

**Village Board Meeting
Monday, December 3, 2007**

A regular Village Board meeting was held on the above date at 7:33 p.m. with the following members present:

PRESENT: Mayor John B. Keegan
Trustee Andrew Haggerty, Trustee Dagan LaCorte
Trustee John Meehan, Trustee Patricia Abato

ALSO PRESENT: Virginia Menschner, Village Clerk
Terry Rice, Village Attorney

ABSENT: None

Set Dates for January Meetings:

The workshop will be held on Thursday, January 3, 2008 at 7:00 p.m. and the regular Board meeting will be held on Monday, January 7, 2008 at 7:30 p.m.

FIRE DEPARTMENT:

Chief John Dawson said that he was looking for Board approval for the budget transfers that he had requested. A motion authorizing the transfers was made by Trustee Abato, seconded by Trustee Meehan. Upon vote, the motion was carried.

BUILDING DEPARTMENT:

John Loniewski said that the Board had his report in their hands. He said we had 71 violation for November and 712 for the year and we are on pace for previous years. He said again they stressed occupancy limitations and have kept the Mayor up to date on their activities in this area. He said that they had a couple of other things going on. One is our contact with the merchants and the condition of downtown. He said that we have been issuing alerts to the merchants starting December 1 that we expect that the sidewalks to be not only clean, and we had a great effort this fall to get them clean, but also to keep them clear. It is the winter season so we should have no tables or chairs, plants, wooden Indians (and we had one), and any of the A-frame signs should now be in for the winter months. Also, the merchants should understand that while the Village law for cleaning sidewalks for the rest of the Village, most of the residences, is 10 daylight hours after the cessation of snow, downtown the snow should be removed as soon as the snow stops. And when A merchant in a strip of four or five stores doesn't do it, he affects the four or five stores around him. So they should know that once the snow stops, they should move it. And we write them up through a dangerous condition rather than the snowfall law. And most of the merchants are on board. We have a

couple each year where we have a problem. He said he was around last night to see who didn't shovel the snow after it stopped yesterday and we had the usual half-dozen that he spoke to today. So we should clear that up pretty early this year.

CULTURE & RECREATION:

Gail Curtin said that since the last Village Board meeting, there was a DARE dance at the Community Center on Friday, November 16. She said that unfortunately, we were involved with the stagehand strike in New York City so we had to cancel the trip to see "Hairspray." The good news, however, was that everyone got a full refund for his or her ticket and bus. She said that they will be rescheduling later.

Mrs. Curtin said they also worked with the Police Chief in having the refreshment part of the hockey awards trophy night last Thursday, November 29, at the Community Center. They worked with the Elks Lodge this past Saturday for their annual Hoop Shoot. And they are currently working with Trustee Meehan in the preparation and mailing of letters concerning the community garden to the condominiums and apartments.

This Thursday is the annual Holiday Lighting. The Village of Suffern is being graced with a very pleasant Santa this year. Particularly, she would like to mention to Chief Osborn that with the Mayor's approval, there will be a LEAD session at the Community Center this Friday night, December 7. She said that she hopes that everybody got a chance to read the article in today's newspaper concerning the Pearl Harbor Commemoration. They have been working very hard on that and Deputy Mayor LaCorte has been giving them some input and he is going to be speaking with one of the survivor's later this week and possibly taping that interview so that we will have that on file in the Village records. Mrs. Curtin said they have worked with the Village and County officials to make arrangements for the F.A.A. rally at the Community Center on Sunday, December 16. And lastly, just two things that she would like to mention. The Mayor has given permission for Rockland County to again offer passports. It is down the road a bit but she thought she would mention it tonight in case there are people who are thinking of getting one. It will be held again in this building on Wednesday, February 13. And lastly, as Coordinator of Recreation, she would like to thank the Mayor for reappointing all the members of the Rec Board and she looks forward to working with the two newest members. One she works with everyday and that is Lou. And Rich DeStefano was certainly a wonderful asset to Suffern Day. And she looks forward to working with him on the Rec Board.

The Mayor said we have two elected officials in the audience tonight. He said he would just like to introduce them. He said we have Joe Meyers, who is a new Rockland County Legislator, and congratulations to him. And all the way in the back we have Itamar Yeger who is a Ramapo Town Councilman. And congratulations to him.

VILLAGE ATTORNEY:

Attorney Terry Rice said the only thing that he wanted to cover under his report tonight for the public portion of the meeting is that we have a request from Good Samaritan Hospital to extend the term of the temporary Certificate of Occupancy. The letter doesn't say how long, but he is assuming it is again for another three months. A motion to extend the temporary Certificate of Occupancy for three months, subject to the same conditions, was made by Trustee Abato, seconded by Trustee Haggerty. Upon vote, the motion was carried.

7:45 P.M. - PUBLIC HEARING - ESTABLISHING A MAXIMUM SPEED LIMIT OF 25 MILES PER HOUR FOR LONERGAN DRIVE, TEMPLE LANE AND SPICER ROAD:

The Mayor said we will open up the floor for the public hearing which is establishing a maximum speed limit of 25 miles per hour for Lonergan Drive, Temple Lane and Spicer Road. He said that is reduced from 30 to 25. Chief Osborn said he would like to address the situation as to why it was proposed. He said the minimum speed limit in the Village that we can go down to on a Village road is 25 miles per hour. He said that he is going to propose that. He said he knows it doesn't sound like a lot but from 30 to 25 it will enable officers to more strictly enforce speeding violations. He said there are several other alternatives that they are working on to reduce speed in Squires Gate. He said he met with Roy and several residents in Squires Gate and he has been talking on the phone with them for the last month on several occasions and he thinks they may have a couple of other options that he may present to the Board as well in the next month to two months. But he does think that this is a proposal that should be voted on for the safety of the residents, particularly the children. There are a lot of kids because there is a park right there. And he knows, like he said with Roy living right there, we have spoken about this many times. And he wouldn't have proposed it if he didn't feel it was necessary to go forth.

Since nobody spoke, a motion to close the public hearing was made by Trustee Abato, seconded by Trustee Meehan.

**VILLAGE OF SUFFERN, NEW YORK
LOCAL LAW NO. 13 OF 2007**

**A LOCAL LAW AMENDING SECTION 254-52 OF THE
CODE OF THE VILLAGE OF SUFFERN,
"SPEED LIMITS," ESTABLISHING
A MAXIMUM SPEED LIMIT OF
25 MILES PER HOUR FOR
LONERGAN DRIVE, TEMPLE LANE AND SPICER ROAD**

BE IT ENACTED by the Board of Trustees of the Village of Suffern as follows:

Section 1. Section 254-52, "Schedule II: Speed Limits," of the Code of the Village of Suffern, is hereby amended by adding after

[Name of Street]	[Speed Limit (mph)]	[Location]
Lafayette Avenue	40	35 feet west of Village line

the following:

Lonergan Drive	25	Entire length
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Section 2. Section 254-52, "Schedule II: Speed Limits," of the Code of the Village of Suffern, is hereby amended by adding thereto after

[Name of Street]	[Speed Limit (mph)]	[Location]
Ruby Street	15	Entire length

the following:

Spicer Road	25	Entire length
Temple Lane	25	Entire length

Section 3. This Local Law shall become effective immediately upon filing with the Secretary of State.

A motion to adopt Local Law No. 13, 2007 was made by Trustee Abato, seconded by Trustee Meehan. Upon vote, the motion was carried.

The Mayor said that now he would like to open up the floor for a public informational hearing on the Downtown Suffern Designation Study. He said he will turn it over to Deputy Mayor LaCorte, who has been working very hard on this.

Deputy Mayor LaCorte thanked the Mayor and Village Board. He said he would give a brief overview of where we stand regarding Urban Renewal, the downtown Orange Avenue area. He said that the Village Board previously had interest in development along Orange Avenue from Ginsburg Development. They had, at no expense to the Village, pursuant to moving forward with Urban Renewal, had paid for a study to be prepared by Saccardi and Schiff of White Plains, New York, called a Designation Study, which studied that portion of the downtown area to determine if it was suitable for Urban Renewal. The report, we received a draft report in May or early June, and that report was then reviewed by members of the Village Board and assigned to our Village Planner, Mr. Robert Geneslaw, who had extensive comments. It was returned to Saccardi and Schiff who then

finalized the version that we received on October 12, 2007. Upon receiving that, we were also informed by Ginsburg Development that due to situations in the housing market that they would, at this time, would not be interested in pursuing the project. So what the Village, what they decided to do and it was discussed at a previous meeting, was to continue to move forward with Orange Avenue redevelopment. So where we stand now is, in terms of the downtown Urban Renewal, is that we have the study which we have here which was put on our website during this past month so that residents can go on and read about the study and see why Saccardi and Schiff recommended to the Village that we move forward with Urban Renewal in this area. In addition, what the Village did at their last meeting was that we hired the services of Greater Hudson Valley Engineering, Mr. Thomas Vanderbeek, and what he is working on are specs for residential condominium development along Orange Avenue. It would involve pretty much from Chestnut, where Lou's Auto Body was, heading towards Lafayette Avenue to 120 Orange Avenue. He is working on that as we speak. And as we move along with the other process, we will have probably in the next several months back from him a proposal of what we are interested in building as a Village on that spot and it would then be available for developers to come pick up, review and then make a proposal to the Village for condominiums on that spot. We are not naming any specific groups at this time but we have received, he has and various other individuals on the Board, Mr. Vanderbeek, and there has been a great deal of interest in pursuing this project. So while we were disappointed that Ginsburg Development was unable to pursue the project at this time, there is extensive interest in this. People do see the strengths of downtown Suffern. There was an article yesterday in the paper. Bob Baird's column spoke about it and he talked about the strengths of the Village and how we can go about doing Urban Renewal and if you read online, there was a comment to it. And it was called New Urbanism. Someone had said about a comment how what people are doing is that people are getting away from kind of suburban life and people living in downtown surrounded by mass transit - Hoboken has exploded due to the proximity of the City, areas in Brooklyn have exploded all over - the particular article, Edgewater, is what Mr. Baird had talked about, and the strengths in Suffern are obvious. We don't need to go into all of them. But obviously mass transit - the proximity to the train station and the bus station along the NJ Transit lines. And he is not sure if everybody is aware but there is a project that is called ARC - it is Access to the Regions Corps - and what that involves is that there is a tunnel that will be built along our train line that will directly link the Bergen Line to Penn Station. He said he believes that the project is estimated at about seven billion dollars and it is a pretty big number but there is already several billion dollars already allocated for that project. It keeps on being moved up and he believes, as of now, it is supposed to start in 2009 and he believes be completed by 2016 or 2017. And it will be unbelievable because it will make commuting from Suffern on par with Metro North in Westchester and the Long Island Railroad. So it will be great for the Village and great for everybody's property values and great for the entire region. And

then as it extends up to Harriman and to other areas in the Hudson Valley and it will also tie into Stewart Airport, which is really going to become the fourth major airport in the area to relieve some of the stress on Newark, LaGuardia and JFK. So if anybody wants to read about that particular component to it, you can go to www.accesstotheoriginscorps.com and it talks about the project and where it stands. So in terms about where we are before we open it up to public comments, what we are doing at this time is asking people tonight to comment on the study which was posted on the website and about our proposed progress moving forward with Urban Renewal on Orange Avenue.

Deputy Mayor LaCorte said that Attorney Rice actually made a recommendation in terms of, to kind of pre-empt some of the comments here tonight. The area that study extends all the way from 120 Orange Avenue all the way down to East Maple Avenue. It is three blocks - Block 1 which goes to Chestnut, Block 2 which goes to East Park, and Block 3 which goes to East Maple. So after the comments, we are going to discuss designating the study and the site, the complete site, as suitable for Urban Renewal, but that does not mean that we are going to move forward in terms of building any projects on all of the areas. In terms of what we have already asked Mr. Vanderbeek to prepare specs for, that would only which would be determined to be Site 1 which would only be up to Chestnut Street. He said he can't speak for all the Board members but in terms of their discussions, they would do this - Phase I of the project would be from 120 Orange Avenue to Chestnut Street.

Al Ross, the owner of Royal Tees in downtown Suffern, said that to his knowledge, we are allowing the Green Room or 120 Orange Avenue to open up another bar. He asked how we are letting another business open up in a building we are looking to take. Attorney Rice said that apparently there is an application that is being processed in the Building Department in order for some type of restaurant use in the building. The Village can't stop a use of the property pending any type of determination along these lines. Whoever owns a piece of property continues to own it and continues to be able to use it in accordance with the zoning law. The people who are considering opening a restaurant there have been advised that the Village is considering Urban Renewal so they understand it and they are proceeding at their own risk. And we don't have any ability to say no, you can't do it because it might be taken by eminent domain sometime in the future. Mr. Ross said he has no objection to anybody trying to make a living, but 50% of the problems downtown comes out of that building. He said he is right behind it, right in the middle of it, and he sees it all. But he is not a lawyer so he doesn't know how this plays out. The Mayor said most of the problems are upstairs in that building. That won't change. What this gentleman wants to do is to come in and invest a lot of money and change the lower level into a restaurant-bar type facility. And again, he has been apprized of the situation over there and he still wants to do it and he gives him a lot of credit for doing that. But in the meantime, of anything being done in the way of what Deputy Mayor LaCorte said, it could be a year, it could

be two years before anything is started, so this gentleman wants to try his luck with a business there, and the Mayor said he thinks he would rather see a restaurant there than an empty building in the meantime. Mr. Ross said we all wish him luck. He is a business owner down there and he just wanted to know why. Now he understands.

Vince Crapella, a merchant in the Village for the past 22 years, said that on behalf of a lot of his associates, merchants, friends and clients, he wants to applaud this administration as being the first one to have the foresight to initiate the progress that you have made what will happen on Orange Avenue. Orange Avenue is like a blight now. And the potential of what it will bring to Suffern. He said he thinks Bob Baird had an article that was phenomenal. He thinks that everyone should read the article and everything he could say is in the article. So he applauds the Board and he can say that on behalf of a lot of his associates, friends and clients that they are very enthused about this and he wishes them the best of luck. They are the first administration to have the foresight to start something like this and it will put Suffern on the map. We are a transportation hub and metaphorically speaking, we are like a diamond that has never been polished, and it is about to happen. So on behalf of his associates, merchants, friends and clients, he thanks them.

Jack Rosenberg of 13 Somerset Drive said that he is very pleased to hear from Deputy Mayor LaCorte that somebody is planning to have a direct connection from the main line into Penn Station. If anybody wishes to remember, when there was talk about a Secaucus Transfer Station, the State of New York wanted to see a large increase in commuter parking. Now that there is going to be a strong possibility that there is going to be a direct connection to Penn Station, it seems to him that there will be an even greater need for the additional parking, especially since 10 million square feet will be coming in a few years to downtown Manhattan, know as the World Trade Center. So there is great need in the future for parking and he can tell them that over the years, he has spoken to many, many merchants and all of them, well, not all of them but quite a few of them, have always expressed that there is additional need for commuter parking. Now there are arguments about it but he knows for a fact that there are many - as a matter of fact one person today told him that there should be additional parking. So when the Village went ahead, the Village, the Parking Authority came up with a third proposal for parking bearing in mind that the Parking Authority received a grant with the help of Mayor George Parness, Trustee Ellen Jaffee, Trustee Paul Traub, Trustee Andrew Haggerty and himself, Trustee Rosenberg. The Mayor said he didn't mean to cut him off, but he is talking about parking and this hearing is basically about the first phase of the building. Mr. Rosenberg said it relates to Orange Avenue because you and the Board and the Parking Authority wanted to see two 100 car parking lots - one outside the Village, which on November 12 was estimated at \$520,000, and bearing in mind that the \$3 million grant that was given ten years ago still has a few million dollars to be spent,

and they were going to build on the site of Mr. Shen's property, 120, and the Board criticized him because they thought he was opposing it when he was not. Mr. Shedler can tell you that he asked his opinion and Mr. Rosenberg gave it to him that he was perfectly in favor since the Village would wind up with that extra 100 car parking lot without spending a penny. He said the Board went ahead and spent \$375,000 on a bond issue in January. And obviously a five year financing will cost \$82,000 a year to be paid back, and you are only going to get back \$24,000 from the Parking Authority, which is a business that does a gross business of \$240,000 a year and it cannot make a profit. So when they say they are going to give \$24,000, that is squeezing money, and, obviously, if you pay out \$82,000 and get back \$24,000, you lose \$58,000 per year for five years or \$290,000. The Mayor said this same conversation went on last meeting. Mr. Rosenberg said that money will come out of a bank account which is bearing interest. The Mayor said this has nothing to do with the public hearing. Mr. Rosenberg said he begs the Mayor's pardon. Subject to connection, he will prove everything that he is saying. He said the Board went ahead and tried to get parking and then you abandoned it. The Mayor said we haven't abandoned anything. Mr. Rosenberg said you abandoned the parking because Mr. Ginsburg came along and you stopped doing everything in terms of parking. The Mayor told Mr. Rosenberg that Mr. Rosenberg doesn't know what is going on in this Village and he was on his own agenda and he doesn't know what is going on. Mr. Rosenberg asked the Mayor to stop arguing with him. He said this is a democracy and you have to listen to him. He said he is a taxpayer. The Mayor said we have had meetings with Scott Shedler and we are looking at other areas to put parking lots in. Mr. Rosenberg said to Mayor how dare you insult him this way. The Mayor said all he was telling him is that we are having a public hearing right now to adopt a study, not to talk about a \$2.7 million grant that you bring up every month. Mr. Rosenberg said you don't want to have him on the record. Mr. Rosenberg said he talks on the subject matter. The Mayor said the subject matter is - Mr. Rosenberg said what - an urban renewal plan? The Mayor said it is not what Mr. Rosenberg is talking about. It is something different. The Mayor said we will have audience participation later on and if you would like to talk about the price of ice cubes in Alaska. Mr. Rosenberg said Saccardi and Schiff prepared a plan. We are discussing the plan, correct? Isn't that the purpose of this meeting - to discuss the plan. Trustee LaCorte said we have the minutes from last month. Mr. Rosenberg said he is not going to let Trustee LaCorte interrupt him. Trustee LaCorte said we had sixteen pages of minutes - eight pages of the minutes at last month's meeting. Mr. Rosenberg said he begs his pardon. He said that Trustee LaCorte spoke more than he did. Trustee LaCorte said it was all about this very subject. Mr. Rosenberg said that Trustee LaCorte spoke more than he did. Mr. Rosenberg said he counted the number of pages - he had three pages and Trustee LaCorte had four. He said so don't talk to him about it. He told him to go count the pages. Mr. Rosenberg said that Saccardi and Schiff are planners and developmental consultants. He said is it agreed that that is what they are. They are not lawyers. How dare they suggest as planners and developmental consultants

that it is perfectly legal to say that this is an Urban Renewal study according to two State statutes. That is not the province of a planner and developmental consultant. That should have been the opinion of the attorney. And there is no opinion by an attorney. And you went ahead and adopted that plan last month. You did adopt it. It is officially on record as having been adopted. Now, you talk about three plans. The first plan is six lots. Six lots. Do you know how much those six lots will cost if you should go ahead and go into Urban Renewal on those six lots? It is about 4 million dollars. How do you propose to pay for the 4 million dollars. There are no federal funds as there were in Spring Valley when we developed under an Urban Renewal agency with federal funds. You don't have any federal funds. You don't even have any state funds. Because the State D.O.T. refused to buy Shen's property because it was too expensive. You said it yourself. Trustee LaCorte said you asked a question. How ultimately if we move forward with this process and we adopt the study and designate the area and then we have an Urban Renewal plan, pursuant to law it gives this Village powers to use eminent domain. However, a developer has the ability to contract with the land owner and he knows it was prefaced by Ginsburg to have a transaction where they agree upon a price. Mr. Rosenberg said you mean the Village is not going to buy it. Trustee LaCorte said not necessarily. Mr. Rosenberg said no, no, no. The Village is not going to buy it. Trustee LaCorte said not necessarily and if the Village does buy the property, pursuant to the law, the Village is then able to transfer the title of the property to the developer and be fully reimbursed for any costs that the Village assumes. Mr. Rosenberg said so the government is coming along and taking property so that somebody can build condominiums and make money. To his idea, that is the worst use of Urban Renewal that you can possibly have. The Mayor said right and also add to the tax base of the Village of Suffern. Mr. Rosenberg said the D.O.T. wouldn't buy it, why would you? Trustee LaCorte said the D.O.T. was appraising the land as a parking lot as opposed to condominiums. Mr. Rosenberg said they refused to use the money because it was too expensive. He's asking three million dollars for it. Are you going to pay him three million dollars or are you going to condemn his property. The Mayor said even if you condemn it you have to pay fair market value. Mr. Rosenberg said there is a case law saying it is illegal for the government to take six lots and buy it and give it to a private developer. If the developer wants to have it. Two years ago a developer came along and he almost had the approval. He had the approval of the owners and the deal fell through. Now D.O.T. wanted to buy it and the deal fell through. Why are you going into a situation where you have to take away growing businesses. They may not look nice, agreed. But there are millions of ways of turning buildings that are not nice looking into very attractive things. For instance, did you know that the Village said that they wanted to upgrade Orange Avenue with all kinds of improvements. Go back to the Saratoga Associates and do the job that was originally contemplated. In six years, five individuals, Andy Haggerty, Howard Glinsky, Jack Rosenberg, Jack Meehan and Paul Traub raised a million dollars to do a plan. Why don't you finish the plan instead of going off into wild schemes where you can't

afford to pay for the land that kind of money. If somebody wants to build condominiums, let him go buy empty land and build them. By the way, isn't it true that the condominiums you are contemplating are high rise? High rise? Didn't we have a big argument when they wanted to put up a ten story building on top of a garage. Everybody said you can't do it. It's too tall, Why are you going into these things. The Mayor said we aren't looking at ten stories. Mr. Rosenberg said that Saccardi and Schiff didn't put down a single penny as to the cost of the twelve lots. Six in phase I, two in phase II, and four in phase III. At least you now concede that two and three are not going to be. But you are going right back to the original program of two years ago. The Mayor even told him that we have an agreement from him to repave the sidewalk. Trustee Abato told Mr. Rosenberg that he was arguing progress of the Village right now. Trustee Abato said that he was arguing about buildings that are horrible looking and not being fixed up. If the people who owned the property would have fixed them up. The Mayor said that we will have to cut Mr. Rosenberg off. Trustee Abato said to Mr. Rosenberg that he is not letting anybody talk except himself. You are making a lot of bad statements. Mr. Rosenberg said that he is telling them right now that if they go ahead, if they go ahead and borrow any money from this Village, he will go out and get a petition for a permissive referendum to have the people vote on whether they want to spend money on this. The Mayor said that the people will ultimately vote on this. The Mayor said that everything we do in this Village we have public hearings on and the public will decide the fate of Orange Avenue.

Rosemary Schultz, the current president of the Suffern Chamber of Commerce, said that she would just like to say that they look forward to this plan - revitalizing the downtown, especially the area that we are talking about. She said they have been involved with the Village on this all along and they really feel as merchants in this Village that this will enhance our Village which will then enhance the people who live here.

Joe Meyers, Village of Airmont, said that he just wanted to first congratulate Mayor Keegan and Dagan LaCorte and Trish Abato on their re-election. He said that as our new incoming County Legislator, he very much wants to express his appreciation for the attempt at downtown revitalization. The previous speaker mentioned that it would enhance the lives of the people that live in Suffern. Actually, it will enhance the lives of many more people than that because those of them that live in Airmont and Chestnut Ridge and Montebello, and he dare says Mahwah as well, look forward to coming to downtown Suffern. Having an enhanced downtown area with a nice mix of shops and the lovely restaurants that you already have will increase the home values of people who live throughout the area and help those of them that live elsewhere in terms of quality of live. He said he applauds the Board's attempt to do something to revitalize the downtown. He is not commenting on the specific proposal because that is for them to decide what is best for your Village. He said if he could help us or support us in any way as our County Legislator, he said to please let him know.

Scott Shedler, Parking Authority Chairman, said that he is here tonight for this downtown revitalization effort on behalf of the Board. He said he is in favor of the development in Phase I. He said he knows that the Village is looking to vote on the entire study and he knows there are some property owners here that are in Phase II and maybe even Phase III. You are looking at Phase I at being the first area for a possible developer to develop. The Parking Authority a few years back put forth a number of options. One of the options was to purchase 120 Orange Avenue, which they did with the Village. The Village purchased it. Just today they finalized all the lease and they will be taking over 120 Orange Avenue and there will be additional parking available for shoppers and merchants. That is not for commuters. So that is all part of the end of Urban Renewal. So they are here to support it 100%. And he is here also as a taxpayer. Someone who has lived in the Village for over 45 years now and his family is looking forward to spending many more years here and he thinks that right now is a really important time for the Village of Suffern to move forward with this project and to move forward for downtown Suffern. So he thanks the Board for having the vision to go forward on this type of project.

Terry Ryan, a lawyer on Washington Avenue said that he came into Suffern to work in 1960. At the time, there was a big issue publicly in Suffern about Urban Renewal. As a lawyer, he knew nothing about Urban Renewal in 1960 and he knows nothing about it in 2007. But it seems to him that in 1960 there was a vote, an actual vote, yes or no, do we want this or not. And it lost badly. Is that the same now? Attorney Rice said no. He is not sure that that was something that had to be done at that time but, no, there is no requirement. As a matter of fact, the way the law is today, unless something is authorized by statute or a referendum, and this you cannot have a referendum on it. Mr. Ryan asked if there could be a permissive referendum on it. Attorney Rice said no, that is what he is referring to. Mr. Ryan said okay, he just wanted to find out.

Vince Crapella said that he thinks Jack Rosenberg is brilliant and he would like to have his brain when he is Jack's age. And Jack makes very solid points. But he is missing the main point. Businesses have gone in and out on Orange Avenue. And no attraction is there to change. It is our entranceway to our Village and it is a blighted area. And he doesn't care how many restaurants go in, how many go out, it is still going to look the same. And so again, he applauds the Board. He said that Mr. Rosenberg is missing the main point. He said that Jack is brilliant and he loves Jack. He is his historian but he is missing the main point and that is a point that he would like everyone to remember. If we are going to go ahead, this is the way to go.

Michael Curley of 84 Orange Avenue said that he printed out the study from suffernvillage.com. And as he looks at the study, he is a little baffled. Because if you look at the pictures - if you look at the picture #1, which is the picture of the Green Room right in Suffern. It doesn't appear to be blighted in any way. If you go

ahead. Look at picture #2. He doesn't see the blightness. And he is going to go picture by picture. If you remember there was a gas station there for years. It was there since he was born, he assumes. He said it was always a gas station. Now it is not a gas station because obviously someone bought the property because of anticipation of the future. Because people like to get property at a better rate than what you have to get in the fair market value of America. Everyone would like to get something cheaper. Because people decide that they don't like how it looks anymore. That is not always what it is meant to be. Eminent domain is a very dangerous power to use if it is used incorrectly. And he feels it is already being used incorrectly because there are three blocks that did this study. And the person that did this study was paid for with money from the man who originally wanted to do the development himself. How can you let the man pay for the study who was considering doing the project. If you look at all the pictures, you will notice that the worst pictures are the bridge. And they talk about the bridge and the safety of that and the deterioration of that bridge. So the biggest concern this Village Board should consider is if that bridge is safe. If you further read into this report, you will see that, yes, a lot of things don't look nice. And you know what, you are right. Sometimes they don't look nice. But there are other means to get to that end result. Not to just displace businesses. Displace people. Look at picture #3 - he doesn't see the blightness. Look at picture #4 - that is a gas station - a repair shop - that is closed now. But it is closed purposely, unfortunately. Or maybe they are doing their business there, whatever that business is. Go to #5. He said he sees some overgrown weeds. We need a little lawn mowing there maybe. Go to picture #6. The dumpsters. They are not in sight of the people, they are behind. So everybody has dumpsters in the Village somewhere. Go to picture #7. He said he doesn't see it. Go to picture #8. He said he just doesn't see it. Go to picture #9. He doesn't see it. Go to picture #10. Go to picture #11. Go to picture #12. Stand yourselves in front of OTB there. Stand across the street and look over. It is not a blight. We may not like what is there but it doesn't make it a blight. The Bagel Train. It is not a blight. The laundromat. It is not a blight. We've talked about a community needing those walk to places. It is the purpose of what is being done there that we aren't happy with but that is capitalism. That is part of America. We just can't go and swoop it when certain political reigns are there. We are going to sweep people's dreams from them. It is not right. It is wrong. #13. We have some overgrown weeds with a pole there. And he agrees, we need to cut the tree down there. Maybe we need to go in and talk to OTB and as you have done, if you feel it is a safety concern, you've done it before in Stonegate and Bon Aire, you go cut it yourself and send them the bill. Look at #14. There are overgrown weeds again. #15 definitely needs a lot of work. It is bad. But he said he never saw this before this picture. So it is hidden somewhere so it is not a blight to the natural eye. The same thing with #16. He guarantees that these people had disrepair in their home, in their backyard, where somebody had to trespass on to get this picture. #17 - he would buy the house tomorrow. It looks beautiful. #18. He

said he doesn't see it. #19. He doesn't see it. Bagel Train. #20. The side picture of OTB. He said he doesn't see the blight that you see. And he guarantees that all of you do not see the blight. You might see it in certain buildings. You might see it on a certain piece of property but you don't see it as the total area. It needs work. It all needs work. His building needs work and he admits it. And he has been working on that now and he hopes to get to that part. But he had other reasons - certain fights or whatnot. He said he would go along with it if he saw more. For anyone to look at these on suffernvillage.com. You can see these things yourself. You can see that they are not bad. The worst thing is, and he is telling them now that he is a little nervous and he is not going to drive over it, the bridge, which none of these business owners own. He said their intentions are good and he believes their intentions are good. But he doesn't want Suffern to be Hoboken, he doesn't want it to be Brooklyn, and he doesn't want it to be Edgewater. He wants it to be Suffern. He said when they ran years ago, you ran, you said back then that we want to keep Suffern our small town Village. We don't want all these parking lots and things. And you look back you will see that these are things that you cared about and thought about. And he feels comfortable. You might be saying that just this area is blighted. If you vote for this whole package being blighted, do those people now have a case - those other two areas to lower their taxes because you just said it is worth less money. We just had the town assessor say right in front of us. If it is blighted, it has to be worth less money. It is just simple logic. The Mayor asked Mr. Curley - he said he owns a business in town - and the Mayor asked him if he didn't think 200 more people within a half block from your business is going to help you. You don't think that this is going to revitalize the Village. Mr. Curley said that he does and it is a tough decision for him but he will not let his selfish needs get in the way of what he thinks is right in government and what he thinks is right in America.

Trustee Abato asked him if he honestly thought that our Phase I looks okay. That has not been an area that has been unkept for a very, very long time and has been at the tip of everybody's tongue about how it is not kept and that that landlord and that business owner and that the people that live in there have had to have a lot of heartache from it and the property owner knew and did nothing about it for a very long time. And that building looks the way it looks. And that's okay with you the way that looks. Mr. Curley said he agrees with her on one thing. He said she said it herself. The people inside. He said he believes that that is what this issue is. He believes that it is about the people inside. And he will not judge anybody with less than him, with more than him and who is different than him. Trustee Abato asked him is he was implying that she was saying it is about the people that live inside. She just said that they have had a lot of heartache for the conditions of the building. That is what she said. Mr. Curley said to look at the picture. He said you have the picture. Trustee Abato said right. You didn't listen at what she said. What she said was that the people who occupied those buildings suffered a lot of heartache because of the conditions of those buildings. So don't ever

insinuate. Mr. Curley said that Suffern is at a loss and we can't correct it with all our zoning laws, with planning boards. We can't correct it so we say let's blow up the block. He said he refuses to accept that as an answer. Trustee Abato said that we have exhausted all of our means and it still looks that way and it is not fair to all of these people who are trying to make an honest living in this room and this building looks like that and it doesn't enhance their businesses. How is that fair to them? Mr. Curley said you take the picture of that building you are talking about. You take the picture, the one with all the red, is he correct in what he is saying. You take a picture of that building and you show it to 100 strangers and 100 strangers would say that is a nice looking building. Trustee Abato said not if you put them in front of it. Don't take a picture. Bring them there. Mr. Curley said then these pictures don't actually reflect - so we really can't go by them. Trustee Abato said she doesn't think it actually reflects what the eye can see. She said she thinks those make it look better than it actually is. Mr. Curley is not a fan of eminent domain. He thinks it is a very dangerous issue. Trustee Abato said and you have a right to that opinion. Mr. Curley said that is why he is talking. Trustee Abato said absolutely. Mr. Curley said that is why he is trying to talk. The Mayor said that he appreciates Mr. Curley's concern. Mr. Curley asked if the Board knew right now that they are not going to go all three blocks because it is block I, block II and block III. And if you know that you are concentrating on block I, how can you vote for a plan to hurt people on other pieces of property on block II and III. You have no right to call their properties blighted if you don't feel they are. And if you go and vote for this, and he understands this is a beginning phase. If you want to say it is one and he disagrees with that too but let it just be one. Do not take people who have houses or property and believed in them and earned their life to get there and say you're blighted as though we are different or we are better. Because they are not all blighted here. And you are including pieces that aren't blighted in this folder here. He thanked the Board for their time and he knows their intentions are good. He honestly knows that. He said he had a tough time to decide whether he was getting off of that chair, but his heart tells him that eminent domain is dangerous. It is dangerous when it is used incorrectly. And if you vote tonight you are using it incorrectly because some of you know in your heart and in your mind and in your words that all of it is not, in your mind, blighted.

Kathy Steinberg said that she has a business downtown and she has had a business for four years. And she grew up in Spring Valley and she grew up in Spring Valley during the heyday when Suffern was striving and Spring Valley was striving and it is difficult to have a business here. We don't have the foot traffic. In the four years that she has been here she is even noticing a change in how many people are around. And she applauds the Board for having vision and being able to project forward. Because if we don't have people in power who are having a vision for the future, unfortunately, we end up with villages that are going south and they become blighted and she thinks you need to take this step to go forward with that. And

they appreciate that as the business owners in town and they look forward to profitable business. And she knows that eminent domain can be a dangerous thing. So it is one of those things where you have to weigh out what is in the best interest of all concerned and she hopes that they all do that.

Anthony Petralia of 138 Orange Avenue said that he is the co-owner of Locomotion Power Sports, a new motorcycle and ATV dealer at 138 Orange Avenue. And he is here today not only as someone who has a personal stake in the proposed project but as an American who believes in freedom of property rights. The idea that the government can use eminent domain to acquire your property on the cheap fair value, not market value, and hand off to a private developer who stands to make a sizeable profit should be repugnant to everyone in this room. And he applauds that gentleman right there. He said this is an epidemic in the United States and if you don't believe him, he encourages everyone to go to castlecoalition.org and just see what they have to say about eminent domain and how it is an epidemic in this country. Private property owners having their property taken, businesses taken, with no other reason than somebody wants it cheaply - a private developer - to turn around and make a profit off of someone else's back. And that is wrong. He said his partner and he were very clear about their intentions to make a substantial investment to improve their property both inside and out back in late 2006 when they asked for zoning approval. Throughout the entire process, the Village has been very supportive of their efforts to revitalize the property. To date they have made an investment of over \$100,000 in renovations and cosmetic upgrades, including filling cracks, repainting the entire exterior of the building, which were issues specifically highlighted in the redevelopment study. He said their grand opening celebration on September 15 was a huge success and they have enjoyed steadily increasing sales over the last several months. They have gotten tremendously positive feedback from customers, many who reside in Suffern and surrounding towns. They compliment them on the incredible transformation of the property and say how glad they are to see this location thriving once again. They have also embraced the local community by partnering with the Suffern Fire Department to raffle a new Polaris ATV and they have recently become members of the Suffern Chamber of Commerce. Unfortunately, they now feel like sacrificial lambs. In a recent article in *The Journal News* it stated that two neighboring businesses - the laundromat and the Bagel Train would be spared because they are successful businesses and the laundromat had recently undergone extensive renovations. He said their business fits both criteria and he hopes they might be afforded the same consideration.

Hal Heidt said he knows some of the people and Board members here. He said his family has been a long-time resident here. And his father graduated from this building that we are in right now back in what he guesses was the early 30's. But what he is really here to talk about is that he thinks the development project is good, he really does. But one thing that he would like to ask about it and

maybe Deputy Mayor LaCorte can tell him if there are going to be stores on the bottom like he read in the paper or is it just going to be condominiums. Deputy Mayor LaCorte said they don't know. They are open to either one. He said they are going to have specs which are just going to spell out the parameters of what the Village is looking for and then within that the developers will have some latitude to make proposals whether they include or don't include retail. He said he is sure it is possible that some may or may not want it, depending on their preference. Mr. Heidt said he appreciates that and it kind of helps him. He said that firstly he doesn't think the project is really a bad one. He thinks that some new stores and several forms of condominiums definitely could help the Village. He really does. He said he has gone his whole life here and his children and they like the Village of Suffern. The main street definitely needs some revitalization. But he questions maybe the direction that the project is running. If by what he is saying at that is that you seem to be going from the Green Room to the old Ord's gas station. And then you are taking the project and expanding it even further up to the Bagel Train. His thought is that if you are going to revitalize the main street, wouldn't you be better keeping it towards the main street. So what he is saying is that maybe his thought is that you should take the project and maybe start it at Ord's and go down to the Village park on the corner of Orange and Lafayette. Here you own some of the property that you can then turn over to a developer. You own a park and you own a parking lot that Scott had bought. Then if you were going to put stores in, the people are now in the Village, in the central business district. Then if you wanted to make it larger, you can go from the old closed gas station down Chestnut Street to the Parking Authority building. Now what has happened is that you are actually bringing the people into the Village to clean it up or revitalize it or whatever you are thinking of doing. He thinks that would be a better way then going all the way to, say, Bagel Train because if you look at the Bagel Train and if there were stores there and then you wanted to go down to the lower Lafayette Avenue, that would be quite a long trip. He said he didn't know if you would even bother doing it. But the idea of it is that if you can keep the people kind of moving on the street with stores - in other words, Orange Avenue, Lafayette Avenue, Chestnut Street - now you've created a flow for the people with stores and, say, condominiums above them. You are bringing people into the community. If you don't do that what could probably happen is that you create a new main street which would then be in competition with the present main street and you would probably have the same problems that you have now, whatever they are in cleaning up the main street. So basically he doesn't think it is a bad plan. He doesn't quite agree with the way it is. He thinks it should be more of a loop or a triangle of stores. Orange, Chestnut, Lafayette. Keep everything moving and then have the new business district or this new group of condos and stores complimenting the main street rather than being in competition with the main street. Or if you ran stores all the way through to the Bagel Train, now you have competition with main street. His only disappointment with the whole project is how you are planning on acquiring the various properties. Previous people

that had thought to develop had come to property owners and negotiated prices and if the property owner makes a deal, they make a deal. And he really - the thought of eminent domain just upsets him tremendously. And the basic reason that it does is why do we own property. Why do you own your house. Why do you own anything. Because bottom line number one is you like it. But also the thing of it is is that one day you are planning on selling it and retiring or whatever and you want to do it the way you want to do it. You don't want someone to come in and say I'm going to take your house, I'm going to take your business. And oh, by the way, I am going to turn it over to a public developer so he can make money on it. He just thinks that for a town like Suffern that has always been kind and has always been well thought of, he thinks that is just a kind of a very not a kind way to do business. He thinks a developer should come in. He said he knows there was a developer a few years ago coming into the section between the Green Room and the gas station and dealing with the property owners. And they also called him. And then for whatever reason, they changed their mind. But he really thinks you should kind of let a developer handle that. And he thinks that you will probably find that most people, if they got what they wanted, would be fairly reasonable and you would come out winners too. You would come out with a new town and you would also come out with a town where people feel good about it. The eminent domain thing, from what he understands, there are already 42 states who have put legislation limiting the use of eminent domain. So there are only 10 states left that allow it. And he thinks for us because we can get away with it and do it, he just doesn't think it is a healthy situation. And that is really all he has to say. And he really thinks the Board should really talk about it. He said it is like the old story. You may be legally right. But are you morally right. He said he doesn't think it is a moral right to take somebody's property. Although it might be legal, he just thinks if he had to make that decision, he doesn't think he could make it. But the plan is good. He just wonders why it can't be done in a nicer way. Everybody knows now what the town wants and he thinks as a result they would probably be agreeable if they could get a fair figure for their property, maybe. Another thing too, just again as a property owner, you really should define where really it is going to be. Because here is what you are actually doing. Say a person is in Section II, Section III, Block II, Block III, whatever you want to call it. And just say they have a piece of property and all of a sudden now it becomes vacant. He wants to ask a question. If you don't do anything, you just ruined the property owners chance to do something. If he owned a piece of property and maybe they have a food store looking at it, does a food store really want to move in if they think they are going to be thrown out. Does a national chain want to come into Suffern if someone is going to throw them out because they are reading a study or a blog or whatever. And these are the things that you have to look at. When you make your moves, you are marking people's personal properties. And then if you decide not to do it, the property is already marked. It is like being a criminal and then being proven that you are not a criminal. But a lot of people say he's a thief, watch him. And that is kind of what you are doing.

You are marking people's property which is really, again, not the right thing to do. He said that is all he has to say and he thanks them for the opportunity to speak.

Trustee LaCorte said that they really appreciate Mr. Heidt's comments. Just in terms of one thing. In this process, as they move forward, it gives the Village certain powers but it doesn't necessarily mean that the Village is going to use eminent domain.

Mr. Heidt said that this is all we read about. Trustee LaCorte said that just in terms of what the law is in the process so that people know and, again, it is something that is in the newspaper and we can't control the media what they write about and that is why we are holding this informational hearing so that people know what is going on in each step. He said he understands Mr. Curley's concern that if you call an area blighted, and people may feel that is not a nice thing to do, but most importantly, in terms of the steps, we designate this area saying it is suitable for Urban Renewal. But the major step will be the next step when the Village develops a plan for Urban Renewal. Because then at that point somebody who is in different areas will know that this is the Village's intention. They are moving forward with this phase. So that way people will know. And again, he can't speak for any developers who haven't proposed anything yet or have just expressed an interest, but in working with Ginsburg he believes they were working to negotiate agreements with the individual property owners. And that is what they wanted to do. He said he is not sure that they got to the point of contracts but that is what they would hope that a developer would do. However, if you assemble five of the six pieces of property and one person is holding out, then it is possible under such circumstances that the Village can use the power of eminent domain, but again, anyone wants to be able to negotiate a contract with a landowner on terms that are fair to everyone.

A motion to close the informational hearing was made by Trustee Abato, seconded by Trustee LaCorte. Upon vote, the motion was carried.

Trustee LaCorte said that what he would like to do at this time is to make a motion that based on the findings of the downtown designation study prepared by Saccardi and Schiff, the Suffern Village Board finds that the area study meets the criteria for designation as an Urban Renewal area, that the Village Board further directs Saccardi and Schiff to prepare an Urban Renewal plan to be transmitted to the Suffern Planning Board for review, comment and public hearing, seconded by Trustee Abato.

AYES: Mayor John B. Keegan
Trustee Andrew Haggerty, Trustee Dagan LaCorte
Trustee Patricia Abato

NOES: Trustee Meehan said that before he voted, he wanted to say a few things. He said that in reading the study, and he read it very carefully, and he looked at all the

pictures, he really felt that section II and section III did not meet the criteria for Urban Renewal. He disagreed with the Saccardi and Schiff report. He said in listening to some of the speakers tonight, especially Mr. Curley and Mr. Heidt, he was concerned about making a declaration about properties in areas in which he will, personally, never vote to have them, subject them to eminent domain or to declare them blighted in any way. So he feels that under those circumstances since he can only support declaring section A as an Urban Renewal area, he is forced to vote no.

ABSENT: None

POLICE DEPARTMENT:

A) Nominate Joel Henriquez for Position of Part-Time Police Officer/Part-Time Dispatcher:

Chief Clarke Osborn said that he would like to nominate Joel Henriquez for the position of part-time police officer/part-time dispatcher. He said that as he has spoken to the Board, Joel Henriquez was nominated last month but due to the expiration of the Civil Service personnel list, he is asking the Board to re-vote on dispatcher and part-time police officer Joel Henriquez. A motion nominating Joel Henriquez was made by Trustee Meehan, seconded by Trustee Abato. Upon vote, the motion was carried.

Trustee Abato asked the Chief if we could have a start date for Joel. The Village Clerk needs a start date for Joel. Chief Osborn said we don't know until we get Personnel clearance and they are working on that right now. They had to get the official nomination.

Chief Osborn said he would like to give the Department update. He said our motorcycle is in service at this time. The police Harley Davidson will be put on the road this Wednesday. We have Sgt. John Gloede and Officer Glen Wilson who will be operating it. They completed a two month court in Portsmouth, Virginia. He said they will be going on the road Wednesday. He said they plan on working with the Recreation Department and the Fire Department on Thursday night to lead the fire truck with Santa into the Village.

He said they will be having a rapid deployment drill on January 10 at Sacred Heart School in the evening hours. As those of you, he thinks actually all of them came up last year to Connor School, a rapid deployment drill is when officers train for a critical incident in a school setting. Officer Mike Fennessey will be running it. He is a member of our County SWAT team. Our first drill went very well. Chief Osborn said he would like to increase the number of these that we do. The first one we did was last June. And obviously for the safety of our children and our community, we are going to continually train in special operations.

We are also working with houses of worship in the Village. He met

with Sacred Heart Church in regards to safety procedures. He said they received a \$7000 grant for car seat safety. \$5500 is going to purchase a multi-purpose trailer which can be used for car seat installations, commercial vehicle checks and DWI checks. He said we have the money from the State for that. He said they are currently researching a program with the United States Marshall Service. Chief Osborn said he went down to lower Manhattan with Officer Fennessey and met with the Marshall service and their Fugitive Task Force. He said they have a task force with local departments and they offer a host of services including warrant sweeps and apprehension of persons who commit crimes in Suffern and flee the area. It is a free program - no cost to the Village. He said he has an M.O.U. - Memo of Understanding - to go to Terry for review - a pretty basic one. It is a great idea and it is something we can utilize if someone commits a crime and flees the Village.

Chief Osborn said we are also having a DARE trip to West Point for an Army Hockey Game vs. Union College on January 5. He said they have their toy drive going. It is their 17th year. They can accept toys up until December 20. He said he has reached out and met with several condo and co-op presidents in the last month in regards with issues of concern and he is going to continue to do so.

DEPARTMENT OF PUBLIC WORKS:

The Mayor said that Carl Rossi is not here but there is one item on the list.

A) Authorization to Pay WJL Equities Corp. \$172,675.15:

Village Clerk Virginia Menschner said this is for authorization to pay WJL Equities Corp. \$172,675.15 and that is for payment #1 for our roadway improvement project. A motion authorizing the payment was made by Trustee LaCorte, seconded by Trustee Abato.

AYES: Mayor John Keegan
Trustee Dagan LaCorte, Trustee John Meehan
Trustee Patricia Abato

NOES: None

ABSENT: Trustee Andrew Haggerty (he stepped out for a moment)

AUDIENCE PARTICIPATION:

The Mayor said at this time he will open up the floor for audience participation.

Adam DeStefano of 19 Prairie Avenue said that first off he would like to thank the Board for passing the new speed limit in Lonergan. He said he has gone down to that park several times and the turn by the park is very dangerous for a car to be doing 30 around there. His question is with the speed limit lowered, what is going to be done to enforce the speed limit to make sure that

nobody goes over the 25 miles per hour. Chief Osborn said we will have officers stationed there. Mr. DeStefano asked if the Village Board would be interested in looking into speed humps that are removable that you would be able to put in and take out in the event of construction or, as happened a couple of days ago, snow. Chief Osborn said he has researched it and it is an option we are looking into.

The Mayor said that he would just like to announce that he is another one of his nephews and he wanted to congratulate him on being picked as captain of the Suffern Wrestling Team this year. He said it is good to have our young people interested in politics. Trustee Abato said a future Mayor of Suffern.

Itamar Yeger said that he was a councilman in the Town of Ramapo. He said he wanted to first congratulate the Mayor, Deputy Mayor and Trustee Abato for their victory in November and he looks forward to working with them, obviously. He said that he thinks tonight's message at the public hearing for the Urban Renewal in the Village of Suffern is the following. At sometimes elected officials have to make hard choices. And sometimes when you make a choice there are going to be some people who are in favor of you and some people who aren't. But ultimately what you do as an elected official is that you try your best. You gather the information from the people who are interested and then ultimately you make a decision. And so he is looking forward as the town councilman in Ramapo to working with you on the Village Board. He plans on being at a number of Village meetings. He will be going through all the villages and going to all village meetings - not every village meeting but he will try to get to a village meeting every month - going to a different village. And he has obviously begun in Suffern because the working relationship that he has with the Village Board now is wonderful and he looks forward to continuing that. Obviously, if you ever need anything you can call on him anytime. And for you in the audience and for you on television, his telephone number is 845-553-0400 and anybody can use that number and give him a call anytime. His cell phone is on whenever he is awake. He said he looks forward to speaking to any of you who wish to reach out to him and he looks forward to working with all of you.

Cathy D'Ambrosio of 4 Cross Street said that she lives across from where they are doing the work on 3 Cross Street - the condos that are going up. She said that over the past several months, her family has been inconvenienced by all of the work that has been going on. Not just with 3 Cross Street but with the work going on in Joe Duvo's house. There have been many times when it has been very difficult for her to come out of her driveway because of all the construction vehicles that have been parked on either side of her driveway. She said she has complained to the Police Department two times and finally now the trucks are not parking by her driveway. She said that she just needed to bring it to our attention that it could be a very dangerous situation. There have been trucks parked on either side of her driveway and opposite her driveway on the other side of the street where if she pulled out

she couldn't see what was coming. It has been a very dangerous situation for quite some time. So she thinks it just needs to be monitored, the situation, while the construction goes on.

The Mayor asked the Chief to ask his officers to monitor this a little more often and the Mayor will also have the Code Enforcer come out and take a look at what is going on next to you and so forth with the trucks that are there.

Vivian Stoner of 48 Prairie Avenue said that she was born here in Suffern and she recently just moved back here in Suffern and she and her husband, and she is sure many people here, walk into town because it is good for exercise. And they like to go through the town and whatever. But years ago we had a diner that we could go up to and have breakfast, a cup of coffee and merge with their friends that were there. And she was wondering if there was some possible way that you could put a diner back in town. If you had a diner, it would be great.

The Mayor said we have had a lot of requests. Trustee Abato said that we are reaching out to specific businesses to enhance the businesses that we have downtown already to bring more of a variety into Suffern. Mrs. Stoner said great, she was glad to hear that. This was the first time that they came to a meeting. They haven't had time to come. She said they enjoyed it, somewhat. But she did commend them for the officers elected in November and she looks forward to working with them too.

VILLAGE CLERK:

A) Approval of Minutes of Regular Board Meeting of November 5, 2007:

A motion approving the minutes of the regular Board meeting of November 5, 2007 was made by Trustee Abato, seconded by Trustee Haggerty. Upon vote, the motion was carried. (Trustee LaCorte stepped out of meeting for a few minutes.)

B) Set Public Hearing for Parking Lot "O" - 120 Orange Avenue - January 7, 2008 - 7:45 P.M.:

Village Clerk Virginia Menschner said she would like authorization to set a public hearing for Parking Lot "O", which is 120 Orange Avenue, on January 7 at 7:45 p.m. A motion authorizing the request was made by Trustee Abato, seconded by Trustee Meehan. Upon vote, the motion was carried (Trustee LaCorte was still out).

C) Surplus 1995 Olds Cutlass (Minimum \$500) and Surplus 2000 Ford Crown Victoria (Minimum \$1000):

The Village Clerk said we have two cars that have to be declared surplus. One is a 1995 Olds Cutlass and the other is a 2000 Ford Crown Victoria. A motion to declare the cars surplus was made by Trustee Meehan, seconded by Trustee Abato. Upon vote, the motion

was carried (Trustee LaCorte was still out).

D) Correction Date for Fire Department Parade - September 6, 2008 - Not September 13, 2008:

Village Clerk Menschner said she had a correction for the Fire Department Parade which was reported for September 13, 2008. But it is going to be September 6, 2008. So mark your calendars.

Attorney Rice asked the Village Clerk if she wanted to authorize to put those cars out to bid or are we just declaring them surplus. The Village Clerk said she thought he said just surplus. Attorney Rice said okay. Trustee Abato said for now. The Village Clerk said just for now.

FINANCE DEPARTMENT:

Treasurer Tom Zordan said that he just found it curious as to why the crowd always thins out when he gets up to speak. This month's report we paid down \$46,887 of BAN debt during November. We have \$1,214,494 in BANS outstanding as of November 30. And the total outstanding debt as of November 29 is \$7,314,494. That includes our Bond debt. He said he paid the annual contribution to the Firemen's LOSAP Program in the amount of \$87,577.28 as was approved at last month's Board meeting. Mr. Zordan said he received the annual invoices for the police and employees retirement systems. The combined total is \$658,270. This is a decrease of \$149,279 from last year's invoices. The payments are due February 1, however, if we pay them by December 15, which we normally do, we will receive a discount of \$6,303, approximately 1%. Therefore, he will be paying these invoices on the 15th of December.

The water and sewer bills have been generated and have been mailed and are being paid as we speak. We billed approximately \$823,000 for water usage and \$531,450 for sewer fees. These amounts are slightly less than what we had budgeted due to less than anticipated usage. Last year we used 340,000 units as compared to 309,000 for the same billing period, a difference of approximately 9%. However, the difference in actual billings is a 3.1% decrease.

The monthly Medicare reimbursement for retirees at age 65 or older will increase from \$93.50 to \$96.40 effective January 1, 2008. In addition, he has given the Board a brochure from a company that provides a system to allow the taxpayers to pay their tax bills online via credit cards or electronic bank check and in the near future they will be adding water and sewer billings. Please take the time to review these brochures and give him their feedback. In addition, he has enclosed a proposal from Diamond Lines in regard to the credit card processing. He is contacting a couple more companies to check on pricing and reliability and when he gets the further information, he will pass it on to the Board.

A motion to adjourn the meeting at 9:00 p.m. was made by Trustee Abato, seconded by Trustee Haggerty. Upon vote, the motion was

carried.