

VILLAGE OF POMONA  
BOARD OF TRUSTEES MEETING  
JUNE 25, 2001

**CORRECTED MINUTES**

A Board of Trustees meeting of the Village of Pomona was held at the Pomona Village Hall, Old Route 202 and Camp Hill Road, Pomona, New York at 7:30 p.m. on June 25, 2001.

Present

Mayor: Herb Marshall  
Deputy Mayor: Al Appel  
Trustees: Alma Roman  
Nick Sanderson  
Village Attorney: Reuben Ortenberg  
Village Clerk: Susan Glantz  
Village Engineer: Joe Corless  
Bldg. Inspector: Norman Becker

Absent

Trustee: Ian Banks

- 1. Salute to the Flag**
- 2. Open Period**

Walter Zulinski of 22 South Ridge Road, Pomona questioned the availability of building permits for builders who have not completed previous projects in the Village. He also questioned if a vehicle could be stored at the front of a property. He was informed that the specific vehicle in question is legally registered and, therefore, able to be parked at the front of the property. Regarding obtaining a building permit for a lot, Mr. Zulinski was told that if a specific lot had no violations, or was not part of a subdivision having a violation, a permit could be issued. Mr. Zulinski asked the Board to consider amending the Village Code to ensure that a chronic Code violator would not be allowed to obtain a building permit for any lot he owns in the Village. Mr. Ortenberg responded that such an amendment would be unconstitutional.

Peter Fernandez, 236 Old Route 202, Pomona requested that the Village shut off the pump in Fairy Pond because it is causing flooding of a pond on his property. Mr. Corless and Trustee Sanderson who fully researched the problem, reported that there was no possibility that Mr. Fernandez' problem was caused by the Village's pump. It was then suggested that Mr. Fernandez have his own engineer look at his pond and the way water exits.

Arnold Friedman, Hidden Valley Drive, Pomona reported to the Board that the problems caused by a developer building next to his property, in the Village of Wesley Hills, has not yet been resolved. The matter is on the agenda under Engineering and will be discussed at that time.

**Trustee Sanderson moved to close the Open Period, seconded by Deputy Mayor Appel. Motion carried 4-0.**

**3. Adoption of Minutes**

**A. May 7, 2001**

**Deputy Mayor Appel moved to adopt the minutes of May 7, 2001 as presented. Seconded by Trustee Sanderson. Motion carried 4-0.**

**B. May 21, 2001**

Trustee Sanderson had a spelling correction on page 3, paragraph 6. The word should be imminent, not eminent.

**Trustee Sanderson moved to adopt the minutes of May 21, 2001, as corrected. Seconded by Deputy Mayor Appel. Motion carried 4-0.**

**C. June 11, 2001**

Mayor Marshall noted a correction in the title, which should read Workshop Minutes instead of Workshop Meeting Notes. Also, since only three Board members attended the meeting, and one of the three Board members was not present, the adoption of the June 11, 2001 minutes were tabled to the next Board meeting.

**4. Cultural Center**

The Director's report on the Cultural Center is attached. An estimate for repairs to the emergency lighting at the Cultural Center for \$1860.00 was discussed.

**Deputy Mayor Appel moved to approve up to \$2000.00 for the repair of the emergency lighting problems at the Cultural Center. Seconded by Trustee Sanderson. Motion carried 4-0.**

Mr. Gde requested that the downstairs floor at the Cultural Center be scraped and cleaned. He was given approval for the scraping and cleaning to be done. He also requested the installation of a second window air conditioner on the lower level. It was agreed to table this matter to the next Workshop Meeting. Mr. Gde then reported a serious water leak on the lower level. Mr. Corless will visit the Center to determine what the problem is and how to correct it. Deputy Mayor Appel asked about the status of having an outdoor exhibit at either the Cultural

Center or Village Hall. Mr. Gde is still researching the matter. Mayor Marshall reiterated that alcoholic beverages are not permitted at any Village functions because of insurance coverage.

**5. Parks**

**A. Burgess Meredith**

Two bids were received for the bridge at the Park. A bid for the construction of a 30'x5' steel pedestrian bridge was received from Steadfast Bridge Company for \$17,478.00. A second bid was received from Continental Bridge for \$12,250.00.

**Trustee Sanderson moved to adopt the low bid from Continental Bridge for \$12,250.00 contingent upon the Board reviewing the project and the budget, to determine if they want to proceed with it. Seconded by Trustee Roman.**

Discussion followed and the matter was tabled to the Workshop Meeting. Scaffidi still has to finish work on the exercise course, weather permitting. The bollards have been ordered and are on the way.

**B. Secor Park**

Regarding the pump at Fairty Pond, Trustee Sanderson will make arrangements to meet with a repairman to have the pump repaired. Trustee Sanderson commented that the Fishing Contest was a great success and Linda Simmons and her committee did an extremely nice job.

**6. Grants and Awards**

There was no new information on Grants and Awards at this time.

**7. Building Department Period**

**A. Code Enforcement**

Deputy Mayor Appel reported that Code Enforcement is moving along fine. There are a couple of problems with houses that are empty and the lawns overgrown. He is attempting to contact the owner of record to have the lawns mowed.

**B. Building Inspector**

Mr. Becker reported that things at the Hindu Temple are moving along nicely. They are attempting to sell the construction materials at the back of the property in order to clean it up.

## C. Engineering

Mr. Corless reported on his inspection of the situation on Hidden Valley Drive and Mr. Friedman's property. It appears the developer in question did do extensive work in the easement located on Mr. Friedman's property within the boundaries of the Village of Pomona without first obtaining a permit from the Village. This represents a clear violation of the Village's Code. Mr. Ortenberg was then directed to research the matter in order to determine what action should be taken.

Scaffidi has looked at the work that needs to be done to correct the drainage on Secor and will prepare an estimate for the Board. The drainage work on Chamberlain and Brookside has been completed. Mr. Corless commented that representatives from the Yeshiva of Spring Valley appeared before the Planning Board and are requesting a realty subdivision for 26 one acre family lots on the Camp Dora property. They also plan to build three school buildings, one of which will be used for adult education. After much discussion it was decided to wait until a formal application is filed showing exactly what is planned for the property.

Mayor Marshall gave an update on the sanitary sewer easement for 64 Call Hollow Road. The Village of Pomona needs to grant to the Town of Haverstraw sewer easement rights for the area in question.

**Trustee Sanderson moved that the Village of Pomona grant to the Town of Haverstraw any and all rights which it may have in any sewer easements crossing the Fidalgo property and Camp Hill Road in the Town of Haverstraw. Seconded by Trustee Roman. Motion carried 4-0.**

A request for return of escrow was made by the Lamond subdivision. The matter was tabled to the next Board meeting when Trustee Banks would be present. A request was also made by Jorge Ferreira of the Ramsey Development for \$9200.00. Mr. Corless recommended a return of \$4200.00. After discussion, Mr. Corless withdrew his recommendation. Escrow moneys will not be returned until the road is dedicated.

Mr. Corless reported that the Highgate Estates project on Overlook Road is moving along satisfactorily. They have paved, curbed and put in all utilities, on Overlook, from North Ridge down to South Ridge.

## 8. Legal

Mr. Ortenberg reported that the law suit filed by Rubin Sterngass, the court ruled in favor of the Village.

## **10. New Business**

Mayor Marshall informed the Board that an offer of donation was made to the Village by Susan K. Schulman of the property at 1469 Route 202. A letter will be sent to inform Mrs. Schulman that pending a positive Phase I review of the property, and the payment of taxes, the donation will be accepted.

**Trustee Sanderson moved to accept the property of 4269 Route 202 from Susan K. Schulman, subject to a positive Phase I study. Seconded by Deputy Mayor Appel. Motion carried 4-0.**

## **9. Old Business**

Mayor Marshall reported that most of the litter signs have been installed at the locations indicated by the Board. Trustee Sanderson commented that a new sign was needed for Burgess Meredith Park. He will contact Mark Cabillis and request he made another sign for the park. Responding to a request by Rosemarie Ortenberg, a Quaker Road resident, the Board approved the placement of Children at Play and Danger Deer Crossing signs be installed on Quaker Road to try and reduce the speeding on the road. Clerk Glantz will make a request to the Town of Haverstraw for the signs.

Clerk Glantz requested the Board to consider charging a \$2.00 mailing fee to residents, in addition to the penalty fee for taxes paid late.

**Trustee Sanderson moved that the Village charge a \$2.00 mailing fee, in addition to the penalty fee prescribed by law, for unpaid taxes, as indicated in the sample tax reminder notice presented to the Board at this meeting. Seconded by Deputy Mayor Appel. Motion carried 3-1. Trustee Roman voted against the motion.**

## **12. Trustees Period**

Nothing was discussed at this time.

**Trustee Sanderson moved to go into Executive Session to discuss Personnel matters. Seconded by Deputy Mayor Appel. Motion carried 4-0.**

**Deputy Mayor Appel moved to close the Executive Session and reopen the general Board Meeting. Seconded by Trustee Sanderson. Motion carried 4-0.**

Meeting adjourned at 10:20 p.m.

Respectfully submitted,  
Malverne J. Toll