

4/25/23

Sloatsburg Village Board

Public Hearing & Regular Meeting  
April 25, 2023

The Public Hearing was called to order at 7:00 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

Interested Citizens Attending: None

Pledge to Flag – Trustee Frasier

Mayor Akey confirmed with the Village Clerk that the Notice of Public Hearing was published and posted properly.

**Note for the record:** Attached, herewith, is a copy of the Notice of Public Hearing.

*On a motion by Trustee Bonkoski, seconded by Trustee Donnelly to open the public hearing. All in favor, motion carried.*

Mayor Akey opened the public hearing and reviewed the proposed Local Law #2 of 2023 Amendment to Certain Real Property Tax Exemptions. The Mayor noted that there was no public attendance.

*On a motion by Trustee Bonkoski, seconded by Trustee Donnelly to close the public hearing. All in favor, motion carried.*

Mayor Akey called for a motion to open the second public hearing on proposed Local Law #3 of 2023 and confirmed that all notifications were posted.

**Note for the record:** Attached, herewith, is a copy of the Notice of Public Hearing.

*On a motion by Trustee Donnelly, seconded by Trustee Bonkoski to open the public hearing at 7:15PM. All in favor, motion carried.*

Mayor Akey opened the public hearing on proposed Local Law #3 of 2023 Property Ownership Registration Law. He noted that there was no one from the public in attendance.

For the record, Mayor Akey read the following changes that were made to the local law:

PROPOSED OWNER – Any Person as defined herein who enters into a contract to purchase Property and who requests a copy of a certificate of occupancy and/or copies of any open violations for the Property from the Building Department of the Village of Sloatsburg, whether by a freedom of information request or for a fee.

Registration requirements.

B. Each Proposed Owner of Property within the Village of Sloatsburg, as herein defined, shall be required to file with the Building Department of the Village of Sloatsburg, on a form to be prescribed by the Village of Sloatsburg, the name, address and telephone number of an individual authorized to act on behalf of the Owner in matters concerning the management and operation of the Property of the Owner (“Authorized Individual”) in the event the Proposed Owner becomes the Owner, in relation to the Village of Sloatsburg including, but not limited to, the acceptance of service of notices and Process. The Building Department is authorized to withhold compliance with the Proposed Owner’s request of a copy of a certificate of occupancy and/or copies of any open violations for the Property until the Proposed Owner complies with the provisions of this Local Law.

C. The individual designated in Subsection A and Subsection B above shall reside in Rockland County. This individual shall, by such designation, be authorized to bind the owner to any settlement, fine, judgment or other disposition, other than incarceration, which may result from any civil or criminal action or proceeding instituted by the Village of Sloatsburg against said owner.

Fees.

The filing fee for each property registration and rental registration shall be \$50.00, which fee may be increased in accordance with the Fee Schedule of the Village of Sloatsburg.

*On a motion by Trustee Bonkoski, seconded by Trustee Donnelly to close the Public Hearing. All in favor, motion carried.*

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

Interested Citizens Attending: Eve Mancuso, Jacob Graham-Bialer, Mike Abuladze, Ann Cutignola, Jack Gay, Officer Dave Small, Brian Brooker, Ira Emanuel

Pledge to Flag – Trustee Frasier

Adoption of Local Laws

Resolution #23-19 Adopt Local Law #2 of 2023 Amendment to Certain Real Property Tax Exemptions

Trustee Frasier offered the following resolution and moved its adoption:

BE IT RESOLVED, that the Village of Sloatsburg adopt Local Law #2 of 2023, Amendment to Certain Real Property Tax Exemptions.

The foregoing was seconded by Trustee Bitterman; and

On a roll call vote:

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

Resolution adopted.

Resolution #23-20 Adopt Local Law #3 of 2023 Property Ownership Registration

Trustee Bonkoski offered the following resolution and moved its adoption:

BE IT RESOLVED, that the Village of Sloatsburg adopt Local Law #3 of 2023, Property Ownership Registration.

The foregoing was seconded by Trustee Donnelly; and

On a roll call vote:

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

Resolution adopted.

Minutes Regular Meeting 3/14/23

*On a motion by Trustee Bitterman, seconded by Trustee Frasier to accept the minutes of the regular meeting of 3/14/23. All in favor, motion carried.*

Resolutions in Mass

Resolution #23-21 Lease Agreement Village of Sloatsburg and NABF/North Jersey Diamondbacks

Trustee Donnelly offered the following resolution and moved its adoption:

WHEREAS the NABF/North Jersey Diamondbacks wishes to utilize the little league field for baseball games within its leagues schedule and to utilize a storage trailer owned by the Village of Sloatsburg to store its field maintenance equipment, and

WHEREAS the NABF/North Jersey Diamondbacks has submitted a request to use said field to be limited from April 1, 2023 thru December 1, 2023 which term shall consist of two seasons of little league field use, and

WHEREAS in consideration for use of the little league field and storage trailer the Rockland Baseball Association will pay the Village of Sloatsburg the sum of \$8,704 subject to the terms of an agreement signed by the parties.

NOW THEREFORE BE IT RESOLVED that the Board of Trustees authorize said agreement and to authorize the Mayor to execute said agreement on behalf of the Village.

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

Resolution #23-22 Acceptance of Building Inspector’s Report – March 2023

Trustee Donnelly offered the following resolution and moved its adoption:

RESOLVED that the Board of Trustees accept the Building Inspector’s Report for the month of March in the amount of \$4285.45.

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

Resolution #23-23 Acceptance of Fire Inspector’s Report March 2023

Trustee Donnelly offered the following resolution and moved its adoption:

RESOLVED that the Board of Trustees accept the Fire Inspector’s Report for the month of March in the amount of \$1075.00.

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

Resolution #23-24 Staff Appointments – Sloatsburg Municipal Pool 2023

Trustee Donnelly offered the following resolution and moved its adoption:

RESOLVED, that the Following appointments be made for the 2023 pool season. Staff will work up to a forty (40) hour work week and be compensated at the following rates:

Recreation Facility		
Supervisor	Rachel Adams	\$17.00 Per hour
Head Lifeguard	Maxim Kochergin	\$14.50 Per hour
Head Lifeguard	Michael Kravatz	\$14.50 Per hour
Lifeguard	Ruari Maguire	\$13.75 Per hour
Lifeguard	Nicolas Conklin	\$13.00 Per hour
Lifeguard	Tyler Cooper	\$13.00 Per hour
Lifeguard	Ashley Head	\$13.00 Per hour

BE IT FURTHER RESOLVED that the Board will open the facility on weekends starting Memorial Day Weekend until the full season begins on Saturday, June 24, 2023.

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

Resolution #23-25 Engineering Proposal Mancuso Engineering, PLLC – MS4 Report and MCC 2023

Trustee Donnelly offered the following resolution and moved its adoption:

WHEREAS, a proposal has been received from Mancuso Engineering, PLLC for the preparation of the Annual MS4 Report for 2023 along with the MCC Report and the Self-Assessment Audit; and

WHEREAS, the lump sum fee for the preparation of the 2023 MS4 and MCC Annual Report and Self- Assessment Audit is \$1,000; and

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NOW THEREFORE BE IT RESOLVED that the Board of Trustees accept the engineering proposal provided by Mancuso Engineering, PLLC to undertake the 2023 MS4 and MCC Annual Report and Self-Assessment Audit for the amount of \$1,000.

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

Agreement with CCI to Monitor Fire and Security Systems for the Sloatsburg Municipal Building and Security System for the DPW

*On a motion by Trustee Frasier, seconded by Trustee Bitterman to enter into an agreement with CCI to Monitor Fire and Security Systems for the Municipal Building and Security System for the DPW. All in favor, motion carried.*

Stewart Farms Presentation

Mayor Akey invited Mr. Emanuel to provide the Board with an overview of the Stewart Farms project. Mr. Emanuel indicated that the proposed project would require a change to the Village Zoning Code. He asked the developer, Mike Abuladze, to express his vision for the property.

Mr. Abuladze spoke about his interest in the parcel and his vision of one and two bedroom apartments with a luxury feel, but still affordable. Discussion followed regarding the zoning.

Ann Cutignola, the planning consultant, discussed the proposed project including options that could be removed.

Mr. Emanuel explained that they wanted to make an informal presentation to find out if there is any interest.

Mayor Akey thanked them for coming and suggested that they move forward with the process.

Attorney's Report

No report

Public Comment

No public comment

Adjourn in memory of Nino Amorosi, James Edward Brentnall, Juliann "Pudgie" Persichetti & George Marse

Respectfully submitted,

Mary Hahn  
Village Clerk & Treasurer

MH:ds