

11/28/23

Sloatsburg Village Board

Regular Meeting – November 28, 2023

The Regular Meeting of the Village Board of Trustees was called to order at 7:30 PM by the Honorable Peter J. Akey, Mayor, in the Conference Room of the Sloatsburg Municipal Building, 96 Orange Turnpike, Sloatsburg, New York.

Trustees Present - John Bonkoski
 Thomas Donnelly
 Darrell Frasier
 Marc Bitterman

Village Clerk & Treasurer – Mary Hahn – Present

Village Attorney – Richard Ellsworth – Present

Village Engineer – Eve Mancuso - Present

Interested Citizens Attending: Bob Maus, Eve Mancuso, Brian Brooker, Cathy Morris, Stephen Hoefer, Patrick Loftus

Pledge to Flag – Trustee Bitterman

Minutes Public Hearing & Regular Meeting 11/14/23

On a motion by Trustee Bonkoski, seconded by Trustee Bitterman to accept the minutes of the public hearing and regular meeting of 11/14/23. All in favor, motion carried.

Resolution #23-67 Tax Collection 2024
Authorization for Clerk to Advertise/Authorize Mayor to Execute Tax Warrant

Trustee Frasier offered the following resolution and moved its adoption:

RESOLVED, that the Mayor be given authorization to execute the tax warrant for 2024, and

BE IT FURTHER RESOLVED, that the Clerk Treasurer is authorized to advertise for the collection of taxes for the fiscal year 2024. Said notice is to appear in the Journal News on December 18, 2023; and

On a roll call vote:

Trustee Bonkoski Aye
Trustee Donnelly Aye
Trustee Frasier Aye
Trustee Bitterman Aye
Mayor Akey Aye

Motion carried.

Resolution #23-68 Funds Transfer

Trustee Bitterman offered the following resolution and moved its adoption:

RESOLVED that the Clerk Treasurer transfer \$100,000 from the General Fund Money Market Account held at the Connect One Bank into the General Fund Checking Account held at the M&T Bank. This transfer to cover operating expenses.

The foregoing was seconded by Trustee Frasier and was duly adopted by unanimous vote.

Stewart Farms Formal Presentation for Zone Change

Patrick Loftus introduced himself as filling in for Ira Emanuel. He indicated that Brian Brooker was present, and they were waiting for the representative from Tim Miller Associates. He provided an overview of the revisions for the Stewart Farms proposal. It is a parcel on the West side of Route 17, approximately 8 acres and the acreage available for development is a little over 6 acres based on the slopes. The proposal is for 62 single family apartment type residences in 7 buildings that will be in a U shape facing Route 17.

Mr. Loftus then explained that the parcel is located in the MU district but as the plan developed, they realized they would need substantial variances. The petition before the Board is suggesting that the district be amended as well as the Comprehensive Plan of the Village to address the variances that they would need. The MU district and Comprehensive Plan allows for both commercial and residential uses but as the Village has developed, that original language tended to favor the commercial uses more than the residential uses. The commercial uses have not developed in that area, so their proposal is to amend the code to permit this type of use in that district. It is a type 1 action that requires a full EAF which has been submitted. It also needs a referral to County Planning.

Mayor Akey asked if there were changes to the last petition narrative they received on October 25th. Mr. Ellsworth confirmed that the original petition was for a separate zone for the property and the most recent revision was for an amendment to the current zone. After further discussion, the Mayor stated that this Board will deal primarily with the request to amend the local zone. The Planning and Zoning Boards will deal with all other issues.

After further discussion, Mayor Akey asked for the following motion:

On a motion by Trustee Bonkoski, seconded by Trustee Frasier to move the Stewart Farms application to the Planning Board for review. All in favor, motion carried.

On a motion by Trustee Donnelly, seconded by Trustee Bonkoski to declare the Village Board of Trustees its' intent to be lead agency for the Stewart Farms project. All in favor, motion carried.

Attorney's Report - None

Public Comment

Mayor Akey asked for any comments or questions, none received.

Executive Session - None

Meeting adjourned at 8:09 PM

Respectfully submitted,

Mary Hahn
Village Clerk & Treasurer

MH:ds