

**Village Board Meeting  
Tuesday, October 15, 2013**

A regular Village Board meeting was held on the above date at 7:30 p.m. with the following members present:

PRESENT: Mayor Dagan LaCorte  
Trustee Patricia Abato, Trustee Charles Falciglia  
Trustee Jo Meegan-Corrigan, Trustee John Meehan

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

ABSENT: None

**SET DATES FOR NOVEMBER MEETINGS:**

The Mayor said the workshop will be held on Wednesday, October 30, 2013 at 7:00 p.m. The Mayor asked if we wanted to move the Board meeting because it is the night before the election. Trustee Abato said yes please. The Mayor asked if we wanted to do it later in the week - Wednesday, Thursday. Trustee Falciglia said he is not campaigning the night before the election so we can have it. The Mayor said sorry? Trustee Falciglia said he won't be campaigning the night before the election so you can have it. It is fine with him. But it is up to everybody else. The Mayor said he thinks it is appropriate to do it after. Does anyone have a problem - Thursday, Wednesday? The Mayor said Thursday. Trustee Abato said Thursday is fine. The Mayor said Thursday, November 7. So Thursday, November 7. The Mayor's wife, who was in the audience, reminded the Mayor that he was going to be away. The Mayor thanked her. He said he is going to be in a wedding. Trustee Abato said is he here on Wednesday? The Mayor said it is his last meeting so he guesses he should be here. The Mayor asked about the following week? Trustee Abato asked how about Monday? The Mayor said how about the following Monday, on the 11<sup>th</sup>. It was mentioned that that is a holiday. The Mayor said November 12. The meeting will be Tuesday, November 12, at 7:30 p.m.

**7:35 P.M. - PUBLIC HEARING - ESTABLISHING A SPEED LIMIT ON MEMORIAL DRIVE:**

The Mayor said the first thing is we have a public hearing establishing a speed limit on Memorial Drive. Chief Clarke Osborn said one of the issues that they have addressed over the past several years is to reduce the speed limit on different roads throughout the Village. By law the lowest they can drop the speed limit to is 25 mph on Village controlled roads which Memorial Drive is. On state roads, Orange, Wayne, Lafayette, they control the speed limit. So he suggests that we drop the speed limit on Memorial to 25 mph due to the fact that you have a pool, little league field, and eventually that bridge is going to open up again as a cut-through. Chief Osborn thanked the Board.

The Mayor thanked the Chief. He asked if there was anybody from the Board who has any comments or questions or anyone from the public. A motion to close the public hearing was made by Trustee Abato, seconded by Trustee Meegan-Corrigan. Upon vote, the motion was carried.

VILLAGE OF SUFFERN, NEW YORK  
LOCAL LAW NO. 10 OF 2013

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 MEMORIAL DRIVE

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]
Maplewood Boulevard	25	Entire length (except where 15 mph applicable)

the following:

[Name of Street]	[Speed Limit (mph)]	[Location]
Memorial Drive	25	Entire length

Section 2. This Local Law shall take effect immediately upon filing with the Secretary of State.

A motion to adopt Local Law No. 10, 2013 was made by Trustee Abato, seconded by Trustee Meehan.

AYES: Mayor Dagan LaCorte  
Trustee Charles Falciglia, Trustee Patricia Abato  
Trustee Jo Meegan-Corrigan, Trustee John Meehan

NOES: None

ABSENT: None

The Mayor said moving right along. As many of you are here tonight we have a public hearing on the Orange Avenue Development Zoning petition. The Mayor said we have a substitution. Our assistant Village Attorney Robert Magrino is working on this matter due to a

conflict that our Village Attorney Terry Rice has in terms of the location of his private practice being in a building that is owned by the applicant. So for that reason Mr. Magrino has been sitting on all matters relating to this application. The Mayor said he would like to start off by reading a statement and then he will turn it over to the applicants. The Mayor read the following:

*Good Evening.*

*I would like to welcome everybody here tonight. It's thrilling to see so many residents and merchants come out to discuss what is a significant step towards downtown Suffern realizing its full potential. I think a fitting way to start out is to put tonight in its historical content. Suffern first thrived from the late 19<sup>th</sup> century to the mid-20th century as a key stop on the Erie Rail. As Joyce Kilmer said in "The House With Nobody In It" whenever I walk to Suffern along the Erie track. There was a time that saw the founding of an American icon in Avon. The building of Good Samaritan Hospital and Sacred Heart Church. There was a thriving downtown where you could enjoy stores like Genung's and the Showcase. Where you could just about buy anything. Then, despite Mayor Petrone's effort to literally stand in the way the Thruway came and cut Suffern in half. Ramsey's Interstate shopping center opened up and Suffern's downtown took a downturn. But it's not like business disappeared. The Heidt family is still in the business of selling cars but they are doing it on 17 South in Ramsey and not on Orange Avenue. We have made progress in the last 15 years through a streetscape project that brought new life and brick paved sidewalks, crosswalks and a multi year facade program that is just getting started. We have great restaurants and we need to thank the BenMoshe family for saving the Lafayette Theater. And while Suffern is a great place to live where we provide quality services and offer residents a value compared to surrounding communities our downtown is not the economic engine of our Village that it once was and that it could be again. So tonight we are not just discussing whether we are willing to allow a building on Orange Avenue to be built. It is so much more. Tonight we get to choose our future. One which can be as rich as our stories past or one which can be mired in a stagnant present. And while historical context can add drama to the story of this evening, when you strip it down this is a discussion on whether we want to make an honest effort to bring economic development to our downtown. As such it is more than appropriate that we discuss the merits and drawbacks of building a 111 unit, six story building with rents from somewhere between \$1500 and \$2400 for one and two bedroom units. A building that provides for 1.5 parking spots per unit. And we should discuss whether a building with a 24 hour a day doorman service, a rooftop garden and gym that is located just a stones throw from the train station is a good thing. And most importantly - do we want to fulfill what we decided to do more than five years ago when we declared this location blight and adopted an urban renewal plan that calls for a building very much like what is proposed tonight.*

Some, like me, believe that a building that will be feasible to everyone who rides the train through Suffern will attract the type of residents that earn a high income and are attracted to amenity-driven communities where they can walk everywhere and have easy access to mass transit. It will generate foot traffic into our restaurant and shops and will bring the new stores we need to fill our current vacancies on Lafayette Avenue. To borrow a quote from one of my and Stacy's favorite movies - "If we build it they will come." Some may not share that vision. Some thought Ray Cancellata from "Field of Dreams" was crazy. And that's okay. That's why we are here tonight. However this discussion can and will not turn into a shouting match, a who claps louder fest, or a fear forum, about section 8 housing when anyone with an ounce of responsibility and an internet connection would tell you that is an impossibility. And our taxes are too high and everyone here tonight's time is too dear to allow this to become about history based on a complaint someone may have against Josh's grandfather for their leaky faucet in Bon Aire. The only history we should be talking about is the Goldstein family's track record of building what they say they are going to build and withstanding the test of time. Anything less is a waste of time and money and sends a clear message to anyone who would consider investing in Suffern that its government isn't serious. Tonight is about moving the ball down the field versus putting on a show, doing a dance and walking away when real decisions have to be made with the excuse "hey, it's not perfect." We need to be serious and recognize that the perfect cannot be the enemy of the good. Tonight we are not granting final approval for this project. This is a hearing about changing the zone to allow for this building to be built. It still will be months before the final project is approved. The height and number of units requested are what the developer is seeking in order to move forward and close on the properties needed. The land that comprises this project was owned by four different property owners and the applicant was able to put a deal together without the use of eminent domain even though it was allowed under the urban renewal plan and it has eluded others for more than ten years. If they are not able to move past this step and get the requisite zoning the property will go back to its current owners and uses. After a presentation from the applicant and our consulting planner, we will open the forum to public comment. We are limiting each participant to three minutes. I will keep the clock and warn each person at one minute and then will give a wrap-it-up sign at fifteen seconds. We ask that the person be seated after their time is up. No follow-up questions. I ask that everyone respect the rules so we can have an open and honest discussion based on facts. Thank you.

The Mayor said if anyone wants to speak please sign up. He said he has some names and there is more of a list down there.

David Smith, the senior development advisor with VHP Engineering, Surveying and Landscape Architecture, PC said their offices are in White Plains, New York and he is here tonight on behalf of Orange

Avenue Associates. That's the applicant that has submitted a petition to rezone approximately 1.47 acres of land within the Village of Suffern. It is currently zoned CB, central business. The proposed application is for a new designation called Transit Development District (TDD). The Mayor has gone into some length to describe the planning background that the Village has undergone under the past five, six, seven years in considering the Orange Avenue corridor. Behind him is a graphic that shows the area that the Village adopted as their Urban Renewal Plan. It is approximately 1.67 acres and is slightly larger than what the applicant is proposing to rezone. But in essence this is the area along Orange Avenue to Chestnut Street. Mr. Smith said the proposed Urban Renewal Plan that was adopted by the Village contemplated a program that would have allowed for development of 100 residential units and 5000 square feet of ground floor retail commercial. What is being proposed as part of this action, part of the rezoning, and if anybody would like a copy of the proposed zoning amendment there are copies in the front for those who would like them. The application materials which they have submitted to the Village, and it is his understanding, that they are also available online on the Village website. With him tonight is Joshua Goldstein. He is a managing member of Orange Avenue Associates and he is going to ask him in a couple of minutes to provide some of his background and relationship to the project. With respect to the proposed rezoning - he said they have included language that was adopted as part of the Urban Renewal Plan. Some of the considerations, the important planning considerations, relative to redevelopment within this part of the Village. And with respect to the findings and intent they have recognized that the proposed rezoning - the intent is to redevelop deteriorating and under-utilized properties with residential and limited commercial uses designed to serve local area residents to create new housing opportunities within the Village, to provide support for downtown retail and service establishments in the adjacent downtown for the development of new housing, to help support the use of an environment surrounding the New Jersey Transit Suffern station, to enhance the aesthetics and overall image of the project area, to generate a positive trend in neighborhood real estate value, to improve public safety and to help generate economic activity. He said it is important that as we consider some of the market considerations that help drive not only the planning but also real estate economics is to understand some of the demographics. He said they have a chart that has been prepared that summarizes some of the demographic trends that are occurring not only locally but nationally. And in essence everybody is familiar with the baby boom generation - a significant population that is starting to get older. They are starting to look for different housing opportunities. Perhaps they have a single family home. The kids have moved out. They don't want to have the responsibility of having to mow the lawn, take care of the furnace, paint. So they are looking for different options. They are looking for an apartment or a condominium type of arrangement where services could be provided, where they are within walking distance

to shops, retail, of churches, of schools - all the amenities that they would like to have. Mr. Smith said he would quickly summarize. There are basically two demographic transit areas that are helping them to shape the market. One is the baby boom generation - those folks that are getting older whose children may have moved out, empty nesters, and they may not want to have the responsibility of living in a single family home and they want to have a place that has amenities, it is close to the shopping, close to services and it is close to existing family. That is one end of the demographic spectrum. The other end of the spectrum are the millenials - those people who are between 19 and 30. Who not necessarily have lived in single family homes other than when they were growing up, who are used to apartment living, who are used to having amenities available to them within walking distance. There are two demographic factors that are helping the drive, not only the market here in Suffern but throughout the metropolitan area. Obviously this site has a very convenient location to the Suffern train station - approximately a 500 feet walking distance to the entrance to get onto the train. And from there it is approximately an hour to get into Manhattan and the area there. So there is a significant market opportunity. And one of the things that good planning intends to foster and this is part of smart growth, it is part of transit oriented development. It is to look at fostering development in downtown settings. Development where the infrastructure is there to support it. To have distinctive and attractive sense of place, to create walkable neighborhoods and to use mass transit. And the graphics that they have prepared and submitted with their initial submission provides the center of the bullseye as the project site, the area that is proposed to be rezoned, and the circle around it is approximately a quarter mile walk. It is a very comfortable walking distance and you will see that within that distance, within that circle, you have convenient access to Lafayette Avenue commercial corridor, you have the post office, you have Village Hall, you have the theater, you have a number of banks, commercial institutions, religious institutions. So basically everything is within a very convenient walking distance and that is part of transit-oriented development which is to put less emphasis on the vehicle, a single automobile, and more emphasis on walking and getting to those services close by. So the zoning that we have proposed has been submitted to the Village Board. They are the one body that has the power and the authority under NYS law to create and amend the zoning map and the zoning text so that the proposed text has been submitted to the Village Board. It has been circulated to the Planning Board. The Planning Board has reviewed the proposal. They have come back with proposed changes to the zoning relative to parking and building height and location. The proposed zoning has certain distance requirements. It must be within 500 feet of a train station. It must be on a state highway. So that limits the locations where this particular zoning category would fall within the Village. Essentially the area that we have identified is in fact the area where the zone would land. The density calls for a maximum density of 75 units to the acre. It

is approximately 1.47 acres in size. By doing the math that is 111 units. The dimensional restrictions - building height - six stories in height, 70 feet in height. That is consistent with other zones in the Village particularly your MR50. Minimum lot area of 40,000 square feet. Minimum lot width of 100 and maximum development coverage of 100%. The use allows high rise multi-family dwelling and a commercial component may be allowed on the first floor. With respect to parking, the Mayor had indicated that that was a discussion item. What is being proposed is that 1.5 spaces per dwelling unit and that may include a combination of onsite and offsite parking. But at the very minimum we need to provide at least 1.1 spaces onsite which we have indicated in a conceptual site plan. The balance of which could be provided offsite and they have had discussions with the Village that there is available parking at the parking lot that could be leased as part of this arrangement and that would be worked out with the Planning Board. Now it is important that one of the components, as they were reviewing this and preparing the zoning - the Village's planning consultant said it is nice that you are proposing zoning but you actually need to lay something out just to make sure that it works. Mr. Smith said again the plan that is over his shoulder here has been submitted to the Village Board and this material is available on the Village website. But it shows the conceptual layout that will accommodate the proposed zoning. It shows building footprint, it shows parking, and it shows access. And now please understand that if the Board decides that the showing would be put in place there is still another application - a more formal site plan application - and they would have to come back before the Planning Board and submit a much more detailed site plan that would indicate driveway access, would indicate materials. It would have to go through more extensive evaluation, circulation. But there would be another much more formal process when they get to site plan. So it is important that the Village's planner asked them - alright, you have the zoning. Take a look at it in more detail. Make sure that you don't have to come up or request any variances with respect to the proposed zoning and its drafting of a particular plan.

Mr. Smith said that what he has done is that he has quickly reviewed the proposed application of that and he would like to ask Josh Goldstein, as part of the applicant, to provide some background and then he thinks they will have Mr. Lange come up on behalf of the Village.

Joshua Goldstein said tonight he stands here before them not as somebody from out of state, not a New York City developer but as a local. He said he graduated from Suffern High School and he grew up in this Village. He said through the years he has spent many special occasions with his family in places like Marcello's, Ole, Ole, and may too many nights with his old friends at Irelands and Muggs and ironically Mountain Valley Brewery. To this day he still remembers standing on Lafayette Avenue with his dad when this Village threw a parade when Walt Weiss became the Rookie of the

Year for the Oakland A's. So with that all said, this project has a very, very special place in his heart. He said he will openly admit that if this was anyplace else he does not think he would have considered it. So with that said he wants to reiterate what the Mayor has said and what David has gone over just so there are absolutely no misunderstandings in this room and that everybody is informed and we get everything out on the table.

Mr. Goldstein said (1) he wants to start out by saying that they are proposing a market rate rental project. It is a market rate rental project. There is no low income here. This is not a section 8 project and he hasn't got the slightest idea where that came from. (2) is the building height. He said he knows that David just went through it but he just wants to go over it again so that everybody understands. They are proposing a six story building which will be no higher than 70 feet tall. For reference everybody Park Place, which is the highest point in the Village, they will be one to one and a half stories lower than Park Place. That is about 18 feet. So again 18 feet to 1 to 1 ½ stories lower than the tallest building in the Village. (3) The parking. He said he knows that David just went over it. He said he just wants to go back over it again. One to one parking ratio means that for every one unit there is one spot. He said that they meet that. They meet it by a little bit. He said there are 121. So there is room for guest parking but again they do meet the one to one. He said that everybody is a little bit concerned about the tenant parking on the streets. That is not allowed. He is going to put up a sign in the rental office that says the following: "Permitted spots in designated lots." He said they have an agreement that they are working on with the Village permitted spots in designated lots. The tenants will pay to park their second car - not the first car. The first car will be onsite. It is the second car that would be located in a designated lot. Now remember. It is the concept that they are selling here of the transit-oriented district. He is hoping to rent units to people who have no cars at all. They are going to use the mass transit to commute into the city and then when they come home they are going to walk, shop and spend in your Village. (4) Mr. Goldstein - why are you building 111 units. Why don't you build less. We will be a lot happier with less. He said 111 units is the absolute minimum to make this project feasible. All of the current properties that sit on Orange Avenue and Chestnut Street have been successfully put under contract with no condemnation as the Mayor has said. This was no easy task. And it wasn't cheap. Using the value of the properties and taking the costs and trying to have this project mimic the Urban Renewal is how they backed into the 111 units. Mr. Goldstein - could there have been more than 111 units in what you are proposing in height and the way that the building sits on the site. The answer is absolutely they could have. But they didn't want to. They wanted to have the ability to have a 1400 square foot gym as an amenity for the tenants, an 800 square foot community room which works very, very well in other projects that they have done in Rockland County

and a 2500 square foot roof deck on the sixth story of this building. It will be awesome. He said he wants to thank each and everyone of you for coming out tonight and he is looking forward to their questions. He thanked them all.

Mr. Smith said he just wanted to pick up one important thing that Josh had started and alluded to in that each of these residents when they come home at night they have disposable income. He said he thinks that is one of the important things that the Village has always been considering is that you now would have the potential for 111 households to be spending additional dollars within downtown. And that means that there is money for the hairdresser, the nail salon, restaurants. All of those opportunities become available with this. Mr. Goldstein said one other thing. One of the reasons why they left the commercial component that was in the Urban Renewal out of this application. Why would we want to build new commercial space when there are already vacancies on Lafayette Avenue. This is strictly for residents to be living in the building and to spend and shop and eat on Lafayette Avenue. Mr. Smith said that concludes their portion of the presentation.

Mayor LaCorte said he would like to call John Lange. So everybody understands, this presentation was by the applicant. Now we have Mr. Lange who is the Village's planning consultant so he is reviewing the project on behalf of the Village and he will be addressing a number of concerns that were brought up by the Planning Board, by this Village Board in the workshop meeting and he is sure also in the minds of a lot of you here. The Mayor thanked John for his hard work on this project.

John Lange said the first thing he would like to address is the appropriateness of Transit Oriented Development. He said if we look back before it was called a Transit Oriented Development, Suffern really was. Suffern is a transit oriented development and the new techniques allow for a higher density and multiple uses within a certain distance from the train. It has to be a viable rapid rail stop to do that. We have put in commercial there and this applicant has chosen to not provide that and he thinks his rationale is reasonable. There certainly is enough vacant space that we would like to get some people supporting the activities that can fill up those vacant spaces. It is within 500 feet. A typical TOD can go as far as a quarter mile or even a half a mile. But they have isolated this down to a small area - a single area only instead of taking a much broader look at it. It is on a state highway. And he will get to some of the state DOT comments on the development. He said you certainly are within walking distance to the shops and he can't think of a better way of trying to stimulate growth in the commercial sector than putting more people with spendable dollars in the shopping area. And it is also within the original Urban Renewal area. So it meets the basic criteria. In terms of traffic. He said he needs to differentiate. He said they are going to do a more complete environmental impact assessment when they have the

final plans. Right now they are doing it based upon the information that is readily available. The applicant will be doing a full traffic study that shows exactly where the ingress and egress will be and that will be further down the way. There is nothing at this point, even in the DOT's mind, that says this cannot be accomplished. And that is why they are just doing it for the zoning review now not for the site plan review. Are there traffic problems in the area? Yes. Can they be fixed? Yes. And his firm is making a proposal to the Village to attack some of the problems that will result, not from this but for existing problems to get traffic moving but also to calm the traffic. And they will probably be presenting that, he believes, in November to the Village Board. Mr. Lange said that in terms of parking, most Transit Oriented Developments go from anywhere from .8 spaces to 1.2. Maximum that he has hardly ever seen is 1.5. So for a Transit Oriented Development this certainly is a suitable number of spaces. He said we are kind of in a catch 22. If you say you are going to provide 1 ½ spaces or 2 spaces per unit, people will have the second car. Guaranteed. You are predicting the outcome. If you limit it you are challenging yourself to attract the people who don't have the extra vehicle. And he thinks the approach is we will give you the one. And he thinks it is the right approach. You will have one on the facility. And you will have another offsite that you are going to have to pay for. And he is a firm believer in the capitalist society - if you are going to have to pay for it then people will think twice about bringing another car. And in a true Transit Oriented Development you won't have people using the second car. In terms of the density and height he should point out that the layout that they received has no variances required. It meets everything within the zone. In terms of the density, he always has to throw this out. A dwelling unit is a dwelling unit. No planning and zoning terms in the towns that he represents, the villages that he represents differentiate between a 4000 square foot dwelling unit and a 1200 square foot dwelling unit. So when you look at the number this is not 111 4000 square foot units. This is 111 plus or minus 1200 square foot units. So the size of the unit you have to keep that in mind if you are looking at the density. Yes, it is denser but it is denser with smaller units, not larger units. In terms of a six story building less than 70 feet from Park Place. He said he knows there are going to be concerns about how this building would be perceived. So he spent a good or better part of today trying to give you a visual and he thinks a picture is worth a thousand words if you bear with him for one moment. (Mr. Lange showed pictures of twelve spots where he drove around town to show the audience and Board exactly what you would see.) Mr. Lange said what you see is Park Place. The closer you get the harder it is to see. Buildings provide a normal block. When he gets right down to Lafayette down by Chase it is all buried behind it. There is virtually no place that you can see the taller building and that building is 18 to 20 foot taller than this building. This building is set 20 feet lower in elevation. So you really are kind of in a hollow. What you see in certain locations is this. What you will

see is these. He said this is from across the way on Chestnut all the way across by the train tracks. And as you are looking back here is the building here. That is the height of the Sheraton. You can see the Sheraton from there. And their building is going to be in here. It is very difficult to see. From the parking area down by Muggs looking up you can't see Park Avenue. The building will be in here probably about that height. This is where you will see it. When you are coming from the north or you are coming from the south. What is not on there is he drove over to the Sheraton and drove up on the parking deck - he said he got three stories up and guess what you see there. You can't even see Suffern. So you are not going to be able to see this. He said he doesn't want to oversimplify it. Here across underneath the overpass he is looking directly back and what do you see. Right there you have a cover of trees. When those lose their leaves you will see Park Avenue behind them. It shows as much coverage as that area is going to have. If you go a little further and look across the train station, you can see the roof and you can make out Park Avenue, the top floor. This building will be at least 20 feet below that level. So he is just trying to give you a good feel for how it would look as reasonable as he can. This is from the parking lot out here. And that is what you see of Park Avenue. That is what you see. The elevation and the height of the building. He did find that on Maltbody and you probably can't see it here that is the building showing through the trees and it shows how low it is when you get over there. This is the building from up on the Thruway. And here is Park Avenue. You can barely see it. The proposed building will be down here. It does not have a tremendous impact on visibility. And when he zoomed in to show what it would look like when he zoomed in further with the camera it still does not describe it. He said he wanted to give them a feel without having notes. Mr. Lange said this is on Orange Avenue, the new hardware store, motorcycle shop and you are looking down. He said he took a couple of photographs and he meshed them together so you can see the height of this building and you can see where you are going to be for the new building. And nothing shows it better than this when you get the two in the same picture. This is significantly lower.

Mr. Lange said this gives the opportunity to try to make some efforts to bring more business downtown. They have tried to put as many qualifiers on this development so that they make sure it stays where it is and doesn't creep. Got to be by a railroad, got to be on a state highway, got to be within 500 feet of the train station and he did want to read what the NYS DOT said. "Indicates that the comparative analysis performed for the two zoning options are reasonable and acceptable to the DOT. We also concur with the conclusion of the rezoning option would have a relatively less impact on the existing levels of service." That means if that property were developed strictly as commercial you would have a higher impact on new traffic. It doesn't mean that we are not going to have to make mitigation for traffic. We are going to do that. But we can't put that all on this development because everyone else

who lives in Suffern is part of the traffic situation. But we do have reasonable plans we want to put in place to provide some fixes to the traffic to get traffic moving, to keep it moving but keep it moving at a slower level. Less lights, less stop and go. And we will have to see how the study turns out to determine that. But in summary, he said he thinks it is an appropriate development. He said he thinks if you look at the facts you will come to a similar conclusion that this is something that really will benefit the downtown. Mr. Lange thanked them.

The Mayor asked Mr. Lange if he wanted to touch upon the County letter. If you could do that. And then he believes Jack has a question. Trustee Meehan said his question was that usually when we have these hearings on zoning changes the County's letter is read into the record and he was wondering if this was going to be done this evening. The Mayor said we have it on the website and we can make copies available. We can have it. We don't have to read it but we can have it in the record. Trustee Meehan said because it was received after the Planning Board had made its recommendation. It was only received last Thursday. The Mayor said correct. Trustee Meehan said if you want to reply to it. The Mayor said we can speak to the comments and the recommendations and it has been put on the website and there are copies available if people want it separate.

Mr. Lange said personally the best way to summarize the County's comments is that they did not oppose the project. They did not give a negative response. They said they would like you to consider a number of factors including, and actually he just saw the letter over dinner tonight, so he doesn't have it in front of him to read over the stipulations. Mr. Lange read the following:

*The County has recommended the following modifications. It has reviewed several proposals for multifamily development on this site over the past five years. The Village Urban Renewal Plan recommended a new zoning district, the MR70, with a residential density of 70 units per acre, a building height of 7 stories, and a maximum development coverage of .7. In our August 2008 GML review we raised concerns about the overall scale and density proposed. We did not believe it was appropriate in a suburban village. The Urban Renewal Plan was subsequently revised and a less dense MR60 zone was proposed. The maximum density was reduced to 60 units an acre and the building height was limited to 6 stories. The .7 development coverage was maintained. In our January 20, 2009 GML review this department continued to recommend that the residential be limited to 50 units an acre. The current zoning seeks to establish a new transit development district with a maximum residential density of 75 units per acre and 100% development coverage. There are no yard requirements. The building height has been reduced from 7 to 6 stories at the request of the Village Planning Board. This department is supportive of smart growth and transit oriented development. We recognize that this is an ideal site for denser residential development giving its proximity to the*

train station and the Lafayette commercial corridor. Convenient commuting options and a vibrant village center within walking distance will appeal to the target population of single and married professionals and downsizing baby boomers and empty nesters. An appropriately sized multifamily housing development has the potential to enhance the viability of Suffern's commercial district. A pedestrian-friendly development that can take advantage of existing infrastructure while augmenting the Village's sense of place can meet the goals and objectives of smart growth and transit oriented development if it respects the existing community character.

We believe that the proposed residential density and the liberal bulk requirements are a departure from what currently exists in the Village of Suffern, as well as Rockland County. This site is a gateway to Suffern's business center for transit users exiting the train station and for driver's heading north on Orange Avenue. An opportunity exists to create a visual appealing site that will welcome visitors and residents. As currently conceived it will not be possible to enhance the development with streetscape features such as benches, landscaping, planters or artwork. Development coverage of 100% does not lend itself to any street level amenities. The current proposal consists of the building, paving, parking areas and sidewalks. By establishing more restrictive standards for density and development coverage additional land area will be available for streetscape enhancements that will benefit the building residents as well as those who live, work and shop in the Village of Suffern. Except when in an Urban Renewal Zone, the overall scale and density proposed in this zoning petition are not appropriate for a suburban village. The Village must consider the cumulative impact of high density zoning designation. The ability of existing infrastructure to accommodate this increased residential density must be evaluated. Allowing 111 units on a site could overburden local roads as well as the sewer system, stormwater management system, the public water supply. Its impact on the community character of the surrounding neighborhoods must also be examined. We recommend that a maximum development density and a lower development coverage be considered. This will allow the street level amenities that will enhance the site and integrate it within the surrounding neighborhood. A review must be obtained by DOT. It is our understanding that a parking standard is now 1.5. The zoning petition must specify the offsite parking arrangements at site plan approval. Proposed multifamily residential building must comply with all the requirements of the fire prevention code. A review must be completed by the Office of Fire and Emergency Services.

Mr. Lange said that is basically it. Mr. Lange said he had a couple of comments on that. He said a development coverage of 1.0 is very typical for transit oriented development. It does not say that there is no room for street furniture and that is one of the things that we had talked about and he thinks they will show you on their

layout that there is substantial room for that. What you want in a downtown area is to have the buildings butted up against each other that is why there are no side yards. You don't want breaks other than to let cars get in to parking areas to the rear. You want it to be unified. That is part of the transit oriented development. So in those terms he doesn't really see a problem with the GML response. He said we talk about the density and again that is related to the size of the units and to the economics of it. Although it may sound like it is really harsh he doesn't see this as being a real negative. It says we must consider and certainly we will consider those.

Mr. Smith said the plan which was submitted with the October 3 package to your Board was also provided to the Rockland County Planning Department. It is included there. What he has done is that he has colored up the photo - the graphic here - to show that there is - and it may not have read the plans the way it was shown. But clearly there is room for street amenities for benches, for landscaping to be provided between the building and the sidewalk. They have indicated on the plan location for sidewalk, they have located the property line and they have indicated where is opportunity for those street amenities. So he thinks perhaps if they had taken a little bit closer look at the plans that they had provided they would understand. In fact, while there is this 100% coverage as Mr. Lange had indicated in the zoning that was to provide maximum flexibility for design. And in fact there may be some design technique that the Planning Board would like them to consider where the building would come out closer to the property line. But they would like to have the flexibility from a design standpoint to address that when they get to site plan. So he thinks that they have responded and in fact the application is responsive to the concerns that were raised by Rockland County.

Trustee Falciglia asked if the project, as it is currently constituted, would require a super-majority vote then? Mr. Magrino said that question came up. As you see it does come at the end. A majority plus one is required to act contrary to the findings. If you read number 1 it basically says the Village must consider the impact, the availability of the existing infrastructure must be evaluated and a reduced maximum residential density and lower development coverage standard be considered. So provided you do those things you are not acting contrary to what they are recommending. So the answer is to approve this project you don't need to override number 1 if you do what it says in number 1 which is evaluate those things.

The Mayor said to Mr. Lange that it may be appropriate for him to kind of discuss generally what the general purview is. He said he thinks it is important - the county planning versus the Village Planning Board. The Mayor said again he thinks there is a concern of the community here that even if it is determined that this is appropriate for this particular project only that a zone be

extended somewhere else. So if you are creating a zone and someone comes later he said he thinks it is important that in what was discussed before the Planning Board and what is discussed here that this zone would apply uniquely to this parcel which is subject to the Urban Renewal zone. Mr. Lange said precisely. The Mayor said and how kind of, even though, because we had discussed why create a zone if it is only used once and the issue is because that is the way it works. So if you could just, procedure wise, explain why we are creating a zone if it is going to apply generally.

Mr. Lange said this was a subset of the original Urban Renewal area and it was deliberately done as a subset so that we could limit the extent. This is basically a one and done project and he thinks that the County is not anticipating that or not understanding that. They tend to look at the existing plans and development patterns and want everything to stay the same and it is very difficult to try and fix problems without making some changes. So he thinks there is a conservatism in that they do state here that transit oriented developments are something that they support and here we have one and they are kind of quibbling with the water and sewer which is not an issue. There is an adequate water supply and there is an adequate sewer supply. In fact, Suffern doesn't even come up using 50% of the water that it has in its supply. So those really shouldn't be issues. Traffic we will deal with. Traffic is always an issue. And he feels confident and he has spoken with Mr. Michael Galante who is their chief traffic person that they can come up with solutions not just for this project but for the Village as a whole. Things that will help build an identity for downtown as well as move the flow of traffic. So again you can read this and if you are really looking to nitpick you can say there are some negative things there. Well, yes, negative but in a context. The context he sees is that he doesn't see it as being that negative. It just wants us to consider some of the things that they have recommended. The Mayor thanked Mr. Lange. He said he thinks if the Board is okay we will open it up to public comment. The Mayor said we will do three minutes. He said he sees someone's hand up but again we have the names on a list. If there is anybody else. So he will just call everybody. The Mayor said we are going to reserve the comments to three minutes and if you would like to speak please write your name down on the list. Trustee Meegan-Corrigan asked the Village Clerk to wait. Some people didn't sign up yet. The Mayor said what he is going to do is he is going to call up first Joe Maraglino.

Joe Maraglino said he lives at 65 Wayne Avenue here in the Village. He said basically he has no comment about what these gentlemen promoted but it seems like sometimes in the Village of Suffern we are throwing a campaign promise about things that are going to get built and all of a sudden it seems to stall. He brings a case in point. 15 Washington Avenue. He said he brought it to the Board's attention again last month. It is a burnt out shell of a building. They were supposed to build 50 condominiums over there. Nothing has occurred. The building is still standing. Nobody wants to tear down

the building. It's affecting their housing values in his opinion. He said he feels like he is beating a dead horse. He said they are here all the time. He is speaking for a lot of his neighbors too. It is extremely frustrating to see this relic that is burnt out and nobody is tearing it down. He said he doesn't understand what the problem is. It is affecting the quality of life where they live. As far as their proposal goes, he wanted to know as far as road improvements go, Orange Avenue is a very busy road and Lafayette. Are they going to mill out the road? Make it wider. He said he knows there is an awful lot of traffic on Orange Avenue. He said he knows they were discussing about making the easier street lights or whatever to try to get traffic to move. Like he asked - Are they talking about widening the road? Are they talking about milling out? Repaving it? Sometimes there is an accident and he personally sees it - how they deviate traffic onto Wayne Avenue itself and there is bumper to bumper traffic from his house down to Muggs Pub down there. Sometimes you can't even get back to your own house. Other than that, that is what his gripe is about and he just wishes things would improve as far as what was supposed to be happening getting done. He said he feels like it was six months back that he saw this gentleman over here, Mr. Lange, who was promoting the condominium concept over there at 15 Washington Avenue and again nothing is happening. The Mayor said thank you. He said he can tell him that the applicant had approval at Washington Avenue and the Mayor spoke to the Building Department and they are finalizing a demo permit so that they can demolish the building. He said at the last meeting that we would get it done. So we are working with the Building Department to get it done. And your comments are appropriate and the project will move forward and the building will be removed.

The Mayor said next he has John Dizzia. The Mayor said he thought he saw John and Johnny if they want to come up. John Dizzia said he is the guy who is building the new Ace Hardware store. Mr. Dizzia said to excuse his appearance. They just came after finishing working tonight building the store. He said his son here - young people - they are smarter quicker. He said you know Dad let's see what is going out with the new building. And he is glad they came because after hearing all the gentlemen speak it makes a lot of sense. To have a building next to the train station with one parking space encouraging people not to have cars. He said he thinks it is going to be good to stimulate the business. He said that is why they are here. They like this town. They want to build a first-class retail store to serve the community and he thinks that between them and the new building he thinks it is all going to catch on and all the other little stores that are empty he thinks people are just going to become interested and come into this town and he thinks that the downtown could flourish just as it was before. The Mayor thanked him.

The Mayor said that he would like to say that the Dizzia family is hard at work and we welcome them to the Village. And Cathy, on

October 24, we are doing a job fair. There are applications available if anybody wants a job. He said he believes they said they are hiring close to 20 part and full-time people. So you can pick up the application at Village Hall. Drop them back over and sign up for a time to come in and they will be interviewing people. So we are very excited for that store to open up for the holiday shopping season.

The Mayor said next on the list we have my friend and yours Marcello. Marcello Russodivito said that for 27 years he has been in downtown even if he looks young. He said for so many years they have been telling him that this is going to be happening, happening, happening. And really nothing happened. Twelve years ago he built a new extension and with the Chief of Police who mentioned to him before he was even the Chief but he said you have to stay because he was going to HoHoKus - the other restaurant. And the Chief said no, no, no, stay. And with Glinsky they were telling him all the things they were doing. And in the last eight or nine years he has been talking to David Shen - are you going to take care of this place. Are they going to build. And it never happened. And this time he hopes it happens. And he thinks Josh will do a good job and he thinks people in the downtown will rent the other stores that are empty and then everybody will flourish. He said we have about nine restaurants in less than one mile. And he thinks everybody will be doing a good job. And also the Lafayette Theater also needs help. So with 200 new people in town plus the other 50 apartments it will only make the town better. He thanked the Board. The Mayor said thank you and once again it wouldn't be proper without having Marcello here and plugging that he will be having his third annual Valentine's Day Concert, Sunday, February 9 at 2:30. The Mayor said love songs. Not sung by Marcello.

The Mayor said next up is Adam DeStefano. Adam DeStefano of 19 Prairie Avenue said the two things that he is concerned about with the project is one is the parking issue. Since we are trying to build transit-oriented development that is implying that we want to bring in more people to commute to our Village and use our train station. By allowing us to give away our parking spaces to the developer at a cost, we are going to lose out on those extra commuters that would come in. The other issue that he has is if this project is meant for people who have large amounts, who have disposable income, to go to the downtown area, then why can't we have it as condos. If you have disposable income you can afford to get a condominium and you can also take ownership and pride in what you own and shop in the downtown area. You are not going to be a one or two year resident. You are going to be a lifelong resident of the Village of Suffern. He thanked the Board.

The Mayor said the next person is Anne Stratos. Anne Stratos said she lives at 46 Prairie and she also owns Two Annies on Lafayette Avenue and she worked at Lou's Superior Auto Service at 120 Orange Avenue for 14 years. The traffic is horrendous. It goes past the

A&P. She stood in the parking lot and watched it. She said that is number one. She hopes you come up with a good plan. She said she likes this idea. She thinks it is fabulous. The other thing is that she has had people come in her store. They want to move to this town. There are no supermarkets. She said she has had two women walk in. Their kids bought houses here. They want grandma to live here and babysit. Where is the supermarket? She said she has to tell them they have to walk to the A&P. You don't want traffic. You want people to walk around. Build something where they can buy a dozen eggs and a loaf of bread. She thanked the Board.

The Mayor said the next person is Sam Jannarrone. Sam Jannarrone said he would like to thank the Board for moving forward on the blight on Route 202 - State Route 202, aka Orange Avenue. He said it is a necessary thing as Josh Goldstein said. He said he had one or two in the Ramapo Valley Brew Pub also. Mr. Jannarrone said it would be nice to have a bar back there. Giving to understand that there is going to be an allowance of 5000 square feet of retail on the bottom floor. However, that is not going to be. There will be no retail. Mr. Jannarrone said he has a couple of questions and he is not sure who he should direct them to. He said we are talking about 70 feet. Where is that measured from on the site. Where is 70 feet - the Mayor said he thinks the best way to do this is if you want to ask questions, just ask them all and then they will answer them all after you are done. Mr. Jannarrone said he doesn't want to do it that way if it is alright with you. He would like to have an answer. The Mayor said if you want an answer, no problem. Mr. Smith said the height is measured from grade and it is consistent with the Village zoning code. Mr. Jannarrone said he understands that. He said there is a large perimeter of this property with quite a varying grade. There is a grade from Chestnut Street which rises up and then back down to the little park at the corner. He said he would like to know where the 70 foot number is coming - where is it measured on this site right here. Mr. Jannarrone asked if it was measured at the corner of Blauvelt Way. Attorney Rob Magrino asked if he could say something. He said this came up at the workshop last week and he asked Mr. Conlee, the Building Inspector, to provide his analysis on that because he is the one who will look at the plans and determine where that 70 feet is. What he said is you take an average of the elevation. So he gave a memo. There is a 299 foot elevation on Orange Avenue. 294.5 at the lowest point off Chestnut. A difference of 4.5 feet. Mr. Jannarrone said along Orange Avenue. Mr. Magrino said right - a difference of 4.5 feet between the two. So he would take the average - Mr. Jannarrone said excuse him. He asked if he could interrupt him. He asked if that is only along Orange Avenue or is that the entire site? Mr. Magrino said no, the 299, he believes, is along Orange Avenue and the 294 - oh, he is sorry. It does say from the Orange Avenue side from the front of the building to the rear of the building - which he assumes he means Chestnut when he says the rear of the building. Mr. Jannarrone asked if this was available on the Village website. Mr. Magrino said he just wrote it this afternoon. It is part of the

public record. He said he would give him a copy. The Mayor said we will put it on the website. Mr. Jannarrone said if we have a vote tonight putting it on the website tomorrow morning is a little late. The Mayor said it is a general question as to the clarification that elevation is measured from the average height - Mr. Jannarrone said he understands that. He said excuse him but he is running out of his three minutes. The Mayor said sure, go ahead. Mr. Jannarrone said he has a picture here of a transit oriented development proposed at the old Ford dealership in Ridgewood right next to the train station. It is four stories. 116 units. The building is not packed tightly as Mr. Lange said we need to do in Suffern. There is a breezeway in between the building to break it up. The Mayor said you have one minute. Mr. Jannarrone asked if they would like to take a look at this. The Mayor said 30 seconds. Mr. Jannarrone said it sounds good. Thank you. He said Ridgewood is discussing 40 feet to 45 feet. We are looking at 70 feet. This is going to precipitate the beginning of the urbanization of a small Village, our Village, that may not stop here. Park Place was a mistake. Squires Gate was a mistake. This project may go down as a mistake of the same magnitude. He thanked the Board.

The Mayor called Jon Paul Molfetta up. Mr. Molfetta said he just wanted to let everyone know that he does residential and commercial real estate in the County and about 90% of his business is focused in Suffern. He said he lives here. His family has had businesses here for twenty-five years and he takes great pride in this downtown but one of the things that he comes across constantly is the condition that we are in and the people who are walking our streets and the condition of our vacant spaces. And there is no way that we are going to be able to remedy that unless we do something massive to change that. Unless we put a different type of demographic on top of our downtown. He said he knows that some of you are apprehensive about the size and scope of the project but tonight we are voting on changing a zone as to whether or not we should be redeveloping that site. Anyone who approaches from Franklin Turnpike coming down Orange Avenue will tell you that that is our biggest problem. From the people who are outside, from the appearance of the buildings and he thinks absolutely that when you do this change to speak to the gentleman who mentioned about why not do condos as opposed to rentals. It is a great question. But in real estate we have all been following the trend. How values have lost a lot over the last seven years and to do this acquisition is not cheap and to make this project profitable as a condo project is just not doable. For people who have had land, like the guys at Conserv with that project that is supposed to happen on Washington Avenue and 202. That is land that has been acquired for a while now so for them to do a condo project it is profitable. Here not so much. The benefit though about having a rental complex, and a luxury rental complex here, is that you do attract a different demographic. If you are going to live here for twenty years, great. But when that happens you do get a little bored with the restaurants. You tend to journey into different towns to try

things. By putting renters here where you are going to see maybe a two or three year turnover, they are not going to get bored of these restaurants. They are going to enjoy the lifestyle and then maybe they are going to come to our community and buy, and you are going to inspire them to buy here, by bringing them in with a building with amenities. A lot of the younger people are trading ownership for lifestyle. You see a lot of these luxury buildings being built. They did it successfully in Edgewater where they built these luxury rental communities and now the retail industry is booming there. They succeeded in Englewood, they succeeded in Park Ridge and it will succeed here. We are not voting on the scope of the project. Just about whether or not it should be developed tonight. So he hopes they vote yes.

The next person up is Jim Giannettino. Jim Giannettino of 2 Memorial Drive said that as many of you know, this was his mission eight years ago - this project. The project was going to be four floors and 80 units with all onsite parking. Now this is a nice proposal. He said he thinks if they had three acres of land he would vote yes. But now we are down to less than an acre and a half. Off-site parking - he said he can't see anybody walking down steps, Chestnut Street, through the tunnel, which floods, and he knows they are saying they are going to raise the sidewalk. He said you can't raise it a heck of a lot. It is only 9 feet 6 inches from the ground to the top of the bridge. So he doesn't think you can raise it high enough. You are still going to need a boat. Furthermore, downsize it to the 80 units, four or five floors, and he thinks everyone in this room would go for it.

Jack H. Rosenberg of 13 Somerset Drive said he moved in in 1989 so it has been 20 odd years and he is very happy here. He said he ate in DaNina's the other day, he ate in Marcello's and he eats in lots of places and he shops all around. He loves living in Suffern and he wants to point out some things to them. Number one - the Mayor said that if the zone change does not go through here tonight that the previous owners - the current owners - will have to take it back. That means that there is no deed on file for anybody to own the six lots. If you buy a piece of property and you have it deeded to you and something goes wrong, you can't go back to the seller and say give me back my money. So it obviously is not going to be a situation where it is already bought. It is not bought. It is subject to change. He said if you look carefully at Suffern and Rockland County what do you see. You see homes - homes, homes everywhere. There are very few apartment dwellings. And the reason why you don't is because owners take care of their property and tenants do not. When he moved into Rockland County forty odd years ago, this County was in the top ten counties in the country for clean air. For greenery. For water. All of these things. As of now it is still in the top twenty. We have a high style of living in this County because it is terrific the way it is and if you think about this particular lot why don't you take a look and see about the lot itself. It was supposed to be - the builder wanted to have

it as one space - one car space for each unit of housing. 111. That is what was advertised. 111 parking. But the Planning Board said oh, no. We want one and a half. That is 167. He said today he learned from a gentleman who is very, very knowledgeable and probably more knowledgeable than any person in this room here as to what is required for parking. If you have 100 units of housing you need 28,000 square feet just for the parking. Well the total amount of square footage on this property is just about an acre and a half - that is 60,000 square feet. If you put 28,000 square feet on for parking, where are you going to put the tenants - 111 units. Where are you going to put them. The Mayor thanked Mr. Rosenberg. There are too many things wrong with this thing which is being rushed through. There has been no adequate notice to the country about this thing coming up and if you rush through on this thing and approve it you are making a big, big mistake.

The Mayor said he thinks it is important to say that in terms of the way - yes, the applicant does not currently own the properties. They have them under contract and are asking to get the approval and then if they get zone change they will move forward. But obviously one can not expect - Mr. Rosenberg said from the audience that he was told they were owned. The Mayor said he just asks that everyone respect the rules. He said he wants to clarify something. They have a contract with each of the owners and the way they have done it is they have taken their closing subject to get the approved zoning. Because an applicant would not be expected to purchase property which was sold at a premium because the Village is anticipating a zone change and then if they don't get the zone change then they own commercial property that they overpaid for. So the way that they went about doing it in terms of getting themselves to this point was to enter into an agreement with each of the landowners without the use of eminent domain. Somebody said something from the audience. The Mayor said all he was asking people to do was to please respect the rules. The Mayor asked Mr. Genser to not shout out. That is all he is asking. Please, please. Just regular respect of the forum and you will have your turn. The Mayor said they currently have all the properties under contract but they do not own it and the way they are proceeding, which is the way the Mayor believes is the prudent way to do it, is to look to get the zoning and then if they get the zoning they will close on the property. One is not going to buy property and spend twice as much of its value based on zoning that you don't have. He said he thinks that it is a prudent way to do it and that is why we are able to be here. So again the next person on board is Aurie Licata.

Aurie Licata said he would like to welcome Jeff and as being a Suffern High graduate hopefully his son after college comes to work with him. He thinks that is a wonderful thing. Mr. Licata said he has been in this community since 1957 so he saw that Park Avenue project go up when he was in third or fourth grade and he remembers Dr. Petrone. But he would just like to give a little different spin on the fact that people don't take care of their property. He said

Jack, you live in Bon Aire, one of the most beautiful places forever. He said he owned a condo there in 1979. He said his grandparents were one of the first ones - he said he was one of the first ones to have his grandparents go into the project off of Cherry Lane - whatever you call it - Mountainview now? It was cramped. It was like a shoebox. But they lived there. They survived. They were close to their family. You built the Ramapo Cirque, you built the Knolls. Who cares if it is four floors or 70 feet. Let the man do his job. Let the Planning Board do their job. He said he has been involved in insurance for 35 years. The hospital board for 30 years. On the chamber, and he doesn't speak for the chamber - he speaks for himself. And we need foot traffic. So it's a little cramped. So there are no trees. Who really cares. It makes no difference. It really makes no difference. To him it makes no difference. If he wants to move to Florida and he wants to have a house here or he wants to move down the shore and he wants to rent those are the kind of people we are trying to attract. People from Suffern who are going to stay here and are going to help us develop. So he doesn't see the small details. Let the man do his job. That is what we really need to do here.

Steven Alpert of 17 Meadowbrook Lane said he wanted to touch on a couple of things that have probably already been touched on a little bit but he just wants to sort of put it together in a unified thing. On the one hand the developer wants to build a bunch of units, 111 units, that are for people who are using the transportation. That is fine as it stands as an idea. But being that there is no real supermarket or anything like that in walking distance, these people will need to use their cars. And that is going to bring a lot of traffic to an overstressed area right there on Orange Avenue. Now the big problem there is that it is very narrow, it is one lane in each direction, and there really is no place to go to widen it and without widening it to let two or even three lanes in each direction it is just going to be impossible. And that really the bottom line is that area cannot survive additional vehicles. There are already too many. As somebody said they back up all the way to the A&P and they do. All the way from A&P to that intersection with Wayne Avenue. It is out of control.

Erica Dyer of Dyer Landscaping said she likes trees. So she thinks we need to have trees in our area. She said she lives on 14 Riverside Drive in Suffern. And as far as traffic is concerned, Riverside is actually a cut-through between New Jersey and New York. There is a lot of speeding and a lot of traffic going through there now. When this project gets started on Orange Avenue. How long will the project take. And with the construction going on on this project it is going to back up Orange Avenue more than it is already backed up. What are you going to do to insure that people are going to be able to go through. Now also how long will it take to get these units built. How long did it take the units to get built over behind the community center and that is a major concern. Also, have you done projects or have you done research bringing

babyboomers who have gone on, who are going to live in this area. She said she doesn't foresee a lot of babyboomers or older people coming to live there, a) because they are not going to have a vehicle to go around. A lot of them aren't going to be able to have no car because this is still considered the country. Those are her main concerns.

Sylvia Irizaroli said she has been in this town of Suffern for twenty years and her concern is whether this is really going to benefit the community or just big business. She said she did a little bit of research today and she wants to read something within these three minutes really, really quickly. And she found an article which is entitled "Cuomo Accepts Millions of Dollars from Obscure Business Entities." She said this is Cuomo: "We need to restore public trust in government. When you go through the state from Montauk and Buffalo you hear over and over again the betrayal people feel toward government" said Cuomo.

"New Yorkers agree Albany is a mess. It is overrun by lobbyists and special interests but Andrew Cuomo has a tough twenty point plan to clean up Albany including restricting lobbyists contributions and ending pay to play where powerful corporations buy access. But the ads and speeches describe something aspirational." I have to tell you a little story here that I found. The tale of Suffern's Four Executive Boulevard. Four Executive Boulevard in Suffern comes up fourteen times on Cuomo's latest campaign finance disclosure filing. Outside of Four Executive Boulevard the officials flagged in a large New York State/New York Thruway sign for a governmental building. According to tax records the four story office building is owned by Executive Associates North 2 LLC. Executive Associates has a ten year lease for 3.7 million with the Thruway Authority. The tax bill goes to Suite 200, which is an office occupied by Lynmark Group, a real estate company started by Sheldon Goldstein in the 1950's. Goldstein, his family, and their companies have been generous donors to former Governor Mario Cuomo and Attorney General Andrew Cuomo. Andrew Cuomo's campaign for decades. In the 1980's Goldstein was appointed by Governor Mario Cuomo to chair the State University Construction Fund. On the first floor, Suite 100's plate glass door carries seven corporate names including some on Andrew Cuomo's donors list. Orange Avenue Associates LLC - this company is a related entity to all these other Goldstein entities. So her question again is will they benefit the community or is this just going to benefit big government or big business. But of course government and business kind of always go hand in hand. She thanked the Board.

She was asked her address since we didn't get it and she said 15 Riverside Drive.

Richard Karrp of Lonergan Drive, or the swamp as they call it said one concern is traffic. South Street - stop sign, which nobody stops at. The police chief has tried but they cannot put an officer

there twenty-four hours a day. That will back up like crazy. Any problem on the Thruway they get off, north or south, and they ride on Orange Avenue. Second place - Washington Avenue, where it comes in there. You make a left turn onto Orange Avenue. That is so backed up also. With these hundreds of cars that are going to be here what are you going to do with them. The second thing. Do you have the proper utilities in place now to handle everything. He said he is talking about water, he is talking about gas, he is talking about electric. Storm drains. Will those storm drains with all these extra things coming on - how will they affect the Mahwah River which floods his development. That is a very big concern of his. Anytime you guys put something - remember - the last Suffern Board, as far as he is concerned, has a bad record. Just come and see where he lives. Everybody said don't do it but what happened. They did it. They had so many people, from what he understands, that said don't do it, it floods. But the Board evidently did not care and they voted it. The engineer said don't do it. The Board voted it. And now look at them. They are still waiting for the houses to come down for the four displaced families. He thanked the Board.

The Mayor said that he thinks it is important to note that this property, in the middle of the downtown, is a property that is already paved over that has impervious surfaces so it is a redevelopment of existing developed site.

Mr. D'Ambrosio said from the audience that he doesn't think the Mayor has a right to report every time someone says something. The Mayor said it is just a question. The Mayor asked him to come up and make his comments. The Mayor said he is just trying to give some information. That is all they are doing. Mr. D'Ambrosio said you are not the executive board. You have no right. You ask people to speak and that should be the end of it. That is what they are there for.

Mr. D'Ambrosio said his name is Alfred D'Ambrosio of 4 Cross Street. He said he likes our Mayor and he likes all the people here too but it is time to be critical. Now, we discussed initially everyone here who is on the pro and con side. There was a problem with the mic. Mr. D'Ambrosio said his name is Al D'Ambrosio and time should be beginning now. He said he is at 4 Cross Street. Mr. D'Ambrosio said that as he said he likes all the gentlemen and ladies who are here. He said he respects them all and they should respect him too and as a consequence we are discussing something that is critical to our development, our concerns. He said that he understood that the people who are offering this structure their point. It could benefit us. He said he doesn't like the size of it but again he has had this kind of situation before at 3 Cross Street. And of course we have it whether we like it or not. Mr. D'Ambrosio said now mind you. The advantage that they have at Cross Street, 3 Cross Street, is that it is condos. Those things are all filled up. The people are going to stay there until they die or

their kids will get it. Dealing with rental. That's a question mark. He said he can see a lot of people who can afford it, good people and bad, taking advantage of a scenario like that because they can come and go, quick and sweet. And money is much better now for those kind of people and he is saying good and bad both. And the young jet sets. And they don't have the same values a lot of us old timers have who own our homes - oh, did he say that word - own our homes. But now let's deal with the other side of the coin. Traffic. Yes, traffic is hell and it is only going to get worse. You have a lot of promises but to get my French that's a lot of sb, say it backwards, and you know the answer. Now, let's put it another way. If they try to correct some of the things they said such as water - we don't have a lot of water. We constantly hear about water going down and people wanting to buy our water and they are being told no way in hell. Why. That's one of the last things we have that's of value. You don't want to give it up. I don't want another scheme like a baseball field and then we suddenly find out who's paying for it. Us. And then if this thing fails who is paying for it. It's going to be us. And of course he hopes that doesn't happen but he hopes it doesn't happen at all only because he likes people to own their own homes. So he hopes that they can resolve the traffic. If they can lower it a little, alright, we will see. But a lot of problems have to be resolved. And the point that it came out and it had to be stretched out that this is not owned property from the word go, that is scary. He said he doesn't like that kind of a presentation where you have to pull it out to get the answers. He thanked the Board.

Andy Yaroschak of 35 Park Place said he has been there since they became a condominium. He said he has watched traffic in this town and he is for those people who are talking about traffic. To get out of Park Place on any day, as a matter of fact, you should have had this meeting on a Friday and you would have seen the traffic on the main street and trying to get in and out of Park Place and even the other street that comes from the parking lot here around. You just can't get through it. And one other thing and he is not going to blame the parking department. But at the corner of Park Avenue and Lafayette Avenue - that is a main intersection. And on Friday, you can't get out of there. Besides there is a car parked on the east side and the west side almost onto Park Place. And one of these days there is going to be a big accident there. There is not enough room to see either to the left or to the right. And he thinks you have a big traffic problem. No one has really addressed it. He didn't hear them address it. He said he doesn't know if there was a plan or a survey made and presented. He hasn't heard of one. But if there isn't there should be. And that is his big concern. For years it was nice going out of his street onto Lafayette Avenue - he didn't have a problem. Friday night here is like Times Square.

The Mayor asked John Lange - he said he didn't know if the gentleman missed what the plan is moving forward about generally

traffic with respect to this project and also generally what the Village's approach is. He wants to make sure that everybody is clear on that issue. Mr. Lange said yes, there are two points that he made. One is that we haven't done the full site development plan evaluation. That will come after the zone is done when they come in for the site plan approval. Mr. Lange said we know what the existing traffic issues are. They need to be addressed and we are going to be creating a plan to try to address those. Again, it is not just for this project. It is for the Friday night's and the other backups. Mr. Lange said he can tell them that it took him an hour to get from his office to here Friday afternoon and it took him two hours to get home because of the same traffic. So he is well aware of what the issues are. They need to be addressed. You can't solve all the problems of a backup that actually on Friday night there was an accident north of Newburgh that backed up the Thruway all the way down to here. You are never going to be able to solve that with a local traffic solution here but we are aware of it and we will be addressing those.

Jean Hennelly of 135 Wayne Avenue said that she would like to know if a State Environmental Quality Review Act was done on this. Mr. Lange said the first evaluation we have to do is on the zone change. That is what he said. This is a two-step process. We will do a full environmental evaluation on the zone change and later if that goes through we will do a full environmental evaluation. We are segmenting it into two separate reviews to make it much easier for people to understand. It is very difficult not to have a full site plan to be able to do a full traffic study. That is why we separated it. There are issues that will be much better addressed now and other issues that will be much better addressed later. But there will be two separate reviews. Mr. Magrino said if he may also. The Board declared itself lead agency which means this plan was distributed to various other agencies, such as county planning, state D.O.T., etc., and they have provided their comments so that is part of the SEQRA review. Mrs. Hennelly asked what was the determination. Mr. Magrino said you heard the county planning. Mr. Lange said it is in two parts. What is the first part. Was there a determination. Mr. Lange said something that was inaudible. Mrs. Hennelly said it seems that you are putting the cart before the horse. You should do all this before you do the zone change. She said she doesn't understand. She said another question she had is she would like to know approximately what percentage of the units will be single bedroom as opposed to two bedroom. She said she wanted to know what is going to keep people from other school districts to come into town to try to get into our wonderful school system which we need to keep our classroom ratios down, she thinks, and she is concerned that it will be overcrowded in the schools. And also she would like to ask - the traffic issue that everybody has talked about. And the only other question that probably hasn't been asked is if any of the Board members has received any political contributions from the applicant. She said she would like them to specify that before they make a vote. She thanked the

Board.

Mr. Magrino said the Mayor has asked him to just clarify again the SEQRA review - this Board is what is called a lead agency. The Board is going to make determination of environmental consideration. They have declared themselves lead agency. They distributed, as he said, the plan to other agencies for comment. We have comment from county planning, we have comment from state D.O.T., the Village Planning Board, the building department so that is part of the SEQRA review. And certainly Mr. Lange, at the appropriate time, as he has so far, will be adding his comments as well. That is all part of the SEQRA review and this is part of the SEQRA review - everyone's comments here and the Board's comments as well. The Mayor thanked Mr. Magrino.

The Mayor asked Josh if he wanted to answer the question about the breakdown of the units to the best he can - the audience said they wanted to know about political contributions. The Mayor said oh, when they vote. We haven't voted yet but if you want. All his political contributions are disclosed and there are no political contributions. He said he didn't know if anyone else wanted to answer that. Trustee Falciglia said he doesn't take any contributions except from himself. Trustee Abato said she also has no contributions. Trustee Meegan-Corrigan said she has none. Trustee Meehan said he has never had any contributions from any developer. The Mayor said he just thought she wanted that at the vote. He said he apologizes. He said the other question was with the breakdown of the units between one bedroom and two bedroom. Mr. Goldstein said 50/50. The Mayor said 50/50. The Mayor said in terms of the school there was an initial report done with respect to this plan pursuant to the Urban Renewal zone and based on the fact that there are one and two bedrooms and the school district looked at this critically across other similar units and again it is very analogous to Bon Aire and the amount of children that come from these types of units is very minimal. Typically less than 5% and that is something again which the school district did a review as part of the Urban Renewal plan based on the fact that most people, when they get one and two bedrooms, they have one kid and then they buy a home and tend to have more than one kid. So just like in Bon Aire, which has 1100 units, he thinks that there are less than 50 school children that come from all of that. So that is the general approach. The Mayor said from the one and two bedroom units that are. We are not talking about larger townhouse units. These are one and two bedroom units. Trustee Meegan-Corrigan said and that came from the school district. The Mayor said yes as part of the Urban Renewal plan which is online.

Jeff Genser of 32 First Street said he has a few observations and comments on the original presentation. He said Mr. Goldstein is a graduate of Suffern High School and he doesn't think it has anything to do with what is happening here tonight. The Goldstein group is a huge company. He has had that opportunity to drive

around northern New Jersey, Rockland County. They own properties from here - the Mayor said that is a different company. They are not the Goldstein group. Mr. Genser said they're not? The Mayor said no. Mr. Genser said he takes that back. He said he is sorry. He said let me start over. He said Mr. Goldstein seemed kind of defensive and a little argumentative in his original comments before anyone said a word here tonight and he is just curious as to why he felt that way. Secondly, Mr. Genser said he looks at this picture and he sees this white section which is not part of the project and if it was it would add a whole lot more room and possibilities to the design of this project. Mr. Genser said he is not in favor of this project. The Mayor asked if he could see that white. The Mayor asked if he could clarify that. Essentially what happened was when we approached the Urban Renewal zone - the ability in the Urban Renewal zone gave us the ability to use eminent domain on the commercial properties within the Urban Renewal zone. Ultimately, as we said here, they didn't use eminent domain because we wanted to have a project where the land owners willingly entered into agreement with the proposed developer. There was one parcel which we did not pass the right of Urban Renewal and that was the property that was owned by Mr. Blauvelt because that was a residence and no one on the Board wanted to look to use eminent domain and throw someone out of their home. Mr. Blauvelt passed away a couple of years ago and his family has entered into an agreement to allow the Goldstein's to purchase the property. So that is why that white piece was out of it because it was colored as white because it didn't have the ability to get eminent domain. The property to the right - Mr. Genser said it is part of the project now? The Mayor said it is part of the project. The piece next to it - there is one last blue piece - move your finger right inside the zone. That piece is not in it and that is what originally brought the plan from 1.66 to 1.49. That piece of property - Mr. Genser asked if that is the restaurant supply store. The Mayor said that is correct. That is not in it but Mr. Blauvelt's is. Correct. Mr. Genser said why isn't that in it. The whole piece should be in it if you are going to do a project this size. The Mayor said the amount of money the person wanted. Mr. Smith said let him just clarify. The graphic that he put up as part of the initial part of the presentation was taken from the Urban Renewal plan. It was to provide some context to the Village as to how they have been considering planning for the past several years. And you are right. These codes were, and these properties were colored differently in that plan for different reasons as the Mayor has indicated. Just to clarify again. That the properties are in some relationship to the applicant and that is with the exception of number 7 and that is why it went from 1.67 to 1.49 acres. The Mayor asked Mr. Genser if he had anything else. Mr. Genser said he thinks everybody should realize one thing. Nobody here - he said let's put it this way. He said he didn't know anything about this plan until after the planning board had made a decision to change the zone and present it to the Board. There is a history at the Town of Ramapo to ignore the county planning board's advice. It

seems like the same thing is going to happen here. And every time we get to this point in any project in any local government setting, when there is a public hearing, the decision has been made already. We are here being patronized tonight. We are being listened to out of the - because it is legal. They have to have a meeting to have the people say something after they have already decided to do something. So let's be real here tonight. The decision is made. If you live in the Village, you are screwed. We have too much traffic. He said he lives on the corner of Ramapo and First - talk about a cut through. Ramapo Avenue is a ridiculous cut through. Traffic comes any time. It's a Friday night in the summer and he can't get out of his driveway on Ramapo and First, let alone this poor guy who lives on Park in a condo on Park Place. He said he had to fight the Village of Suffern to get his huge house turned into a two family and it is not a done deal and they could screw him right now. He doesn't know. But he had to compromise. He said he wanted to have a blanket two family but he agreed to owner-occupied two family because he really doesn't have any intention of leaving the Village because he likes living here. Thank goodness. And he takes care of his property. And if he has a tenant they are going to take care of the property because he is going to be living there. And that was always his intention. Because if he gets old and gray and he wants to move to Thailand where his wife is from he thought he would be able to have the right to use his property any way he wanted but he didn't. So he compromised. But the point is. We are here at a public hearing. The deal is done. Everybody should realize that who is sitting in this room. And when you pull the trigger on November 7, think about who you are going to vote for.

Trustee Abato said she just wanted to tell him something. She said he had made a comment that Mr. Goldstein may have seemed a little defensive. And she would like to tell him that if you were at the workshop you would probably know that maybe she was to blame for that because she kind of beat him up a little bit. So there is no decision that has been made. Because she made her reservations about the project perfectly clear at the workshop. She said she beat Mr. Goldstein up quite a bit that evening and so if there is a decision that has been made it certainly wasn't made with her involved in it. So that is a little offensive because the point of the matter is is that this project is at least ten years in its infancy. Ten years ago it was proposed. As Dagan said there is no perfect project but certainly she believes that she is here tonight and she hopes the rest of the Board is to make a decision on something that is going to impact our entire Village. Not just one neighborhood. This is going to impact the entire Village. So you all coming here tonight has given her a lot to think about and a lot of her questions are your questions and she doesn't think it is something that we are ready to just quick draw decision on and she doesn't think that anybody's concerns here tonight are not going to be digested by the Board. So she wants to say to him that she personally has not made a decision. She did not hear anything at the workshop that a decision had been made. She said she knows

there were a lot of concerns. She probably had most of them. But for him to come up and say something like that again - the Mayor said to Mr. Genser that he had his comments. Respect the rules. Trustee Abato said like she said, it is a ten year and it's nothing that they jumped into and they are here tonight to hear everyone's input. Trustee Abato said this is something she is taking very seriously. There is a big impact on our Village. The Mayor thanked Trustee Abato.

Trustee Abato said there is too much tonight to make a decision on. She said she thinks that there are a lot of things that we really need to look into. She said she thinks there are a lot of things to be considered here. So she would ask the Mayor and Board if we can actually consider this public hearing and not make a decision tonight. To hold it over to give us time to take all of your comments and your concerns into consideration as well as our concerns to get some answers to some of those. So she respectfully asks that we do not close the public hearing but carry it over for a time period so that we can further look into this project.

The Mayor said there were two more people and he has no problem doing that. They just need to pick a date. But there are two more people on the list who haven't had a chance to speak. Trustee Abato said sorry. She just didn't want it to close. The Mayor said he doesn't see a problem with that if we can all come up with a mutually acceptable date.

Pete Melendez of 6 Riverside Drive said he is a very proud owner of his own house. He said question number one. With this project will it affect the value of his home? Question number two. You are going to have tenants moving here. Are they going to pay taxes like we pay taxes for our schools. The Mayor said yes. The building is going to bring in money for the downtown yes. This is a ratable. Mr. Melendez said those are the two questions. He said his only concern is if their value is going to stay up because he is paying a lot of taxes and he doesn't want his property to go down because we are going to have a building even though it is away from them but it will still have an impact like the traffic and everything else that surrounds them. And the second question, like he said before, is the taxes. The Mayor said he agrees. He said he thinks the big reason he touched in his earlier comments is the downtown originally to this Village was the economic engine. And he can tell him as a fact that our downtown costs the Village right now. It costs taxpayers. It is not a profit center. So bringing in redevelopment in the downtown and ratables in the downtown will increase our tax base and draw people into our downtown. So obviously there is a huge economic driver to this.

Margaret Perry said she had a quick question in terms if the plan goes through with the zone and everything like that and it is built and if people don't come, then what happens. That is her concern. She said we have 111 units and you can't get 1500 or 2400. Then

what happens. The Mayor said again that is a legitimate concern that is expressed.

The Mayor said he would like to thank everybody. He said he didn't know if the Board members had any comments. But before that if you want to adjourn this. If we can pick a date to adjourn it to that would be appropriate. And the one thing he would like to say is that he knows there has been some concern about this. This project has been going on for ten years. He said he understands we have had - he thinks this is our third or fourth public hearing on this project in different incarnations. He said he knows they are all busy and that is why they have elected officials. But he can assure them that this was not intended to be sprung on people. We have discussed this. Anyone that knows him in his involvement in the Village as a Trustee and Mayor for the last nine years he doesn't think there is nary a time when he speaks about the downtown revitalization that he doesn't talk about wanting to build on Orange Avenue. He said he thinks that building a maximum of six story building with 100 units generally has been something that most people would know that we have been considering for at least five or six years. We had a public hearing in this building. The Planning Board again made a recommendation. They didn't vote on the zone change. This is a process. He said he knows they are all busy and we want to keep people involved but he can assure them that this is something that we have wanted to do, that he has wanted to do as part of this administration. The Mayor said he believes it is the right thing for the future of this Village. The Goldstein family again approached this really as an initial discussion to see what could be built here because he thinks when we look at what's there and what we have now and the fact that our downtown is hurting again as he said in the comments he doesn't want the project to be the enemy of the good and everyone wants this to fit in and to be something that is good for the Village. He said he thanks them for the opportunity and he can assure them that there are no conspiracy theories here. We are all trying to work together to achieve the same thing. He said he appreciates the spirited debate. And all he is going to ask is if anyone has any comments that we pick a date where we can adjourn this to a date certain.

The Mayor said there are questions here tonight that will be responded to. We will make the answers available. Like anything else you can say - he asked Josh if he wanted to answer that. What you are seeking. What a market rate rental is. If you don't get the rents. The Mayor said he knows that anyone can say anything will happen but he doesn't know how he wants to respond to that if he wants. Mr. Smith said certainly we think the market is there for this type of product. There is a need - there hasn't been this type of upscale rental units in Rockland County, at least in this part of Rockland County. So this is adding to the diversity of the housing stock within the community. So we think that there is a definite market especially considering all the amenities that are within walking distance of this particular site giving the access

to mass transit and the New York City housing market giving the quality of life here in Suffern. With respect to the projected rental rates, he will let Mr. Goldstein speak to that. And again his family has extensive experience within Rockland County to judge the market and what it can bear. Mr. Goldstein said the project is not going to be completed tomorrow so this process takes a long time. We are talking about tenants possibly taking occupancy two to three years from now. He said they have done an extensive market analysis of rents and market analysis basically consists of taking he thinks a ten mile radius around this point and it basically tells you what people are willing to pay for rent. And yes, the numbers that the Mayor had shared with you does say that this project can obtain those rents. The Mayor said he knows that Trustee Meehan and Trustee Meegan-Corrigan had a comment.

Trustee Meehan said to the person who asked about if we were going to be able to rent it. These people have been in this business a long time and they really know what they are talking about as far as the rental and they wouldn't be spending all this amount of time on it if they didn't think they could rent. That is not a concern.

Trustee Meegan-Corrigan said in the paper, *The Rockland County Times*, there is an article that pertains directly to what we are all reviewing. And it happens to be Ginsburg who is building in Haverstraw who is doing luxury high rents. She said she would urge anyone who has any question on rental vs. condos that maybe you could read on that and see what your opinion is.

The Mayor said if anyone doesn't have any comments he asked if they could pick a date sometime next week that they can adjourn this to. 7:30 again if everybody is okay. The Mayor said he is looking - today is the 15<sup>th</sup> - could we do it a week from today, a week from tomorrow, a week from Thursday, Monday. Trustee Meehan said a week from today. The Mayor said a week from today? Could we do Tuesday, the 22<sup>nd</sup> at 7:30? The Mayor asked if there was a motion to continue the public hearing to Tuesday, October 22, at 7:30. The motion was made by Trustee Falciglia, seconded by Trustee Meehan. Upon vote, the motion was carried. The Mayor thanked everybody for coming. He said this will be continued on October 22 at 7:30.

The Mayor said we will have a short recess. When the meeting continued, the Mayor said we are going to have a discussion, he thinks, regarding Yorkshire Drive and a double yellow line. He said he doesn't know where to start, where to begin, where to continue. He said he knows that this has been a discussion, that the Village has talked about this. He said he knows that there was a petition that went around. The Mayor said he will let it go open to any Board member up here to kind of take this.

Trustee Abato said she did have something to say. Trustee Meegan-Corrigan said to Trustee Abato to go. She will be at the end. Trustee Abato said she spent a lot of time up on Yorkshire Drive

over the last two days and she kind of stood around at different times of the day to look at the traffic flow and to look at the different things that are happening in that area. She said she thinks the two things that she noticed most was (a) the speed limit is now 25 mph and (b) we have now put stop signs in. So the traffic flow through there is, she would say in speaking with the residents up there, much better since we have made those two, she thinks, improvements in the area. She said she also noticed that she drove it. And she was thinking to herself as she was driving it that she is paying more attention to the road and where she is on the road. She said she also looked at roads with yellow lines that are straight aways. And she drove them. And she also noticed that she probably was going a little faster when there were yellow lines on the road. So for her she really feels like the yellow line would probably take away with what we have done with the speed limit and stop signs. She said she feels as though they are probably not really that necessary up there and she thinks that it probably would make traffic go a little faster on this road then needs be. So that is her comment on Yorkshire Drive. And the yellow line.

The Mayor asked who would like to be next. Trustee Meegan-Corrigan said they were looking into having a solution that would sort of work for say both sides of the fence. They who want the double yellow line and they who do not want the double yellow line. She said they were not able to get everything put together as quickly as they would like - waiting for people to get back to them. Sometimes they take a little bit longer. So they were looking at reflectors. So they don't have all the information and she just wanted to let everybody know that we are trying to find a solution for that but that they are not ready because they don't have all the information. She said she doesn't think anybody wants to move the vote so.

Trustee Falciglia said he is ready to vote on it. He said he is ashamed to say that he voted for that because he was being told that he couldn't do it. And that was wrong. And he apologizes. He said he lives up there. He has been there 42 years and he can't remember when there was a yellow line or when there wasn't a yellow line and he doesn't know of any impact having it or not having it does have. He said he is really ashamed of his vote and he apologizes. As far as he is concerned he holds onto the little belief that we are still rural and putting the yellow line there, the double yellow line, sort of chipped away at that. He said call me Pollyanna but he is ready to vote to rescind it.

Trustee Meehan said here's the thing. This wasn't on our agenda this evening and we had, Jo and he had worked on it, and they really wanted to see if they could compromise on this and they spoke to the people who were in favor of the yellow line. And they are in favor for safety reasons and a lot of them are in favor of the older people and the driving at night and the walking and you get older you really like to have a double yellow line. He said he

knows he does and he is older. And what they wanted to do was to compromise it. Trustee Meehan said he left on vacation a couple of weeks ago to Russia. But Jo said she would work with Charles Sawicki to look into the possibility of reflectors and they would hope that the people would find the reflectors less ominous. That they wouldn't be a problem. That they wouldn't be as distasteful as the double yellow line. So what he is going to suggest is that - he asked Charles Sawicki if he thought he could come up with this information within a week. Mr. Sawicki said yes. Trustee Meehan said what he was going to suggest is reschedule that public hearing for 7:30. He said we could schedule the meeting earlier for you folks. So come in around 7 or something. Trustee Abato said they actually got to see the reflectors at the workshop and she knows that he was on vacation and hopes he had a wonderful trip. And she thinks that when they were talking about putting those reflectors down she had mentioned to Charles - first of all, she wants to thank Jo because she thinks it was a great thing that she tried to do a compromise. But she spoke to Charles about these reflectors in snowstorms and the plows and pulling them up. And there was one that was clearly a lot nicer than the other. And Charles said yes, that is because they are expensive and the other ones are not so expensive. But the point is that this is going to be something again that is going to have to keep getting replaced and then you are driving along and there are couple there and then there are a couple missing so now are we creating more of a safety issue instead of just leaving it alone. Trustee Meegan-Corrigan said actually they are looking at the recessed ones which would not be hit by snow plows and they would not have to be replaced. Trustee Abato said they wouldn't come out at all? Trustee Meegan-Corrigan said no. Mr. Sawicki said they wouldn't come out. Trustee Abato said so there is no way that they could be pulled up.

The Mayor said he knows how he personally feels on it. He said he understands that there is a process that everyone wants to go through here and he doesn't want to not have a process but he also does not want to drag it on. He said he personally thinks - he felt that it was appropriate below Parkside where the road narrows and people park on the side. He said he lives up here. There hasn't really been any accidents. He said he doesn't want to jinx it. People don't want it there. Trustee Abato said she thinks it is a big investment to make over something that is not a problem. If we have a lot of accidents up there, if we have a lot of problems up there she would say, hey, you know what, we have to do something.

Somebody spoke from the audience and the Mayor asked her to come up. Trustee Meegan-Corrigan said we need to make sure that we get names and addresses and do it right.

Jody Sitver said she lives on 24 Yorkshire Drive. She said he has lived in the Village of Suffern for 20 years, since 1993. She said she loves living here. She does not have one single child in the school district however she continues to live here because she

loves it so much. And she thinks the reflectors are a nice idea, however, we have been grasping at straws with this entire situation since it began. She said they spent, some of the residents and her, spent two and a half hours over the weekend going up and down Yorkshire Drive. They even went up through the condos and spoke to the residents and the residents said they do not want the double yellow line. She said they knocked on doors and had them sign a petition and there were several residents in the condos that they do not want the double yellow line - that they feel like it will be much more of a safety hazard and cars excessive speed. This is a neighborhood. There are people walking and running. They are fine. She said she is a stay at home mother and she watches outside and she sees what is going on. Quite frankly, the only speeding issue that she sees is in the morning with Chestnut Ridge Transportation bus drivers. If you want to know the truth. And she has called Chestnut Ridge to complain about their bus drivers speeding through Bon Aire and Yorkshire. That is the safety hazard right now - the Chestnut Ridge - not all of them but the ones that are driving in their neighborhood. They are speeding with all of our children in their buses. Who take those buses. However, the point of the matter is that the residents don't want it. They don't. They feel it is a detriment to their neighborhood. It will decrease the net worth of their houses even though many of them will be staying there for a very long time. And again, people are walking their dogs. She said she walks her dog. Running. Riding their bicycles. And going down the neighborhood. And as she said the people in the condos up on Yorkshire Drive all signed the petition because they don't even want the double yellow line. She said she thinks the gentleman who spoke was very nice. And she respects him for being so healthy at his age and for wanting to walk. But he doesn't even live in their neighborhood and he is the one who brought this to your attention. The whole thing is ludicrous. She said she thinks a decision needs to be made tonight. She said they don't want the double yellow line. That is it.

Trustee Abato said she is going to actually call for a vote. She said she will move that no double yellow line be put on Yorkshire Drive.

The Mayor said the government is not shut down. It is quite the opposite. It will be open all night long.

Jim Giannettino of 2 Memorial Drive said he is not really one way or the other with this. He can sympathize with the people who live up there. His concern is that a traffic study has been done and recommended this, the chief of police - someone interrupted and Mr. Giannettino said he would start again. He said he doesn't really have an opinion one way or the other. He is basing his talking on the fact that a traffic study recommended this, the police chief recommended this - someone interrupted again. Mr. Giannettino said this is a safety issue. He said he lives on a street with three houses on the street and he has a double yellow line. Should I get

three signatures and tell them to take my double yellow line off? He said come on guys. He doesn't really care about the double yellow line on his street. It was put there for safety reasons. And if you don't take his word for it he will invite the chief to come up and tell them. The Mayor said to let him just get this because everyone wants to talk. It is pretty obvious that there is a consensus on this issue. In terms of the traffic study it was done in September 2009 and the speed limit on the road was 30. It is now 25 and at that time there was no stop sign at Essex. It says that based on these observations and the level of traffic observed during the weekly afternoon time period it is recommended that the Village consider installing a double yellow center line for the entire length of Yorkshire Drive. At a minimum the Village should consider installing the center line from Cragmere to Lancaster which is forty foot wide at the roadway section and in the vicinity of multifamily homes located at Milford and Parkside the Village should consider installing an off-center double line to permit parking along the northerly side of this roadway. The Mayor said that has been done. That part was done. He said we can go through a whole other traffic study and spend more money or he thinks there are three members of the Board here who pretty much said that they don't want the double yellow line. And the Mayor said he is one of them. He said is there reason to go on or let's just have a vote. Again, he doesn't want to stop the discussion if people want to talk but he thinks it is pretty obvious.

Trustee Abato said she moved it. The motion was seconded by Trustee Falciglia. The Mayor said to be clear no double yellow line. Trustee Abato said her motion is that there not be a double yellow line on Yorkshire Drive.

AYES: Mayor Dagan LaCorte  
Trustee Charles Falciglia, Trustee Patricia Abato

NOES: Trustee Jo Meegan-Corrigan  
Trustee John Meehan, who said he thinks it is terribly unfair to the other people who were concerned about this and this vote takes place tonight and they don't have their say in it. He said he knows it was a long night and he knows it is a long time to wait but one week more doesn't make that much of a difference and for safety reasons he votes no.

Isabel Haggerty said she was upset that she didn't get a chance to speak. The Mayor said he apologizes. Mrs. Haggerty said that she does know that it was a foregone conclusion that you are going to vote not to have a double yellow line. Trustee Abato said it is for one year. Mrs. Haggerty said but she said she does not live up there. She lives on Parkside Drive. She has lived there for fifty-five years and she said she was just going to read her little thing here. Mrs. Haggerty said that she was here to speak about the

Yorkshire Drive and the double yellow line. She said she is a friend and was a supporter of Phil Furgang during his time on the Board of Trustees and he was a supporter of her husband, Andy, during his reign as Trustee and Mayor. However, on this issue she has to disagree with Phil. Yorkshire Drive is definitely a very busy road. She said she has lived in the Foxwood area on Parkside Drive for fifty years. When they first moved there, the only traffic they had was the cars of the people who lived there. Her kids could play in the street and not have to worry about traffic. Then a few years later Stonegate and Bon Aire were built making Parkside Drive, Maplewood Boulevard and Meadowbrook Lane through streets leading from Franklin Turnpike and Mahwah, New Jersey. The residents of the Yorkshire Drive area, which include several side streets and the residents of Bon Aire use Yorkshire Drive, Parkside Drive, Meadowbrook Lane and Maplewood Boulevard to get to Franklin Turnpike. All of the streets that she has just mentioned have double yellow lines. Her little section of Parkside Drive has a double yellow line. Cars coming from all areas from Cragmere use Yorkshire as the first road they come to to get to their homes in Bon Aire, Stonegate or Franklin Turnpike in Mahwah. For these reasons she believes that Yorkshire Drive should also have these double yellow lines just like every street that is a main road in Suffern has double yellow lines. She asked if that was correct. Trustee Abato said no. Mrs. Haggerty said every main road in the Village of Suffern has double yellow lines. And most of the roads in Suffern are 25 miles an hour now. She thanked the Board. The Mayor thanked her.

#### **FIRE DEPARTMENT:**

##### **A) Update:**

Chief Mike Stark said that he had a few items on the agenda this evening. He said they have two applicants for the Suffern Hook & Ladder. The first one is Alex Harper and the second one is Josh Sheridan. A motion approving the applicants was made by Trustee Meehan, seconded by Trustee Abato. Upon vote, the motion was carried.

Chief Stark said the other item was the anticipation of having the 2015 Fourth of July parade. He said he was asked at the workshop to get some budget numbers for the DPW and police overtime, which he personally doesn't think it is going to affect the budget that much. But he was given a number of approximately \$6000 in police overtime and about \$2500 in DPW overtime. Chief Stark said his personal opinion is that he doesn't think that it is going to overrun either one of their budgets any more then it does on any other given year so he believes it is going to be a zero impact towards the budget but he was asked to get those numbers. Trustee Abato said that she is really in favor of bringing some parades back to Suffern. She said she thinks we have really gotten away from them and she thinks it is something that this Village was

always proud of. A lot of pride - our residents came out for these parades and she thinks with all that is going on in this world we need some good, positive things here in the Village. She said she would move to go ahead with the July 4 parade, seconded by Trustee Meehan, who said a comment is that this would be a county parade. Chief Stark said 4<sup>th</sup> of July. He said it is open to the whole county but typically it is not - Trustee Meehan said oh, in other words it is just going to be a Suffern parade like you used to do before. Chief Stark said it is not as big as a county parade. Trustee Falciglia asked what day is it. The Mayor said July 4. Trustee Falciglia said he knows that. Is it Friday, Saturday, Sunday. The Mayor said when is July 4 in 2015. A Saturday? Chief Stark said he is not sure what day of the week it is. Trustee Meehan said it is a national holiday. Someone said it was a Saturday. Chief Stark said what better day for a parade than a Saturday. Upon vote, the motion was carried.

#### **CULTURE AND RECREATION:**

Mrs. Cathy Mills said a few things that we have for the Village of Suffern Recreation - we had the Lions Club blood drive tonight and she was going to invite everybody over to participate but that is over now. It finished at nine tonight. She said we have on Wednesday, October 16, which is tomorrow, the senior club will have the Halloween luncheon at the community center. They have the window painting coming up this Saturday, October 19, where 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grade students from the middle school and Sacred Heart participate and paint windows up and down Lafayette Avenue. She said they have the Suffern Museum's grand reopening this Sunday, October 20. She said they invite everybody to come out and see the new museum. It looks absolutely gorgeous. Mrs. Mills said the Halloween parade will be on Sunday, October 27. It is going to be at 2 o'clock starting at the end of Lafayette and going to the gazebo at 2 o'clock. She said they have a Halloween movie night this year. It is going to be the day after Halloween, November 1, and she is inviting everybody to come out. It is going to be Willie Wonka and the Chocolate Factory. That is going to be at 7 o'clock at the community center. She said coming up on November 2 is the DARE Hockey Rink playground dedication. They are going to have that opening up. If anybody has driven by they don't have any of the construction started yet but they have it all in motion to start it soon. The Mayor said we will be naming the playground in memory of John Gee, a former Village employee who passed away two years ago. Mrs. Mills said we have the winter's Farmers Market starting on November 9. It will be indoors at the community center and it will run roughly every other Saturday at the community center. She said the Veterans Day parade will be on Monday, November 11, which is on Veterans Day. The lining up this year at Village Hall at 10:30 and then at 11:00 is the ceremony at the Soldiers Monument. She said they have on sale now, for anybody that is interested, Radio City Music Hall. They are going to be sponsoring a trip to the city. Tickets are \$75. So call the Village of Suffern Recreation

department for tickets. She said they have the Hanukkah Celebration on Monday, December 2 at the gazebo and at the community center. And they were just talking about parades. She said they want to have a fun time in Suffern. They are going to have the holiday parade and Santa greeting on Thursday, December 5, with the lighting of the Christmas tree. And then on Sunday, December 8, they are going to have the Pearl Harbor ceremony.

The Mayor said he is going to divert a little bit. He just got word on e-mail and it is something that we have discussed and he didn't think we would be able to act tonight. But he just got word that the Parking Authority, obviously we need to confirm this, had a special meeting tonight and passed a resolution, 4-0, asking the Village Board to take over responsibility for supervision of the Parking Authority officers under the police department. He said he knows it is not on the agenda but he believes that it is something that we had discussed in a workshop and based on needing the Parking Authority to request it first obviously, Terry, he wants to make sure it is as advertised and bringing this to attention he thinks the Board may want to act on this because it is something we had discussed.

Trustee Falciglia asked if that would be effective immediately. The Mayor said he got word in an e-mail that the Parking Authority met tonight and passed a resolution, 4-0, requesting that the supervision of the officers be under the police department. The Mayor said if you want, we can try to, and he doesn't know if we can do this tonight or make the arrangements to do it at the special Board meeting. The Mayor said he discussed this with the Chief. Chief Osborn said to give him a little time because he doesn't really know their duties. He needs a little time to sit down and figure what their actual duties are. He said he would appreciate a little time to figure out what he needs to do at his end. Trustee Falciglia asked if we needed to do a resolution then at the next meeting. Trustee Meehan said if you want to do a resolution of intent. He asked who is paying for these guys? He said he doesn't want it in the police department. The Mayor said what is going to happen is this. The understanding and the discussion would be that it is important that their function really is to a large degree an extension of what something the police would do. The Mayor said the plan would be, and he knows that Charles has been involved in this, and the plan would be essentially that the Chief would supervise them, his department, assign them, monitor them, but ultimately when their hours are done the payment will still come from the Parking Authority. The Mayor said ultimately we discussed long-term options in the Parking Authority and in the meantime this does not affect the police department's budget. It just makes sense that people with that kind of discretion should be under a department that is housed in Village Hall because not that everyone is not trying to do a good job but it is not typically the way that we otherwise operate the Village and we want to make sure they are doing what is right and

what their purpose is. So he thinks that this is appropriate. How we do it exactly we can wait until that meeting but he just thought it would be important because we had discussed this. The Mayor asked if anyone wanted to comment or suggestions. The Mayor asked if it was okay if the Board waited until the meeting. Trustee Abato said yes, let's wait. The Mayor said he will get a copy of the resolution from the Parking Authority and then we can make sure that the Chief sits down and hopefully be in a position to take effect at the special Board meeting on the 22<sup>nd</sup>. Trustee Falciglia said he had no problem with that. Trustee Abato said she had no problem. Trustee Meehan said fine. Trustee Meegan-Corrigan asked if the Mayor said that all the Board members agreed, right?

**POLICE DEPARTMENT:**

Chief Clarke Osborn said he was asking the Board to accept the resignation of Kyle Lynch as dispatcher. He accepted a job with the sheriff's department. Chief Osborn said he has only been with us a few months, a Village resident, who did a great job and who just took a job at the sheriff's department. So he is going to ask the Board to accept his resignation and he will start a search for another candidate immediately. A motion to accept the resignation was made by Trustee Meehan, seconded by Trustee Meegan-Corrigan. Upon vote, the motion was carried.

Chief Osborn said that tomorrow he set up a Police Chief's luncheon with numerous Chief's from around the region. If you see a lot of police cars in town you will know what they are here for.

**VILLAGE ATTORNEY:**

Attorney Terry Rice said first of all. Quickly, as he told the Board last week, he had confirmation that the deed has been recorded for the Rockland Terrace property for a park so he understands we will be going ahead and putting in the play equipment and improvements there. Fortunately, that is done after a long, torturous journey. He said we also closed on two of the properties in Squires Gate that are the subject of the FEMA buyouts and there is one issue with one of the other properties and hopefully we will be able to close on that within the next couple of weeks.

Attorney Rice said the only other item he had on the agenda was that we talked at the workshop meeting about the third party action against us. The state of New York sued the Town of Clarkstown and the Town of Clarkstown brought in everybody who has ever had any dumping at the Clarkstown landfill under CERCLA. He said we negotiated what is a very cheap settlement under the circumstances and he is looking for authorization to settle the claim for \$13,000. That will also provide indemnification and protection from any other third party claims whatsoever. The Mayor said he thinks it is important to note that we have discussed this and he had done

some litigation when he was an attorney and you have to be very careful because there is joint in several liability. So if you don't settle and it ends up that there is a million dollar, or ten million dollars, whatever it is, even if there is fifty different plaintiffs, they can go after one plaintiff for the entire ten million dollars, sorry, defendant for the entire ten million dollars. So it is not pro rata. You are on the hook for all of it. And if everybody is broke and we are the only one with pockets they can come after Suffern for the full amount. So based on the ability to settle for a cost like that and get out of this litigation with an unlimited upside it seems very prudent. A motion to approve the settlement was made by Trustee Abato, seconded by Trustee Meegan-Corrigan.

AYES: Mayor Dagan LaCorte  
Trustee Charles Falciglia, Trustee Patricia Abato  
Trustee Jo Meegan-Corrigan, Trustee John Meehan

NOES: None

ABSENT: None

**DEPARTMENT OF PUBLIC WORKS:**

Mr. Charles Sawicki said that last week the DPW received two resignations. One from the water department and one from the street department. The Mayor asked if we could have a motion to accept the resignations of those employees by name, though. Attorney Rice said you can. Trustee Meehan asked what are the names. He said he thinks he knows them. The Mayor said Daniel Haglund and Joseph Tripoli. Trustee Meehan said sort of regretfully. He said he knows that Dan had done good work for the Village and it is an unfortunate situation. The motion was made by Trustee Abato, seconded by Trustee Meehan. Upon vote, the motion was carried.

Mr. Sawicki said he has assigned Mr. Scott Brown additional administrative responsibilities to assist the street department supervisor. These additional responsibilities include manpower scheduling of refuse and weekend duty personnel, maintenance of overtime reports, prepare daily and biweekly payroll reports, prepare the refuse collection schedule and prepare monthly fuel consumption reports. Mr. Sawicki requested authorization to increase Mr. Scott Brown's hourly rate to \$33.47 effective October 16, 2013. A motion to increase his rate was made by Trustee Abato. Mr. Sawicki said he will administer all procurement and receiving activities. This will allow the street department supervisor in the field increasing productivity. The Mayor said he knows that Trustee Abato made a motion. The Mayor said we had an extensive discussion at the workshop. Jack wasn't there. Relating to the fact that these two employees are no longer with us, this frees up a lot of opportunities and really a lot of flexibility and mobility in our current work staff in the department of public works. We

identified, obviously, significant cost savings to the Village without affecting our services if certain employees, including Mr. Brown, Mr. Hunt who is standing in temporarily and he thinks we are looking to, and he doesn't know if that is part of the advertised position for department supervisor, and also Mr. Sawicki. Mr. Sawicki said it was the intent to have it posted today. If it wasn't posted today it will be posted tomorrow. The Mayor said the plan is that this will save the Village money and also we have current employees who can move into the mechanic's position so again we want to be able to keep the services level and save money and this presents us with that great opportunity. And the people who are taking on additional responsibilities we are asking that they be compensated because the Village is saving money and they are taking on additional responsibilities. Trustee Falciglia asked what are the projected net savings over the years. The Mayor said that the net savings right now ultimately we are looking at the net is \$120,000. The increases we are looking for today cost about \$25,000 maybe. So we are talking about a savings of a little over \$100,000 a year. It is the intention though, as Mr. Sawicki said, that we are going to look to hire another laborer in the street department. So obviously that will take a little bit of time to get the right applicant and once that happens then the annual savings will roughly be \$60,000, \$65,000, \$70,000 a year. So it is a significant savings to the Village and we can make up for it through looking to promote people internally which is always what we look to do. The motion was seconded by Trustee Meehan. The Mayor said this will be on Mr. Brown's increase.

AYES: Mayor Dagan LaCorte  
Trustee Charles Falciglia, Trustee Patricia Abato  
Trustee Jo Meegan-Corrigan, Trustee John Meehan

NOES: None

ABSENT: None

Mr. Sawicki requested authorization to adjust Mr. John Conklin, Assistant Chief Water Treatment Operator, to a pay grade 19 at a rate of \$38.04 per hour effective October 16, 2013. Mr. Conklin is currently the Assistant Chief Water Treatment Operator and has successfully passed the exam for a 1B Operator's license. The motion was approved by Trustee Abato, seconded by Trustee Meehan.

AYES: Mayor Dagan LaCorte  
Trustee Charles Falciglia, Trustee Patricia Abato  
Trustee Jo Meegan-Corrigan, Trustee John Meehan

NOES: None

ABSENT: None

The Mayor said that part of the savings on that move - the recent

resignations will be reflected in the water department because Mr. Haglund was originally in the street department but was moved into the water department because he had a water license but now that Mr. Conklin has gotten a license, Mr. Cottiers has gotten a license, right, and Mr. Chamberlain - Mr. Sawicki said Mr. Chamberlain is very close. He just has one more course that he has to take and he believes he is taking that this month. The Mayor said it is really great, Charles, because he knows we have gone from one license now to even though this person has resigned we are going to have four. Mr. Sawicki said yes. The Mayor said pretty impressive. Mr. Sawicki said absolutely.

Mr. Sawicki requested payment authorization of Application for Payment Number One for Roadway Improvements Phase 6 project to Bellavista Construction Corp in the amount of \$198,134.77. A motion authorizing the payment was made by Trustee Abato, seconded by Trustee Meegan-Corrigan.

AYES: Mayor Dagan LaCorte  
Trustee Charles Falciglia, Trustee Patricia Abato  
Trustee Jo Meegan-Corrigan, Trustee John Meehan

NOES: None

ABSENT: None

Mr. Sawicki requested authorization to accept the lowest cost turnkey proposal for three drives, motors and control panels for the UV pump system at the wastewater treatment plant. This proposal is from Tasco Associates Inc., Kinnelon, NJ, in the amount of \$28,675. This cost will be charged to the wastewater treatment plant capital account. A motion accepting the proposal was made by Trustee Abato, seconded by Trustee Meegan-Corrigan.

AYES: Mayor Dagan LaCorte  
Trustee Charles Falciglia, Trustee Patricia Abato  
Trustee Jo Meegan-Corrigan, Trustee John Meehan

NOES: None

ABSENT: None

Mr. Sawicki requested authorization to accept a sole source proposal for the secondary digester recirculating pump in the amount of \$20,600. This is a Lemco pump and Dave Heiner Associates of Parsippany, NJ is the manufacturer's distributor. This cost will be charged to the wastewater treatment capital account. The motion accepting the proposal was made by Trustee Meegan-Corrigan, seconded by Trustee Abato.

AYES: Mayor Dagan LaCorte  
Trustee Charles Falciglia, Trustee Patricia Abato

Trustee Jo Meegan-Corrigan, Trustee John Meehan

NOES: None

ABSENT: None

The Mayor thanked Mr. Sawicki.

**AUDIENCE PARTICIPATION:**

Adam DeStefano of 19 Prairie Avenue said he would have brought this up at the last Board meeting but he was not here. He said we lost \$90,000 in building permits from revenue as you know from the previous fiscal year that just ended. We are going to get that money when the Washington and Wayne Avenue projects are done, correct? That is what the \$90,000 we lost in building permits is from? The Mayor said sorry? Mr. DeStefano said it was when he met with the Mayor and Tom Zordan with the \$90,000 - the Mayor said yes, there was also Gitlow Towers. Mr. DeStefano said and Gitlow Towers. Mr. DeStefano said the reason he is bringing that up is in the previous budget that was just past, the Wayne and Washington Avenue projects were also included in the building permit revenue and building permits for revenue. How can we have the same two projects in back to back years. The Mayor said the one that we had discussed is really the Gitlow. The Mayor said Tom can discuss this. Treasurer Tom Zordan said when we prepare a budget we put in what we believe to be the revenues and we said okay, Wayne Avenue, Gitlow Towers, etc. are going to be in the budget. Then what happens is if they don't occur we are short revenue. But we don't get to say, hey, we know we are going to recognize that revenue either next year or the year after and just let it go away. We have to put it back in the budget. So the original year we are short \$90,000. That is over and done with. Now we start the next year and we say, okay, what is going to happen? Both Gitlow and this are going to happen. And then we put it in the budget because it is going to happen in that year as we believe. And if it doesn't happen then we are short money and we have to move it forward. But we know these things are going to happen because the people have come before the Boards and if there is a timing issue because they can't get financing or they feel the market is soft - the Mayor said Gitlow was a matter of the government shutdown effected it and the furlough. The Treasurer said we still have to keep it going forward. We can't say okay, we had it in the budget three years ago. So let's recognize it three years ago. That year is gone and over and whatever the final number was that is what it is. Mr. DeStefano said what he is talking about is this budget was passed before the numbers were completed for that year and we have the loss of \$90,000 from that and because we included a \$90,000 anticipated revenue again for this year we are short that \$90,000 automatically. The Mayor said no, we are not. There is a \$17 million project that is approved from Gitlow. \$17 million dollars. The building permit alone is \$170,000 - Mr. DeStefano said yes, he

knows, \$170,000 for that and then you have \$30,000 for the Wayne Avenue and \$50,000 for Washington. The Mayor okay if you add that back in that alone will cover the revenue for almost a two-year period. So again - Mr. DeStefano said it was included in the budget for this year also. The Mayor said we will look into it and we will discuss it. What is your question? Mr. DeStefano said he was just wondering why the same two projects would be put in back to back years. The Mayor said the projects aren't put in. It is a revenue line that is put in. Mr. DeStefano said but those were the projects that you expected the revenue from. That is what his confusion is. You have the same two projects in back to back years. The Mayor said that is not true. It is not written in that way. We don't identify the actual project. We identify a revenue line as Tom has said. So he can explain it again. Mr. DeStefano said you identified those two exact projects for this year's budget. The Mayor said let the Treasurer answer the question. Mr. Zordan said what happens is when we do the budget we figure out what is going to go into a number. If that doesn't happen, the year is over and done with. It is going to happen the next year. So we have to put it in the next year otherwise we shortchange the taxpayers even though - Mr. DeStefano said what about this \$90,000 you have to make up. Because we are short \$90,000 in revenue. Mr. Zordan said we are short \$90,000 in revenue, that is correct. But we can't magically pull \$90,000 out of the year anymore because number one the year is over and if someone doesn't do the project. But on top of that you have to take the general fund budget in totality. We missed revenue on the general fund budget, a 12 million dollar budget. It is now down to \$5000 since he spoke to him. The total budget is off by \$5000 in revenue. Mr. DeStefano said it seemed like two of the same projects were used back to back and he was wondering why that happened. The Mayor said that we have explained this enough. He thinks it is an accounting issue. Mr. DeStefano said he just wanted to make sure. The Mayor said you two can discuss it. Mr. DeStefano thanked Mr. Zordan.

Jim Giannettino of 2 Memorial Drive said he noticed on the agenda that we were looking to extend the CSEA contract another two years. Didn't you just extend it two years not too long ago? The Mayor said correct. Mr. Giannettino said what is the purpose of extending the contract to 2017? What does the Village gain by projecting a raise out 3 ½ years. The Mayor said that it is something that we are looking into and a consideration of this Board would be whether raises going out for that term, which is an extension of the current contract at 2.75% are appropriate and that is something that the Village will consider. The terms other than that are unchanged. Mr. Giannettino said so contracts are great. Usually one side gets something and the other side gets something. You are telling me that nothing changed but an increase in pay. The Mayor said he would say that the Board's reason for approaching - the Mayor said sorry, he doesn't want to put words in people's mouths. So let's just say that right now currently he thinks that the CSEA and the people who work for the Village are happy and they believe

that they work in a good environment. It has taken us a while to get there. He said he thinks we have gotten rid of bad actors and we look to promote and encourage those to do a good job to advance. We have a good culture. And he thinks what they are asking is to get insurance that when there is volatility in terms of election and they could possibly end up getting Mayors who in the past administrations haven't been friendly they are requesting that the Village look to continue it under the same terms and based on the Mayor's personal belief and what we are projecting in the year's forward, he thinks a 2.75% increase is reasonable. If they were asking for 4 he doesn't think he would personally be entertaining it but they are asking for an extension of two years based on no changes other than extending it other than the current terms. Nothing else different. Mr. Giannettino said he doesn't have a problem with that except it is a one way contract. The Mayor said it is a what? Mr. Giannettino said it is a one-way contract. The Mayor said how so? Mr. Giannettino said you are giving a raise and are you gaining productivity, are you gaining an increased contribution of some type? The Mayor said we have typically have always given raises so he thinks that we are giving a raise that is in line - Mr. Giannettino said somebody has to be gaining from this. The Mayor said you asked a question and he gave an answer. He said that he thinks that without directing the specific response to the speaker, one who has taken a wide view of history in this Village could understand why outside anything - why are you saying - what else are they getting 2.75. The Mayor said let's just say that they are concerned about the future direction of this Village and they want to insure that their jobs are secure and protect an environment that they enjoy working in. The Mayor said evidently the Board is not concerned that it is going to cost them an additional \$240,000. The Mayor said over what. Mr. Giannettino said over the two year term. The Mayor said the raises are in line with what we have given before. So \$130,000 a year sounds about right. Mr. Giannettino said no they are cumulative. The Mayor said they are cumulative. And he thinks that is in line with what we have been doing. We have always given raises. He doesn't think there has been a year where we haven't given raises. We try to give a reasonable and keep taxes under the tax cap. Mr. Giannettino said that all he can say is that a lot of senior citizens are going to be very unhappy because they are getting 1.5 from the government in social security. The Mayor said that is what the Village increase this year was 1.4. So we try to - the Mayor said maybe that is what the contract should extend for. The Mayor said if we can give a 2%+ raise and keep taxes below 2% and increase productivity, and show that we have savings like we did tonight, he thinks we are doing a pretty good job. Mr. Giannettino said you didn't say anything about increased productivity when he asked him the original question. The Mayor said before - what we discussed earlier - is that we have people resigned and we are looking to use that opportunity to save the Village money without having to cut the services. So he thinks - Mr. Giannettino said if you didn't make these changes in light of the resignations, you would have saved how much money? \$195,000 or

\$95,000. The Mayor said it is a request and the Board will entertain it. It is at the current terms and an extension of it. Mr. Giannettino said it is your decision. Absolutely. The Mayor thanked him.

Bruce Simon said he was here on behalf of the recycling committee. He said he just wanted to update the Mayor and the Board on the plans for "Not Just Battery Saturday" which is Saturday, November 22, 10 am to 2 pm here at Village Hall parking lot. The update is we will have paper recycling. It has been asked for, it has been requested, and we have been able to secure that thanks to the Chamber of Commerce they are picking up the tab for this so there is no cost to the Village. There will be a truck here. There will also be, he wants to say again, two members of our DPW who have volunteered their time again at no cost to the Village. This is just something that he thinks is a great thing for everybody here in the Village. Once again, briefly, you can bring down small electronics, CFL light bulbs, batteries, of course, and now you can bring down your paper. It will be shredded securely. You want it out of your basement. Good. It's gone. Trustee Abato asked if we found anything out about prescription drugs. Mr. Simon said if anybody has any medications, prescription or non, just bring it. It gets deposited. It gets taken up to the Firemens center up in Pomona. Don't flush it down the toilet. Don't flush it down the sink. We like our water supply just the way it is.

**VILLAGE CLERK:**

Village Clerk Virginia Menschner said we have the approval of the special Board minutes of September 12, 2013. A motion approving the minutes was made by Trustee Abato, seconded by Trustee Falciglia. Upon vote, the motion was carried.

The Village Clerk said we have the minutes of the regular Board meeting of September 17, 2013. A motion approving the minutes was made by Trustee Abato, seconded by Trustee Meegan-Corrigan. Upon vote, the motion was carried.

Ms. Menschner said we also have a request from the VFW for a Veterans Day parade on Monday, November 11, 2013. It will congregate out here and march to the monument. A motion approving the request was made by Trustee Meegan-Corrigan, seconded by Trustee Abato. Upon vote, the motion was carried.

Ms. Menschner said the next request has to be postponed because the Chief has to check if there needs to be a public hearing on this on the parking sign.

Ms. Menschner said now we have a resolution that should be read and she things Trustee Abato is going to read it.

RESOLUTION NO. 15, 2013

WHEREAS, this organization has received a legislative initiative grant in the New York State budget; and

WHEREAS, there are specific requirements and regulations governing the expenditures of these funds.

NOW, THEREFORE, THIS BODY RESOLVES the following:

1. Administration of all funds under this grant will be in accordance with all the terms and conditions contained in the Guidelines for Non-Construction Projects \$50,000 and under September 3, 2013 provided by the New York State Office of Parks, Recreation and Historic Preservation;
2. That Dagan LaCorte as Mayor of our organization is hereby authorized to sign legal documents on behalf of our organization and that such signature is acknowledgement of the acceptance by this body of compliance with all terms and conditions of the Master Contract for Grants Contract Number PKS-06-PA-067 to be executed for the grant.

A motion approving Resolution No. 15, 2013, was made by Trustee Meegan-Corrigan, seconded by Trustee Abato. Upon vote, the motion was carried.

**FINANCE DEPARTMENT:**

Treasurer Tom Zordan said that he has one item. As you know J. Supor and Son had the DPW and the police out there helping them navigate through Village streets and for this they gave us \$15,000. So in light of that normally with money we get it just goes right in but he would like to use it because it was directly related to using overtime so he would like to have \$10,000 allocated to the street department overtime budget and \$5000 allocated to the police overtime budget. The request was moved by Trustee Abato, seconded by Trustee Meegan-Corrigan. Upon vote, the motion was carried. The Mayor thanked him.

**MAYOR:**

The Mayor said he needs to activate the Citizen Advisory Committee for the Block Grant Program from Community Development. The Mayor appointed the following people: Dorothy McClintock, Ernie Bosco, Jon Paul Molfetta, Heather Ford, Charles Rogers, media advisors Fred Rella and Charles Sawicki. A motion to confirm the appointment was made by Trustee Meehan, seconded by Trustee Abato. Upon vote, the motion was carried.

The Mayor said this is the appointment of Nancy Christopher to Recreation Information Clerk at \$18.68 per hour. She applied for this position. A motion to confirm the Mayor's appointment was made

by Trustee Abato, seconded by Trustee Meehan. Upon vote, the motion was carried.

The Mayor said then we have an extension of the CSEA contract from May 31, 2015 to May 31, 2017. Trustee Falciglia asked if we could hold that over for one week. He said he would just like to read the whole contract. He said he is not against the extension. That is obviously a common business practice. The Mayor said that's fine. We can just put it on the agenda for the special Board meeting.

The Mayor said a couple of things. He said we had a request from Terry regarding medical coverage pursuant to retirement or separation. The Mayor said he guesses it was a memorialization of previous discussions that were had with other Mayors and Terry came to the Board and requested that regardless of separation of service that he be granted medical benefits as if he retired. Obviously, he has put in enough years that it would make him eligible for retirement. The Mayor said he thinks it just takes effect under the rare circumstances that you are no longer with the Village and you don't retire and you work in another government. And he thinks that under those circumstances the Mayor's belief is that that is an appropriate request. A motion approving the request was made by Trustee Meehan, seconded by Trustee Abato.

AYES: Mayor Dagan LaCorte  
Trustee Charles Falciglia, Trustee Patricia Abato  
Trustee Jo Meegan-Corrigan, Trustee John Meehan

NOES: None

ABSENT: None

The Mayor said two other items. We had discussed earlier the resignation of two employees and that we were shifting some responsibilities. We have been discussing this with respect to the union with the acting supervisor whose position has been posted and we should be able to act on that at the special Board meeting as well as our superintendent of public works. Three various people are taking on additional responsibilities. The Board had had a discussion with respect to Charles Sawicki who has been with the Village now, he believes, five years - 4 ½ - and is doing an excellent job. He really is a gem. He comes from a lot of experience in the private sector and takes that kind of bottom line approach to the Village of Suffern in terms of insuring that when we have public works contracts that we get the best value for our dollar and even though he is not paid extra to do it, nobody beats up contractors like Charles Sawicki and the Mayor means that in a good way and that he insures that again we are getting our bucks and his attitude and approach has saved us a lot of money and also with respect to him taking on additional responsibilities that have been reserved in the past to the supervisor of the street department we felt that orders and other things like that should

flow to his office to insure that Village money is spent wisely and that we are getting what we paid for. So as a result of that the Village had discussed a raise for Mr. Sawicki. This raise represents he thinks about an 8% raise from his current salary. It is a \$10,000 raise. And he thinks again that we are not in the business typically of giving out raises like that but based on what he is doing and what he has done and how much money he has saved the Village and really what someone of his expertise and skill set would demand really and would be in demand anywhere else he said he thinks that is appropriate and again will still leave us saving significant money.

Trustee Meehan said this vote is a no-brainer. Trustee Meehan said he has been here a long time and he really is outstanding. He has done a much better job than any of his predecessors that he can remember. The Mayor said Jack wasn't at the meeting but it represents an 8% raise of \$10,000. A motion raising the salary was made by Trustee Meegan-Corrigan, seconded by Trustee Abato.

AYES: Mayor Dagan LaCorte  
Trustee Charles Falciglia, Trustee Patricia Abato  
Trustee Jo Meegan-Corrigan, Trustee John Meehan

NOES: None

ABSENT: None

The Mayor said Charles is here and he more than deserves it and the Mayor thanked him for all his hard work for the Village.

The Mayor said the last item on the agenda is that there has been a request for a 15 minute parking sign on Lafayette Avenue outside in the vicinity of Colonial Florist. The Mayor said we try to do this for businesses that tend to have people come in for short periods of time. We have done one in front of the liquor store, we have done one in front of the pizza place. Trustee Meegan-Corrigan said she thought this is the one that was supposed to be over by Artistic Floors and the Hardware Store. The Mayor said that one is done. This is another one. One more down by the other side. Trustee Abato asked if we could do that at the special meeting. The Mayor said he would bring it up tonight. A motion to set a public hearing at 7:40 p.m. on October 22 was made by Trustee Abato, seconded by Trustee Meegan-Corrigan. Upon vote, the motion was carried.

A motion to adjourn at 10:55 was made by Trustee Abato, seconded by Trustee Meegan-Corrigan. Upon vote, the motion was carried.

