

VILLAGE OF SOUTH BLOOMING GROVE

Board of Trustees

Regular Meeting

Monday

7/24/2017

7:00 P.M.

➤ **Call to order**

- Mayor Rob Jeroloman called to order the Village Board Meeting at 7:57 pm on July 24, 2017, at the South Blooming Grove Village Hall located at 811 State Route 208, within the Village of South Blooming Grove, and having a mailing address of Monroe, New York.

➤ **Roll call**

The following persons were present:

- Robert Jeroloman – Mayor
- James LoFranco – Trustee
- James Mullany – Trustee
- Dorine Sas – Trustee
- Joseph McKay – Village Attorney

Absent:

- John Hickey – Deputy Mayor

➤ **Public Comments**

- Steve Kearins – requested update on Sea Land container at 9 Dallas Drive. Mayor informed that the property owner has been required to appear in court; Village code is specific that this type of storage is not permitted therefore the court has ruled that the container must be removed.
- Vanessa Romano – resident asked about status of dumpsters located at 2 Green Road and 9 Dallas Drive. Building inspector has been to both locations; violations have been issued. Resident also inquired about realtors not listing properties on M.L.S. Association of Realtors have been contacted, home owners can list properties as private sale.

John Salka - requested update on school bus incident. Bus driver was given a breathalyzer per New York State law and no citations were issued. Resident inquired about Lake Ann vacant structures; are they stable and secure or have any structures been condemned?

Mr. Simon Gelb stated there is no electricity running on the property aside from street lights. Stated there is 24 hour security, cameras and caretaker on the property. Mr. Gelb stated that Orange and Rockland has cut power off to all bungalows and that over a year ago the building inspector had ensured all bungalows are closed and secured.

Mr. Salka mentioned that there are propane tanks on the property and inquired if they have been emptied and or removed.

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Mr. Gelb said property has been cleaned up and secured; stated that all fuels have been removed; all larger tanks were abated, smaller tanks were disposed of as required by the DEC and New York State Law.

Mr. Gelb was asked to provide the Village with all documentation stating when and what took place in the cleaning up of the Lake Ann property.

Mayor Jeroloman stated safety concerns will be addressed in the scoping.

Mr. Gelb extended an invitation to Mr. Salka of the Village of South Blooming Grove Fire Department to come out to the property and inspect for compliance.

- Sue Vogelsberg – resident inquired if water has been located; Mr. Gelb reported that there are 24 wells on the property and five of the wells have been pump tested. Mayor Jeroloman reported that data has not been received regarding the pump testing. Asked about land fill status; Mayor stated this is part of the scoping document.
- Debbie Bragado – regarding water, resident asked how long it will take to establish if a well will produce enough? Mayor stated the Village will wait for professional reports from hydro-geologists to determine if there are safe yields of drinking water. Beyond 700 feet, water is considered dead water and not drinkable. Reports will be provided by professionals.
- Simon Gelb – Mr. Gelb discussed Keen Equities recent well pump testing at the property formally known as Lake Anne:

➤ **Mayor's Comments**

- Mayor Jeroloman recapped to meeting attendants that the public hearings held earlier were held open for final written comment from the County of Orange and Village's Planner and Planning Board in regards to proposed local laws.

➤ **Adoption of Prior Meeting Minutes**

- Motion to adopt 7/10/2017 (regular meeting) and 7/17/2017 (public enforcement hearing) minutes by Trustee Mullany, seconded by Trustee Sas – *4 Ayes, 1 Absent.*

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➤ Business

- **Resolution No. (64)** – Authorizing the Mayor to execute the necessary closing documents for the transfer of title to a certain parcel. Motion to accept by Trustee Mullany, seconded by Trustee Sas. *Resolution passed. 4 Ayes, Mayor Jeroloman, Trustee LoFranco, Trustee Mullany, Trustee Sas; 1 Absent, Deputy Mayor Hickey.*
- **Resolution No. (65)** – Authorizing land transaction between the Village of South Blooming Grove and South Blooming Grove Fire District. Motion to accept by Trustee LoFranco, seconded by Trustee Sas. *Resolution passed. 4 Ayes, Mayor Jeroloman, Trustee LoFranco, Trustee Mullany, Trustee Sas; 1 Absent, Deputy Mayor Hickey.*
- **Resolution No. (66)** – Awarding of bid to the Bank of Greene County to issue a BAN for the Houston, Midland and Austin Road reclamation project in the sum of \$520,000.00. Motion to accept by Trustee Sas, seconded by Trustee LoFranco. *Resolution passed. 4 Ayes, Mayor Jeroloman, Trustee LoFranco, Trustee Mullany, Trustee Sas; 1 Absent, Deputy Mayor Hickey.*
- **Resolution No. (67)** – Authorizing Belleville Landscaping to perform property maintenance to abate violations of the village code regarding property maintenance provisions (chapter 102) for the property located at 2 Green Road. Motion to accept by Trustee Mullany, seconded by Trustee Sas. *Resolution passed. 4 Ayes, Mayor Jeroloman, Trustee LoFranco, Trustee Mullany, Trustee Sas; 1 Absent, Deputy Mayor Hickey.*
- **Resolution No. (68)** – Authorizing Belleville Landscaping to perform property maintenance to abate violations of the village code regarding property maintenance provisions (chapter 102) for the property located at 245 Prospect Road. Motion to accept by Trustee Mullany, seconded by Trustee LoFranco. *Resolution passed. 4 Ayes, Mayor Jeroloman, Trustee LoFranco, Trustee Mullany, Trustee Sas; 1 Absent, Deputy Mayor Hickey.*
- **Resolution No. (69)** – Setting a Public Hearing for the proposed adoption of an extension of the moratorium on the development of residential property for August 14, 2017 at 7:01 pm. Motion to accept by Trustee Sas, seconded by Trustee LoFranco. *Resolution passed. 4 Ayes, Mayor Jeroloman, Trustee LoFranco, Trustee Mullany, Trustee Sas; 1 Absent, Deputy Mayor Hickey.*

➤ Abstract

- Motion to accept the abstract by Trustee Sas, seconded by Trustee LoFranco, abstract accepted 4 Ayes, 1 Absent.

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➤ **Trustee Comments**

➤ **Adjournment**

- Motion to enter executive session for litigation, by Trustee LoFranco, seconded by Trustee Sas at 9:02 pm. *4 Ayes, 1 Absent.*
- Motion to exit executive session by Trustee Sas, seconded by Trustee Mullany at 10:45 pm. *4 Ayes, 1 Absent.*
- Motion to close the meeting by Trustee Mullany seconded by Trustee LoFranco at 10:56 pm. *4 Ayes, 1 Absent.*

Minutes respectfully submitted by
Christine Bodeker, Assistant Clerk