend the Village of Chestnut Ridge Fee Schedule to increase the escrow account to cover specific and non-general costs on Planning Board applications to \$5,000.**

**Resolution to authorize the Mayor and three Trustees to execute the abstract of unpaid taxes for submission to Rockland County for re-levy.**

**Mayor Presti:**

- Previous escrow amount wasn't sufficient.
- We would have to ask the applicant to replenish.
- The applicant is footing the bill.
- This escrow money is how we pay our professionals.
- Not on the Village's nickel, it's on the applicant's nickel.
- We send the applicant a note, if we need more escrow.
- Going from \$3,500.00 to \$5,000.00.

**RESOLVED** that the Mayor and three members of the Board of Trustees are authorized to sign the abstract of unpaid Village taxes for submission to Rockland County for re-levy.

**MOTION: Trustee Miller**

**SECOND: Trustee Valentine**

The Board was polled and voted 5-0 to approve Resolution No. 2017-91.

**11. Resolution No. 2017-92 to authorize the Mayor and three Trustees to execute the abstract of unpaid taxes for submission to Rockland County for re-levy.**

**Mayor Presti:**

- Those people who didn't pay their taxes in Chestnut Ridge, not a lot, we sign off on basically an application saying these are the properties that owe us money.
- The County sends us the money that we are owed.
- The County goes after them.
- This way the Village is never out the money.

**MOTION: Trustee Cohen**

**SECOND: Deputy Mayor Brock**

The Board was polled and voted 5-0 to adopt Resolution No. 2016-92.

**12. Resolution No. 2017 -93: Resolution approving Abstract of Audited Claims.**

**RESOLVED**, that General Fund Claims set forth on pages 1 through 3 in the aggregate amount of \$183,885.02 as set forth on Abstract No. 2017-11 dated November 16, 2017, as submitted by the Village Treasurer, are hereby approved.

**MOTION: Deputy Mayor Brock**

**SECOND: Trustee Cohen**

The Board was polled and voted 5-0 to approve Abstract of Audited Claims.

**13. Open Floor: Public Discussion.**

**Joel Celestin – 46 Spring Hill Terrace, Chestnut Ridge, NY 10977:**

- Stated foundation for new bus shelter at Summit Rd. appeared smaller than the original bus shelter was.
- It was at a different location.
- Previous location was a better spot.
- There's a slope.

**Mayor Presti:**

- Stated because NYS widened the road, perhaps they had to make it smaller.
- Let's see how it works out when it is in full swing.
- Suggested take a wait and see approach; if not adequate when in use, perhaps the State would make it larger.
- I think there was some property logistics that made them make it smaller.

**Robert Rogers – 10 Balmoral Drive, Chestnut Ridge, NY 10977:**

- Needed explanation of what Rental Registry was for.
- Wanted to know overnight parking rules; how is it enforced?

**Mayor Presti:**

- Explained the purpose of the Rental Registry was for landlords who don't reside at the address they own the house at.
- It enables the Village to have a contact of who we can contact if needed.
- Mayor Presti stated, No Parking on the streets in the Village from 12 midnight through 6 a.m. from November 1, 2017 thru April 1, 2018.
- Ramapo Police usually give people a couple of weeks grace period before they come around ticketing.
- If you are seeing what appears to be multifamily, report that to the Code Enforcement Officer.
- We do not have our own Police force.
- Call the Ramapo police if there is issue.

**Trustee Miller:**

- Stated he had a home on his street who was renting to multiple families; boarding house.
- Need to have evidence.
- Then they can be shut down.

**Motion to Close the Open Floor Public Discussion.**

**MOTION:** Trustee Cohen

**SECOND:** Deputy Mayor Brock

**The Board was polled and voted 5-0 to Close the Open Floor Public Discussion.**

**Motion to Adjourn the Meeting and go into Executive Session.**

**MOTION:** Trustee Cohen

**SECOND:** Deputy Mayor Brock

**The Board was polled and voted 5-0 to Adjourn the Meeting and go into Executive Session.**

**MEETING ADJOURNED: 8:29 P.M.**

**EXECTUVE SESSION ENDED: 9:05 P.M.**

**Respectfully submitted,**

**Florence A. Mandel  
Village Clerk**

