

# **VILLAGE OF SOUTH BLOOMING GROVE**

## **Board of Trustees**

### **Regular Meeting**

**Monday**

**May 9, 2016**

**7:00 P.M.**

#### ➤ **Call to order**

- Mayor Robert Jeroloman called to order the Village Board Meeting at 7:00 pm on May 9, 2016, 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
- John Hickey – Deputy Mayor
- James Mullany - Trustee
- Dorine Sas – Trustee
- James LoFranco- Trustee
- Joseph McKay – Village Attorney
- Brian Nugent – Special Counsel

#### **Absent**

- None

#### ➤ **Public Comments**

- Vicky Codner – asked if there was an update regarding the speeding issues at Merriewold Lane South. The Mayor advised that the board is discussing the placement of a permanent electronic speed limit sign that displays the oncoming vehicles speed. Additionally the Mayor advised that there has been ongoing police enforcement of the speed limits along Merriewold Lane South, Mangin Road and Duelk Avenue.
- Kathleen Aldinger – She advised the board that there are vehicles speeding on Duelk Avenue as well. She added that cars are double parking and an increase in trucks on the road.
- Theresa Campo – She agreed and advised that there are cars speeding throughout the village.
- Merald Drayton – He asked how long the drilling is expected to continue on the Lake Anne Property. The Mayor advised that they have a permit to drill additional wells and in the event drilling is occurring outside of the times allotted in the village code, he should contact Village Hall.
- Donna McGoldrick – She advised that she has correspondence from a Brooklyn, New York Realtor written to a local realtor asking that they contact him (the Brooklyn Realtor) with any homes for sale within the village as he would like to purchase the properties and will give top dollar. She was inquiring as to the legality of this type of transaction.

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Additionally she advised that after speaking with a local contractor, it was brought to her attention that during the building permit process it is possible to place dummy floors and/or walls to hide illegal plumbing work and after the building inspector approves a project, the “dummy” floors and/or walls are removed and the illegal plumbing is completed.

Resident McGoldrick, expressed overwhelming concern regarding traffic along Duell and Dallas Drive and advised she is fearful for the safety and well-being of local children, some very young, playing in their yard and often moving into and around the street and she fears that an accident is going to occur. On a daily basis large vehicles (vans) are parked along the street increasing the dangerous conditions. The police have been contacted and have asked resident to move their vehicles posing a safety issue and the vehicles are moved while police are present and after the police leave the area, the large vehicles (vans) move and park along the street once again.

She advised the board that she believes that homes are being purchased and re-sold at a lower value. She and many of the other residents at the meeting fear that these actions will negatively affect the market value of their homes.

Resident McGoldrick inquired about garbage and if there were any limitation on how much garbage each household produces. The Mayor has been speaking with the Town regarding rules and regulations pertaining to household garbage.

- Lillian Hammonds – expressed that the residents should stand together and do not sell your home.
- Debbie Bragado – She asked if there was any progress in obtaining an additional building inspector? She reiterated the information regarding false construction, dummy walls and floors being utilized in order to pass building inspections. She asked if there could be a stop order on issuing building permits for 3-4 months in an effort to obtain an additional building inspector.
- Deputy Mayor Hickey advised that they will make the building inspector aware of the information/allegations regarding false walls and floors, if she wasn't already aware of these deceptive practices. Mayor Jeroloman advised that he and the board are actively seeking an additional building inspector but the availability of a qualified applicant has been unsuccessful. Additionally, Mayor Jeroloman advised that there has been incidents wherein home owners have been violated for illegal plumbing and approvals/permits were not awarded until the illegal plumbing was fully removed. The consequences of these illegal actions become a safety hazard and at any later inspection a violation could be issued and the certificate of occupancy could be retracted. The board asked for contact information for the contractor who made the residents aware of these illegal activities.
- Kris McConnell – he asked for a status on the Whorley Heights sign at the bottom of Duell Avenue. The Mayor advised that the sign has been ordered.
- Toni Piccone – She inquired about new school buses she has seen traveling throughout the neighborhood. She has seen them speeding and not following traffic laws. She is concerned for the safety of residents and occupants of the bus. The board asked if she could provide the name on the

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bus and/or a license plate. Resident Piccone is concerned with asbestos shingles being placed in dumpsters as this is a safety issue. She also asked if garbage is allowed to spill over the top and out of the dumpsters. The Mayor advised that there are violations being issued. If any resident has a concern they may fill out an incident report regarding the same.

Resident Piccone asked how prices of homes affect the taxes. The Mayor and Attorney McKay discussed home assessed values, taxes and the process of reducing and disputing your home assessed value.

- Carol Egan – She asked the board about School Busing Laws and how are they mandated. Trustee Sas advised that she will be meeting with the Washingtonville School District and will inquire about rules and regulations regarding school bus issues.
- Steve Kerns – He is concerned about the market value of his home and taxes. He inquired about protecting the value of his home and his taxes. Attorney McKay explained the Assessors role and advised of a Board of Assessment Review. He advised that he will contact the Assessor's Office.

#### ➤ Correspondence

- None

#### ➤ Mayor Comments

- None

#### ➤ Trustee Comments

- Trustee LoFranco announced that the resident's concerns are the trustee's concerns.
- Deputy Mayor Hickey advised that he will research the selling "flipping" of houses at a lower amount and see if there are any legal remedies.

#### ➤ Abstract

- Motion to adopt the abstract by Deputy Mayor Hickey, seconded by Trustee Mullany. 5 Ayes.

#### ➤ Business

- **Resolution No. (49)** – Resolution setting the dates and hours of a Village Community Day for June 11, 2016. *Motion to accept by Trustee Mullany, seconded by Trustee Sas. Resolution Passed. 5 Ayes.*

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- **Resolution No. (50)** – Resolution set a time and place for a public hearing on June 13, 2016 at 7:01 pm regarding Chapter 90 – Village Parks. *Motion to accept by Trustee Sas, seconded by Deputy Mayor Hickey. Resolution passed. 5 Ayes.*
- **Resolution No. (51)** – Resolution to set a time and place for a public hearing regarding the adoption of Local Law # \_\_\_\_ of 2016 to establish a six-month moratorium prohibiting the permitting, construction and installation of commercial power generating facilities with the Village. *Motion to accept by Trustee LoFranco, seconded by Trustee Sas. Resolution passed. 5 Ayes.*
- **Resolution No. (52)** – Resolution regarding Clovewood EAF Part 2 and Part 3 and Determination of Significance. *Motion to accept by Trustee Sas, seconded by Deputy Mayor Hickey. Resolution passed. 5 Ayes.*
- **Resolution No. (53)** – Resolution authorizing work to be performed by the Louis Berger Group, Inc. regarding the Clovewood Project and associated Scoping and Environmental Impact Statement. *Motion to accept by Trustee Sas, seconded by Deputy Mayor Hickey. Resolution passed. 5 Ayes.*

#### ➤ Executive Session

- Motion to enter into executive session by Trustee Sas, seconded by Trustee Mullany to discuss litigation with Attorney McKay and Attorney Nugent at 8:40 pm. *5 Ayes.*
- Motion to close executive session by Deputy Mayor Hickey, seconded by Trustee Sas at 9:25 pm. *5 Ayes.*

#### ➤ Adjournment

- Motion to close the meeting by Deputy Mayor Hickey, seconded by Trustee Sas at 9:25 pm. *5 Ayes.*

Minutes respectfully submitted by  
Kerry Dougherty, Village Clerk