

**VILLAGE OF AIRMONT
BOARD OF TRUSTEES WORKSHOP AND PUBLIC HEARING ON PROPOSED
BUDGET FOR 2021
NOVEMBER 16, 2020
7 PM
(VIA ZOOM)**

**PRESENT: MAYOR NATHAN BUBEL
 PETER BLUNNIE, TRUSTEE
 MIGDALIA PESANTE, TRUSTEE
 KEVIN WARBRICK, TRUSTEE
 AMY MELE, VILLAGE ATTORNEY
 TAMARA EPSTEIN, DEPUTY CLERK
 STEVEN STRAUBINGER, VILLAGE ACCOUNTANT**

Mayor Bubel called the meeting to order at 7:06 pm and led everyone in the Pledge of Allegiance.

Upon discussion of the proposed budget before the Public Hearing, the Mayor proposed changing line A1420 from \$69,500 to \$70,000 to compensate the Village Attorney. The Mayor also proposed adding \$15,000 to \$20,000 to the budget to compensate a Local Law and Zoning Attorney.

Mayor Bubel moved to open the Public Hearing on the proposed budget. The motion was seconded by Trustee Blunnie and carried by all.

Comments received:

Danielle Meehan suggested the Board consider hiring a paralegal to do some of the legal work in an effort to save money on Attorneys.

Mayor Blunnie moved to continue the Public Hearing on the proposed budget to the following Monday, November 23rd, at 7pm. The motion was seconded by Trustee Blunnie and carried by all. The Deputy Clerk was directed to properly notice the Special Meeting and to alert the residents of Airmont via the website, email, and Facebook.

At 7:44pm, Mayor Bubel moved to go into Executive Session. The motion was seconded by Trustee Pesante and carried by all.

At 8:19 Mayor Bubel moved to go out of Executive Session. The motion was seconded by Trustee Warbrick and carried by all. No action was taken during Executive Session.

RESOLUTION NO: 20- 4483

VILLAGE OF AIRMONT

TITLE: Resolution authorizing the Village Clerk Treasurer/Deputy Clerk to collect taxes for the 2021 tax year based on the approved 2021 budget and to publish notice of same and comply with all other procedures under the tax law.

The motion was moved by Mayor Bubel
The motion was seconded by Trustee Warbrick

The votes of the Board of Trustees were as follows:

NAME	YES	NO	NOT VOTING	ABSENT
Blunnie	x			
Downey	x			
Pesante	x			
Warbrick	x			
Bubel	x			

The motion was carried by all and the Mayor directed the Deputy Clerk to file same.

RESOLUTION NO: 20-4484

VILLAGE OF AIRMONT

RESOLUTION APPROVING PAYMENT TO SUZANNE CARLEY, PLANNING AND ZONING CLERK, FOR FIVE (5) UNUSED VACATION DAYS IN 2020

WHEREAS, the current employee manual for Village employees contains conflicting provisions regarding the accrual of vacation time; and

WHEREAS, the Board has created a subcommittee to review the current manual and make recommendations regarding changes; and

WHEREAS, in the interim, the Board has determined that the Planning and Zoning Clerk is entitled to ten (10) vacation days for the year 2020, which, pursuant to the current version of the manual, cannot be carried forward to 2021; and

WHEREAS, if the Building and Zoning Clerk were to take all ten (10) days prior to the end of the year, the department would be adversely impacted;

NOW, THEREFORE, BE IT

RESOLVED, that the Board believes it is in the best interest of the Village to buy back five (5) days of vacation time from the Planning and Zoning Clerk; and be it

FURTHER RESOLVED, that the Deputy Village Clerk is hereby authorized to effectuate said buyback; and be it

FURTHER RESOLVED, that this action on the part of the Board was based on special circumstances and shall not constitute a precedent.

The motion was moved by Mayor Bubel
The motion was seconded by Trustee Pesante

The votes of the Board of Trustees were as follows:

NAME	YES	NO	NOT VOTING	ABSENT
Blunnie	x			
Downey	x			
Pesante	x			
Warbrick	x			
Bubel	x			

APPROVAL OF MINUTES

11/02/2020 – Mayor Bubel made a motion to approve the minutes of November 2, 2020 as submitted by the Deputy Clerk for review. The motion was seconded by Trustee Warbrick.. The motion was carried by all but Trustee Blunnie who abstained as he had not read the minutes.

RESOLUTION NO: 20-4485

VILLAGE OF AIRMONT

TITLE: APPROVAL OF VOUCHERS OF NOVEMBER 16, 2020 IN THE AMOUNT OF \$197,722.56.

The motion was moved by: Mayor Bubel

The motion was seconded by: Trustee Warbrick

The votes of the Board of Trustees were as follows:

NAME	YES	NO	NOT VOTING	ABSENT
Blunnie			x	
Downey			x	
Pesante	x			
Warbrick	x			
Bubel	x			

Mayor Bubel declared the motion carried and instructed the Deputy Clerk to file same.

During the Discussion portion of the meeting, under the topic of Renovation of Village Hall, it was decided that a group consisting of Mayor Bubel, Trustee Pesante, Trustee Blunnie, and Deputy Mayor Downey would work together on a specific plan.

OLD BUSINESS/NEW BUSINESS:

The Board asked about training for Village Hall personnel in the areas of Sexual Harassment and Workplace Violence. Deputy Clerk Epstein was instructed to find programs through NYCOM .

Trustee Blunnie questioned the status of the violations sent to the Secretary of State regarding Ackerman Avenue and Lorna Lane.

RESOLUTION NO: 20-4486

VILLAGE OF AIRMONT

RESOLUTION EXTENDING THE TEMPORARY AUTHORIZATION FOR OUTDOOR DINING AND TO PERMIT ANY NEW APPLICATIONS FOR OUTDOOR DINING FOR THE PURPOSE OF COMPLYING WITH NYS COVID 19 GUIDELINES

Moved by: Mayor Bubel

Seconded by: Trustee Blunnie

WHEREAS, the Village Board of Trustees previously passed a temporary resolution allowing for the application of permits for outdoor dining in order to comply with NYS Covid 19 guidelines; and

WHEREAS, the resolution will expire on November 30, 2020, and

WHEREAS, restrictions on dining are still in effect according to NYS Covid 19 guidelines, and

WHEREAS, the Village wishes to extend the authorization to permit outdoor dining and to accept new applications for outdoor dining until March 31, 2021, and

WHEREAS, such extension of the resolution permitting outdoor dining and accepting new applications for outdoor dining requires the approval of the Village Board of Trustees,

NOW, THEREFORE, BE IT

RESOLVED, that the temporary authorization to permit outdoor dining and to accept new applications for outdoor dining in the Village of Airmont is hereby extended to March 31, 2021; and be it

FURTHER RESOLVED, that all businesses offering outdoor dining shall comply with changing Covid 19 guidelines as issued by the Governor of the State of New York.

The motion was made by Mayor Bubel and seconded by Trustee Blunnie.

Upon vote the motion was carried by all.

Dated: November 16, 2021

RESOLUTION NO: 20-4487

VILLAGE OF AIRMONT

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE DEED AND TRANSFER DOCUMENTS IN CONNECTION WITH THE 2010 SALE OF LOT 55.11-1-20 IN EXCHANGE FOR PORTIONS OF LOTS 55.11-1-18 AND 55.11-1-19

Moved by Mayor Bubel, Seconded by Deputy Mayor Downey

WHEREAS, by Village Board resolution No. 09-1483, adopted on September 21 2009, the Board authorized Mayor Kay (since deceased) to execute an agreement for the sale of surplus property on Route 59 within the Village; and

WHEREAS, on November 17, 2009, the Village entered into an agreement with James and Edward Cheeseman (collectively "the Cheesemans") whereby the Village agreed to sell surplus parcel 55.11-1-20 (the "Village Parcel") for \$200,000 plus conveyance of certain portions of lots 55.11-1-18 and 55.11-1-19, which were owned by the Cheesemans (the "Cheeseman Parcels"); and

WHEREAS, by Resolution No. 10-1956, adopted on May 17, 2010, the Village Board in which the board recited that it had conducted an appraisal of the Village Property, that the Board had solicited various proposals with respect to the sale of the property and resolved that the Mayor should effectuate the sale of the Village Property; and

WHEREAS, on or about November 17, 2009, the Village received a \$20,000.00 down payment check from the Cheesemans; and

WHEREAS, on or about January 21, 2010, the Village received a check in the amount of \$180,000.00, representing the balance of the purchase price; and

WHEREAS, on or about February 10, 2010, Deeds and transfer documents for all three parcels were delivered to the Village; and

WHEREAS, Mayor Kay executed the deed but for unknown reasons it was not notarized; and

WHEREAS, in 2010, the Village advised the Ramapo Assessor to transfer the Village Property to the Cheesemans on its real property records; and

WHEREAS, the Cheesemans have in fact, paid the taxes on the Village Parcel for the past ten (10) years; and

WHEREAS, for reasons unknown, the Deeds were never filed; and

WHEREAS, the Cheesemans and their attorney have demanded that the Village tender the Deed to the Village Property in recordable form; and

WHEREAS, there is some indication in the file that the Village, at one time, intended to subdivide the Village Property, however a review of the file and of the affidavits of a former trustee and planning board member with knowledge of the circumstances at the time show that the Village intended to convey the entire parcel;

NOW, THEREFORE BE IT,

RESOLVED, that the Board of Trustees hereby authorizes the Mayor to execute any and all documents, including Deeds and transfer documents, to effectuate the transfer of the Village Property to the Cheesemans and the Cheeseman Property to the Village.

The matter was moved by Mayor Bubel and seconded by Deputy Mayor Downey.

Upon vote the motion was carried by all.

Dated: November 16, 2020

Under the topic of New Business, Jim Wepler reached out to say he was willing to work one day a week as a contractor consultant. Mr. Wepler previously served as the Building Inspector for the Village.

At 9:16pm, Mayor Bubel made the motion to go into Executive Session. The motion was seconded by Deputy Mayor Downey and carried by all.

At 9:28pm Mayor Bubel made the motion to go out of Executive Session. The motion was seconded by Trustee Blunnie and carried by all. No action was taken in Executive Session.

Deputy Mayor Downey left the meeting at the end of Executive Session.

RESOLUTION NO: 20-4488

VILLAGE OF AIRMONT

RESOLUTION

RESOLVED, that the Board of Trustees of the Village of Airmont (the “Village”) hereby approves and ratifies the terms of the settlement between the Village and Employee No. 0234, and hereby authorizes the Village Mayor, subject to the approval of the Village’s special counsel, to execute the settlement agreement, as well as all documents pertaining to same, and to take all actions consistent with the terms thereof.

The motion was moved by Mayor Bubel
The motion was seconded by Trustee Warbrick

The votes of the Board of Trustees were as follows:

NAME	YES	NO	NOT VOTING	ABSENT
Blunnie	x			
Downey				x
Pesante	x			
Warbrick	x			
Bubel	x			

The Mayor declared the motion carried and directed the Deputy Clerk to file same. Deputy Mayor Downey had exited the meeting before the vote.

At 9:31 Mayor Bubel made a motion to adjourn the meeting. The motion was seconded by Trustee Blunnie and carried by all present.

Respectfully submitted,

Tamara Epstein
Deputy Village Clerk