

**VILLAGE OF AIRMONT  
BOARD OF TRUSTEES  
ORGANIZATIONAL MEETING  
JUNE 22, 2020 (VIA ZOOM)  
7 PM**

**PRESENT: MAYOR NATHAN BUBEL  
BRIAN DOWNEY, DEPUTY MAYOR  
PETER BLUNNIE, TRUSTEE  
MIGDALIA PESANTE, TRUSTEE  
KEVIN WARBRICK, TRUSTEE  
AMY MELE, VILLAGE ATTORNEY  
DONNA LOPOPOLO, DEPUTY VILLAGE CLERK**

**ALSO PRESENT: MR. WILLIAM KANG, KEANE & BEANE P.C.  
(Executive Session)**

Mayor Bubel called the meeting to order at 7:23 pm and led everyone in the Pledge of Allegiance.

**APPOINTMENT OF DEPUTY MAYOR**

Mayor Bubel does hereby appoint Brian Downey to the office of Deputy Mayor for a one-year term of office to expire the first Monday in April 2021

**APPOINTMENT OF ASSOCIATE VILLAGE JUSTICE FOR THE VILLAGE OF AIRMONT**

Mayor Bubel does hereby appoint Alan J. Straus to the office of Associate Village Justice for the Village of Airmont for a one-year term of office to expire the first Monday in April 2021

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

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			

Motion did not carry with 2 in favor, 2 opposed and 1 abstention.

Board members requested information regarding amount of fines collected during the year.

Following is a list of resolutions voted upon and passed by the Village Board. Actual resolutions are on file in the Village Clerk's office.

- Board of Trustees Meeting Schedule
- Holiday Schedule for Village Hall
- Designation of Official Village Depositories
- Designated Places for Posting
- Reimbursement for Expenses

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Authorization for Disbursement of Village Funds  
Designation of Official Village Newspaper  
Re-Adoption of Procurement Policy  
Authorization of Payments for Certain Claims in Advance of Audit of Claims  
Standard Workday Resolution for Employees  
Set Public Hearing to Override Tax Levy Limit  
Providing for Defense and Indemnification

**RESOLUTION APPROVING PLANNING SERVICES PROPOSAL AND HOURLY RATE SCHEDULE RECEIVED FROM NELSON, POPE & VOORHIS, LLC DATED MAY 27, 2020**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

**RESOLUTION APPROVING PRESENTATION OF CERTIFICATES OF EXCELLENCE TO AIRMONT RESIDENTS GRADUATING IN THE TOP 10% OF THEIR HIGH SCHOOL CLASS**

WHEREAS, the Mayor and the Board of Trustees wish to recognize Airmont students on their achievement of graduating from public high schools in the top 10% of their class; and

WHEREAS, Airmont residents attend Suffern High School and;

WHEREAS, those students will be notified by mail of the Village Board's intention to acknowledge their accomplishment by presenting them with a Certificate of Excellence;

Now therefore be it resolved that the Mayor and Board of Trustees authorizes the yearly presentation of Certificates of Excellence to Airmont residents attending public high schools graduating in the top 10% of their class.

The motion was moved by Trustee Warbrick  
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			

All were in favor and the motion carried.

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**RESOLUTION TO APPROVE PROPOSAL RECEIVED FROM BELLEVILLE LANDSCAPING IN THE AMOUNT OF \$4800 FOR REMOVAL OF WALKWAY AND DRAINAGE IMPROVEMENTS ON VILLAGE OWNED PROPERTY LOCATED BETWEEN ACKERMAN AVE AND LORNA LANE**

The motion was moved by Trustee Blunnie  
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			

Motion carried 4 in favor and 1 abstention.

**RESOLUTION SETTING A PUBLIC HEARING FOR JULY 20, 2020 AT 7:00 PM TO REVIEW THE ANNUAL MS4 REPORT**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

**MOTION TO APPROVE THE 2020 SPIRIT OF AIRMONT AWARDS AND TO ALLOCATE UP TO \$250 FOR PLAQUES FOR CHERRY LANE ELEMENTARY FIFTH GRADE GRADUATES**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

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**AUTHORIZING THE VILLAGE TO ACCEPT SETTLEMENT AMOUNT OF \$7520.73 FROM ALLSTATE INSURANCE COMPANY FOR MARCH 17, 2020 DAMAGE TO RETAINING WALL LOCATED IN FRONT OF 24 CRAGMERE ROAD NUNC PRO TUNC**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

**APPROVING PROPOSAL RECEIVED FROM STAN'S RELIABLE CLEANING INC FOR ADDITIONAL MONDAY THROUGH THURSDAY NIGHT CLEANING OF VILLAGE HALL COMMON AREAS AT A RATE OF \$85 PER NIGHT NUNC PRO TUNC**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

**RESOLUTION AUTHORIZING VILLAGE TO ORDER ROAD SALT PURSUANT TO THE RECOMMENDATION OF THE VILLAGE'S SNOW CONTRACTOR NUNC PRO TUNC**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

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**AUTHORIZING VILLAGE TO ORDER PPE FROM THE TOWN OF RAMAPO AS REQUESTED BY THE BUILDING INSPECTOR NUNC PRO TUNC**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

**AUTHORIZING PURCHASE OF SNEEZE GUARDS FROM HAVERSTRAW GLASS FOR VILLAGE HALL COUNTERS AND JUSTICE COURT IN THE AMOUNT OF \$3210.00 NUNC PRO TUNC**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

**APPROVAL OF RENEWAL OF IT CONTRACT IN THE AMOUNT OF \$6100 WITH FYS COMPUTERS FOR THE PERIOD BEGINNING JUNE 1, 2020 AND ENDING MAY 31, 2021 NUNC PRO TUNC**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

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**RESOLUTION AUTHORIZING BELLEVILLE LANDSCAPING TO REPAIR RETAINING WALL AT 24 CRAGMERE ROAD FOR AN AMOUNT NOT TO EXCEED \$6500 NUNC PRO TUNC**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

**AUTHORIZING RETURN OF COMMUNITY ROOM RENTAL FEE IN THE AMOUNT OF \$200 TO KERRY ANN WRIGHT/KADIAN JEAN-PIERRE FOR A PARTY THAT WAS SCHEDULED FOR APRIL 25, 2020 NUNC PRO TUNC (CANCELLED DUE TO CORONAVIRUS)**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

**AUTHORIZING WAIVING OF PARADE PERMIT FEE AND MAILING REQUIREMENTS FOR A CAR PARADE TO BE HELD ON MAY 3, 2020 BY ROCKLAND BOCES JESSE KAPLAN SCHOOL NUNC PRO TUNC**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

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**AUTHORIZE WAIVING OF PARADE PERMIT FEE AND MAILING REQUIREMENTS FOR A CAR PARADE TO BE HELD BY CHEDER CHABAD OF MONSEY ON MAY 12, 2020 NUNC PRO TUNC**

The motion was moved by Trustee Blunnie  
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			

All were in favor and the motion carried.

**Resolution Authorizing the Building Inspector to Approve Temporary Suspension of Enforcement of Outdoor Dining Restrictions and Ancillary Off-Street Parking Requirements Set Forth in the Building Zone Code or Land Use Restrictions Until Further Determination of the Village Board, Subject to Specified Conditions**

WHEREAS, the COVID-19 pandemic has led to necessary closures of lawfully operating restaurants in the Village of Airmont; and

WHEREAS, outdoor dining at lawfully operating restaurants and food establishments are subject provision of required off-street parking spaces or other land use restrictions under the Village Zoning Code; and

WHEREAS, the Village Board is mindful of both the public health concerns and the public interest of safely and gradually reopening businesses; and

WHEREAS, allowing restaurants and food establishments where feasible the opportunity to reopen for the safe conduct of outdoor dining, subject to approval and conditions hereinafter set forth, is a prudent measure that rationally balances those public interests;

NOW, THERFORE, BE IT

RESOLVED, that the Village of Airmont Building Inspector be and hereby is authorized as a matter of prosecutorial discretion to suspend enforcement of the zoning requirement or land use restrictions to obtain an Outdoor Dining Permit and maintain required off-street parking for outdoor dining at a lawful restaurant and food establishment, subject to the following conditions:

1. A permit for a Temporary Outdoor Dining be submitted and issued from the Village of Airmont Building Inspector; and
2. All compulsory social distancing and other applicable COVID-19 requirements shall be observed; and
3. No patron of the restaurant or food establishment shall be permitted within the interior of the restaurant or food establishment unless and until authorized by Order of the Governor of New York State or other controlling authority; and
4. Prior submission to the Building Department of two (2) copies of a property survey showing the proposed location of outdoor tables and chairs with the total

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outdoor occupancy indicated, as well as the areas on-site devoted to off-street parking; and

- 5. As to be shown on the survey, all temporary outdoor dining areas must be protected from vehicular traffic for occupant safety, in the judgment of the Building Department; and
- 6. As to be shown on the survey, tables and chairs of non-fixed seating shall maintain appropriate social distancing standards; and
- 7. Such survey shall be signed, stamped and dated “Approved” by the Building Department and kept on premises during operation for viewing by law enforcement, and in the event of approval, not greater than 25% of the required on-site off-street parking area shall be obstructed, and all tables and chairs shall be removed every night.; and
- 8. Any other further conditions required by Village of Airmont Building Inspector: and be it

FURTHER RESOLVED, that nothing herein shall be deemed to supersede any New York State or federal requirements, including those dealing with the COVID-19 pandemic; and, be FURTHER RESOLVED, that this resolution shall take effect immediately upon its adoption by the Village Board and remain in effect until further resolution of the Village Board.

The motion was moved by Trustee Blunnie

The motion was seconded by Trustee Downey

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			

All were in favor and the motion carried.

**CLG INSURANCE RECOMMENDATIONS**

Insurance policy has been renewed. CLG recommended increases to some coverages and additional insurance. Scott Liebert to attend next meeting on July 6, 2020.

**APPROVAL OF MINUTES**

**03/02/2020** - Trustee Warbrick made a motion to approve the minutes of March 2, 2020, seconded by Trustee Downey. Motion carried 4 in favor. Trustee Blunnie abstained.

**04/13/2020** – Trustee Downey made a motion to approve the minutes of April 13, 2020, seconded by Mayor Bubel. Motion carried 4 in favor. Trustee Blunnie abstained.

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**APPROVAL OF VOUCHERS OF MARCH 16, 2020 IN THE AMOUNT OF \$28,422.49  
NUNC PRO TUNC**

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

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			

Motion carried 4 in favor and 1 abstention.

**APPROVAL OF VOUCHERS OF APRIL 27, 2020 IN THE AMOUNT OF \$65,299.30  
NUNC PRO TUNC**

The motion was moved by Trustee Warbrick  
The motion was seconded by Trustee Blunnie

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			

Motion carried 4 in favor and 1 abstention.

**APPROVAL OF VOUCHERS OF MAY 21, 2020 IN THE AMOUNT OF \$177,474.77  
NUNC PRO TUNC**

The motion was moved by Trustee Blunnie  
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			

Motion carried 4 in favor and 1 abstention.

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**APPROVAL OF VOUCHERS OF JUNE 22, 2020 IN THE AMOUNT OF \$200,466.08**

The motion was moved by Trustee Warbrick

The motion was seconded by Mayor Babel

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			

Motion carried 3 in favor and 2 abstentions.

**MOTION TO ENTER INTO EXECUTIVE SESSION – LITIGATION AND PERSONNEL**

Trustee Blunnie made a motion to enter Executive Session at 8:37 pm, seconded by Trustee Downey. All were in favor and the motion carried.

**MOTION TO END THE EXECUTIVE SESSION**

Trustee Downey made a motion to end the Executive Session at 9:43 pm, seconded by Trustee Blunnie. All were in favor and the motion carried.

No action was taken during Executive Session.

**MOTION TO CONTINUE ORGANIZATIONAL MEETING ON JULY 6, 2020 FOR THE PURPOSE OF RECONSIDERING ITEM #3 APPOINTMENT OF ASSOCIATE VILLAGE JUSTICE AND PERHAPS OTHER ITEMS ON THE AGENDA**

The motion was moved by Trustee Downey

The motion was seconded by Trustee Blunnie

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			

All were in favor and the motion carried.

**ADJOURNMENT**

Trustee Downey made a motion to adjourn the meeting, seconded by Trustee Warbrick. All were in favor and the meeting ended at 9:44 pm.

Respectfully submitted,

Donna Lopopolo  
Deputy Village Clerk