

VILLAGE OF SOUTH BLOOMING GROVE

Board of Trustees

Regular Meeting

Monday

August 8, 2016

7:00 P.M.

➤ **Call to order**

- Deputy Mayor John Hickey called to order the Village Board Meeting at 7:00 pm on August 8, 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:

- John Hickey – Deputy Mayor
- James Mullany – Trustee
- Dorine Sas - Trustee
- James LoFranco- Trustee

Absent

- Robert Jeroloman – Mayor
- Joseph McKay, Esq.

➤ **Public Comments**

- Arline Rodstrom - 44 Duelk Avenue. Provided photographs of the home that is empty. Thanked the board for having the grass cut. Ms. Rodstrom stated the home has fallen into severe disrepair. The owner of the property is deceased, as is the son who inherited the property. Estate is in probate. Probate does not have an answer regarding who is responsible for the condition of the home. Understanding the condition of the property was horrific, the grass was cut on Friday 8/5. Going forward the village will need to seek advice from the probate court; the village has limited rights regarding private property. Ms. Rodstrom indicated there is another son who resides in Maybrook. Mr. Hickey requested the contact information be provided to the village; this along with the advice of the probate court, will come to an arrangement on how to improve the condition of the property. Probate court will determine ownership. Ms. Rodstrom expressed concerns about the property becoming a danger and what wildlife is residing on the property. Also concerns that the property will cause property values in the area to decrease. Also asked as to what can be done to protect the neighbors of zombie homes. Mr. Hickey informed the residents the issue being addressed by local officials is in regard to LLC's and requiring that they must provide information in order for the property to be maintained. Stated that Duelk Avenue has had issues with speeding cars for years and asked that it be addressed before an accident occurs. Stated motorcycles race up and down the road. Mr. Hickey considered looking into striations in the road, speed bumps are not permitted.

VILLAGE OF SOUTH BLOOMING GROVE

Board of Trustees

Regular Meeting

Monday

August 8, 2016

7:00 P.M.

- Florence Hoenig - 44 Duell Avenue. The property has not had a resident for 10 years and the backyard is filled with very tall trees. Two trees are currently hanging onto Ms. Hoenig's property; resident is concerned that the trees will fall onto her home. Deputy Mayor Hickey stated that the probate court will be contacted that property needs to be addressed since it appears to be a danger. Ms. Hoenig has the contact information of the surviving son and will provide to the village. The village will pursue this issue and see what can be done. Also stated the garbage pickup was 4:30 a.m. She feels that the garbage pick-up is early and disruptive to residents.
- John Russell - 13 Arlington, expressed concern that regardless of the fact that the property is in probate court, is the safety of the neighboring residents at risk? Expressed concern that there is an obvious danger and that nothing is being done. Mr. Hickey stated that this is the first the village has been notified of the danger that exists at this property. He stated that the village will investigate this issue and if there is indeed a threat of danger in the case of a storm, the village will take steps to remove the danger.
- Peter Piampiano – 16 Houston Drive, has an overflowing dumpster that will attract vermin. There also are three refrigerators located at the side of the house; the refrigerators all have the doors intact and condition is a danger to children. Mr. Hickey stated this will be investigated and addressed. Referred to his call to the village regarding a refrigerator at the curb of 16 Houston. Stated he was referred to the police department; the village is not responsible for situations such as this and that it is a police matter.
- Donna McGoldrick - 44 Dallas Drive, expressed frustration over the previous complaints listed above; stated that the building inspector is informed about these issues and why does it take so long for complaints to be addressed. She believes violation notices should be given to all. Concerned over the fact that dumpster was reported three and half weeks ago and home has sat empty for 10 years with no violations. Expressed frustration over building inspector being overwhelmed; listed amount of time since complaints have been filed regarding high grass, garbage issues and construction debris and asked why nothing has been done to follow through on the violation of village codes. Stated residents always have questions and village reply is not adequate. Asked about 5-7 day window response and inquired as to why the police chief does not attend meetings. Stated 13 Dallas Drive is a yeshiva. Mr. Hickey corrected Ms. McGoldrick and informed her there is not a yeshiva at this property, but that the location is a 'minion' where ten men gather to pray. Village attorneys are being contacted to confirm if practice is legal and within the confines of the law.
- Kathy Aldinger - 77 Duell, inquired about new building inspector. Mr. Hickey informed the meeting that mayor has interviewed a candidate for new position and that the process is in motion. Ms. Aldinger stated that the process was taking too long. She also inquired about trash pickup issue that was brought before the board several weeks ago. Mr. Hickey reported how many cans per residence are permitted. He also stated that property at 8 Kingsville is located in the town of Monroe and is not the responsibility of the village. An arrangement is being worked out between the VSBG and Town of Monroe to provide garbage removal. She expressed concern about the refrigerators at 9 Dallas Drive; and stated that the building inspector is not needed to see that this is a dangerous condition and requests that the police are contacted regarding this situation this evening.

VILLAGE OF SOUTH BLOOMING GROVE

Board of Trustees

Regular Meeting

Monday

August 8, 2016

7:00 P.M.

Mr. Hickey agreed this is a dangerous condition and will address after the meeting. Inquired if there is a height ordinance. Mr. Hickey referred resident to look up the village code.

- Carl Speights - 46 Virginia Avenue, described the property at 44 Virginia Avenue, and asked if they are building a synagogue at the property. Expressed dissatisfaction with use of tarps and chicken wire located on the property. Requested speeding cars are addressed on Virginia Avenue, and asked if a stanchion such as the one on Merriewold Lane be set up on Virginia to deter drivers from exceeding the speed limit. Also asked for speeding signs.
- Gloria Guiliamo – 52 Virginia Avenue, concerned about the blue tarps and asked if the residents are allowed to use tarps in this fashion. Also expressed concern about the rope/wire that is around the property. Trustee Sas explained the “evru” is a religious item that is used on holy days to extend the resident’s property. Stated that the rope is legal and unsafe. Complained about non-residents driving around the cul-de-sac.
- Merald Drayton - 39 Virginia Avenue, expressed concern over the wire that surrounds property at 44 Virginia Avenue; inquired as to whether the wire creates a safety issue. Trustee Sas restated that the rope/wire does not pose a danger and is perfectly legal. Mr. Drayton also stated that the residents at 44 Virginia are in the process of building an apartment in the garage and that several families are currently residing there. Expressed anger over the fact that no inspection has been conducted regarding building without a permit. Mr. Hickey stated his frustration regarding the process of obtaining a second building inspector to help deal with the current work load and said that this problem will be addressed as well as can be within the confines of the law. Mr. Drayton also complained that the mayor resides on Virginia Avenue and does not address the tarps and ropes and speeding drivers. The Board stated that they can only address what is within the confines of the laws. Mr. Hickey recommended that residents speak to families and neighbors. Resident continued to complain about issues not being addressed.
- Debbie Bragado – 3 Houston Avenue, inquired if the village is zoned for “meeting houses” within residential areas. Mr. Hickey stated again the village is in contact with its attorneys to interpret if a special use permit is needed. Dishwasher is in middle of driveway of home on Green Road; concerned it is hazard to children. Inquired about Lake Anne well testing permit extension. The Board confirmed the permit has been extended. Also asked why they are permitted to continue to look for water and expressed concern that they may disrupt the water table. Board stated the owner is permitted to continue to see if they can produce water.
- Theresa Campo – 52 Ft. Worth, inquired about the ropes around property lines; Mr. Hickey explained the religious purpose of the ropes. Resident also stated women coming and going 13 Dallas Drive between the hours of 11 p.m. and 12 a.m. To date the village has not been able to confirm this activity and will continue to monitor the area. Stated she does not understand how the residence at 8 Kingsville Drive is not part of the village but that it is part of the Town of Monroe. Board explains to her the property was subdivided this way prior to when the village was incorporated.

VILLAGE OF SOUTH BLOOMING GROVE

Board of Trustees

Regular Meeting

Monday

August 8, 2016

7:00 P.M.

- Brian Bohan – 1231 Route 208, inquired about minion housing receiving tax relief. Mr. Hickey stated that the town has not received any applications for tax free exemptions for synagogues, minions or other religious buildings. Trustee Sas stated that a permit would not be needed for a minion and that a minion would not receive tax exemption for religious observance.

➤ **Correspondence**

- None

➤ **Trustee Comments**

- Trustee Mullany advised if there are any further questions or concerns please contact Village Hall.

➤ **Business**

- Resolution No. (68) – Setting a Public Hearing for the proposed adoption of a moratorium on the development of residential property on August 22, 2016 at 7:01 pm. Motion to accept by Trustee Sas, seconded by Trustee LoFranco. *Resolution passed. 4 Ayes – Deputy Mayor Hickey, Trustee Mullany, Trustee Sas and Trustee LoFranco, 1 Absent - Mayor Jeroloman.*
- Resolution No. (69) – Authorizing the Village Treasurer to partially refund an application fee. Motion to accept by Trustee Mullany, seconded by Trustee Sas. *Resolution passed. 4 Ayes – Deputy Mayor Hickey, Trustee Mullany, Trustee Sas and Trustee LoFranco, 1 Absent - Mayor Jeroloman.*

➤ **Adjournment**

- Motion to close the meeting by Trustee Mullany, seconded by Trustee Sas at 7:56pm
4 Ayes, 1 Absent.

Minutes respectfully submitted by
Christine Bodecker