

VILLAGE OF POMONA  
BOARD OF TRUSTEES MEETING  
JULY 23, 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 July 23, 2001.

Present

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

**1. Salute to the Flag**

**2. Open Period**

The following people spoke in opposition to a mulch plant that is operating on Quaker Road in the Town of Haverstraw. The claim was made that the facility is noisy, dirty, polluting the air and the Minisceongo Creek. Heavy truck traffic is constantly traveling Quaker Road and crossing a bridge over the Creek. Attached is a letter that was read during the Open Period. The residents have been in contact with the Town of Haverstraw, Health Department, DEC and others. The Haverstraw Zoning Board is having a continuation of a public meeting on the matter on August 8<sup>th</sup>.

Ethel Hultberg, 254 Quaker Road, Pomona

Paul Hultberg, 254 Quaker Road, Pomona

Marios Nestoros, 237 Quaker Road, Pomona

Donna Phillips, 15 Quaker Road Trailer Park

Judi Craig, 21 Quaker Road Trailer Park

Helen Schweizer, 130 Quaker Road Trailer Park

Marilyn Spadafino, 231 Quaker Road, Pomona

Arnold Friedman, 27 Hidden Valley Drive, Suffern spoke on the matter regarding the restoration of his property by David Kwilecki a builder in the Village of Wesley Hills which borders his property. Mayor Marshall responded that the Village is working on the matter and attempting to reach a solution to the problem.

**Trustee Sanderson moved to close the Open Period, seconded by Deputy Mayor Appel. Motion carried 5-0.**

### **3. Adoption of Minutes**

#### **A. June 11, 2001**

**Trustee Sanderson moved to adopt the minutes of June 11, 2001 as presented, seconded by Trustee Banks. Motion carried 3-0-2. Deputy Mayor Appel and Trustee Roman abstained, they were absent from the meeting.**

#### **B. June 25, 2001**

Trustee Sanderson gave the correct spelling of Mr. Sterngass' name. There is no "L" in the name. The correct spelling of the first name is Rubin, not Reuben.

**Trustee Sanderson moved to adopt the minutes of June 25, 2001 as corrected, seconded by Deputy Mayor Appel. Motion carried 4-0-1. Trustee Banks abstained, he was absent from the meeting.**

### **4. Cultural Center**

A copy of the Director's report is attached. The Cultural Center will close for one month starting July 29<sup>th</sup>. A new exhibit will open on September 15<sup>th</sup>. A reception will be held from 6 to 8:30 p.m. Workshops are planned for the fall, beginning in September. The only expenses for the workshops will be for the materials needed. The gutters on the building were cleaned and leaders need to be directed away from the building to alleviate flooding in the basement.

### **5. Village Hall Repair Project**

Trustee Banks reported that he is waiting for delivery of new buttons for the elevator and to hear from Mike Zrelak concerning the panic hardware for the doors.

### **6. Parks**

#### **A. Burgess Meredith**

Trustee Sanderson reported the tot lot is completed. The exercise stations are in and completed. Scaffidi still has to come into finish the loop on the exercise path. Discussion was held regarding the second bridge over the creek. A majority of the Board decided not to proceed with the construction of the bridge at this time. Mayor Marshall was the sole Board member voting in favor of installing the bridge as planned.

**Trustee Banks moved to reject all bids for the pedestrian bridge in Burgess Meredith Park, seconded by Trustee Sanderson. Motion carried 5-0.**

**B. Secor Park**

Trustee Sanderson met with Mr. Coffey to inspect the pump in the pond. Mr. Coffey will pull the pump to see why it is not working properly and also check out the casing.

**7. Grants and Awards**

Deputy Mayor Appel reported that the Village will be applying for two grants. One is the Clean Water Clean Air Act for the Pomona Trail and a new State grant for trail money as well. Mayor Marshall reported that the Village has received the first half of revenue sharing funds from the County in the amount of \$5000.00.

**8. Building Department**  
**A. Code Enforcement**

Deputy Mayor Appel reported that Mrs. Simon needs to apply by the end of July to be on the August agenda regarding the eviction of tenants on her property. If she does not comply a summons will be issued. The Code Enforcement Officer will inspect the premises to ensure the tenants have moved out. At this point, Mayor Marshall reemphasized that all Village department reports are to be submitted to the Board the Friday prior to the meeting.

**B. Building Inspector**

Mr. Harry Reiss, Town Council Member of the Town of Ramapo addressed the Board regarding the Patrick Farm property. The Town is in the process of revising their Master Plan for the unincorporated Ramapo, in which the Patrick Farm property is located, and would like to have the Board's comments on it. The Board responded that they would like the 165 acres protected from industrial use, removing of trees or disrupting the environment on the site. The current zoning is R80, two-acre residential single family. The Village requested that the Town not down zone the property so that the character of the area could be maintained.

Mr. Becker reported on the current status of the construction by CMU. To date there has been no progress on the site. The house at 12 South Ridge is being auctioned on August 1<sup>st</sup>. There has been an offer of \$550,000 for the house. CMU is currently before the Planning Board with two more lots. The Village Code will be closely followed and enforced on future building by CMU.

**C. Engineering**

Mr. Abraham Steinberg, 1322 Haverstraw Road, Suffern addressed the Board regarding an escrow matter. He is holding an escrow fund which he received as Village Attorney in 1985 from the Mickleberry Subdivision and would like to close it out. Mr. Ortenberg will contact Larry Schwartz the attorney of record for the Mickleberry Subdivision to work out a solution.

Mr. Seymour Dubbs, 5 Lansdale Road, New City addressed the Board on behalf of Jorge Ferreira, builder of Ramsey Estates. He indicated that most of the points raised in Mr. Ortenberg's letter of February 22<sup>nd</sup> had been corrected and asked for the road to be dedicated. Mr. Ortenberg asked for a letter from the title company stating the illegalities had been corrected before the final dedication. No building permits or C. of O.'s will be issued until the road is dedicated.

**Trustee Banks moved to accept the dedication of Litman Lane subject to Reuben Ortenberg, Village Attorney, approval of all the conditions that are necessary for approval. Seconded by Trustee Roman. Motion carried 4-1. Deputy Mayor Appel voted against the motion. Deputy Mayor Appel commented that many of the negative situations could have been resolved and they weren't. Until they are all resolved he will not vote for the acceptance of the road.**

Mr. Corless reported that the pipe and catch basin were installed for the Secor Court drainage. Mayor Marshall reported that he and Deputy Mayor Appel met with one of the developers for the Yeshiva Spring Valley property on Route 306. They are proposing 26 lots with houses, two school buildings and a third building to be used as an adult education facility on weekend. A special use permit is needed from the Village Board for the school.

The return of the \$16,200.00 escrow money to Lamond was discussed. Trustee Banks questioned the return since drainage work was still needed in front of his house. The escrow funds are for public street improvement and would have to be proportioned for the frontage of Trustee Banks' property. Trustee Banks brought up removal of a telephone pole but that is between him and the builder. The Village is not involved in removal of the pole. Mr. Corless will work with Trustee Banks to resolve the drainage issue and determine the amount of escrow to be returned to Mr. Lamond.

Mr. Corless recommended the return of \$1000.00 escrow funds to Rolling Acres.

**Trustee Sanderson moved to return \$1000.00 in escrow funds to Rolling Acres, seconded by Trustee Banks. Motion carried 5-0.**

S&E Construction also requested return of their escrow funds. This property is located in Ramsey Estates and no action will be taken until the road is dedicated.

Mr. Corless reported the work on Overlook by Highgate Estates is coming along nicely.

**Trustee Sanderson moved to accept Section IIIA of the Highgate Estates Subdivision, subject to final approval by the Village Attorney. Seconded by Trustee Banks. Motion carried 5-0.**

## **9. Legal**

Mayor Marshall reported that in spite of Mr. Occhipinti claiming they would move with due diligence to bury the wires running to Mr. Schecter's subdivision on the mountain, the wires are still up in the trees and not buried.

Mayor Marshall then brought up a request by the Planning Board Chairman regarding an alternate for the Planning Board. After much discussion the Board, except for the Mayor, agreed that an alternate was not needed. The Chairmen of the Planning and Zoning Boards should speak to their members and request their resignation if they cannot attend meetings.

## **10. Old Business**

Discussion of either purchasing or leasing a new copy machine ensued. It was decided to wait until next year when appropriate funds would be placed in the Budget to purchase a machine.

## **11. New Business**

Mayor Marshall polled the Board as to the need for an August workshop meeting. It was agreed to cancel the August workshop meeting. The newspaper article about the Clean-up Committee was discussed. Trustee Roman will advise the chairman of the committee that it is a Village Committee and he is to submit vouchers to be reimbursed for his committee related expenses.

## **12. Office Period**

Nothing for the Office Period at this time.

## **13. Trustee Period**

Trustee Roman reported that the Recreation Committee is preparing a proposal for the Board's consideration on Make A Difference Day and also International Day. Chairperson Simmons will also be submitting a budget for the Committee.

**Trustee Sanderson moved to adjourn the meeting, seconded by Deputy Mayor Appel. Motion carried 5-0.**

Meeting adjourned at 10:50 p.m.

Respectfully submitted,

Malverne J. Toll