

**VILLAGE OF AIRMONT  
BOARD OF TRUSTEES  
October 4, 2021  
7 PM  
(VIA ZOOM)**

**PRESENT: MAYOR NATHAN BUBEL  
BRIAN DOWNEY, DEPUTY MAYOR  
SHIMON MOSES, TRUSTEE  
MIGDALIA PESANTE, TRUSTEE  
ISAAC WEISS, TRUSTEE  
DENNIS LYNCH, SPECIAL COUNSEL  
SHARON HALON, VILLAGE CLERK-TREASURER**

**OTHERS**

**PRESENT: TOM OSSA, ROCKLAND WEB DESIGN**

Mayor Bubel called the meeting to order at 7:15 pm and led everyone in the Pledge of Allegiance

**RESOLUTION NO: 21 - 4667**

**Resolution approving the minutes from the Board of Trustees Meeting of September 14, 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 | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante |     | x  |         |        |
| Downey  | x   |    |         |        |
| Bubel   | x   |    |         |        |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

**RESOLUTION NO: 21 – 4668**

**Resolution approving the Treasury Abstracts of October 4, 2021, in the amount of \$140,142.80**

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

The votes of the Board of Trustees were as follows:

| NAME | YES | NO | ABSTAIN | ABSENT |
|------|-----|----|---------|--------|
|------|-----|----|---------|--------|

|         |   |   |  |  |
|---------|---|---|--|--|
| Weiss   | x |   |  |  |
| Moses   | x |   |  |  |
| Pesante |   | x |  |  |
| Downey  | x |   |  |  |
| Bubel   | x |   |  |  |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

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**MOTION TO OPEN PUBLIC HEARING FOR PROPOSED LOCAL LAW 1**

Mayor Bubel moved the motion, seconded by Trustee Weiss. All were in favor and the motion carried.

Numerous residents commented in favor and opposed to the proposed law.

**MOTION TO CLOSE THE PUBLIC HEARING FOR PROPOSED LOCAL LAW 1**

Mayor Bubel moved the motion to close the public hearing seconded by Trustee Weiss. All were in favor and the motion carried.

**RESOLUTION NO: 21-4669**

**The Board notes that the adoption of this local law (1) based on prior SEQRA documents provided is an unlisted action under SEQRA and is determined to have no significant nor substantial impact on the environment. Therefore, a determination of non-significance is made so that a negative declaration under SEQRA is now determined.**

The motion was moved by Trustee Moses  
The motion was seconded by Deputy Mayor Downey

The votes of the Board of Trustees were as follows:

| NAME    | YES | NO | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante |     | x  |         |        |
| Downey  | x   |    |         |        |
| Bubel   | x   |    |         |        |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

**RESOLUTION NO: 21-4670**

**MOTION TO ADOPT LOCAL LAW NO. 1 OF 2021 AMENDING VILLAGE CODE CHAPTER 200 TITLED VEHICLES AND TRAFFIC, SECTION 200-11 (A)(2) PROHIBITED ACTS; EXCEPTIONS**

The motion was moved by Mayor Bubel  
The motion was seconded by Isaac Weiss

The votes of the Board of Trustees were as follows:

| NAME    | YES | NO | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante |     | x  |         |        |
| Downey  | x   |    |         |        |
| Bubel   | x   |    |         |        |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

**MOTION TO OPEN PUBLIC HEARING FOR PROPOSED LOCAL LAW 2**

Mayor Bubel moved the motion, seconded by Trustee Weiss. All were in favor except Trustee Pesante and the motion carried.

Numerous residents commented in favor and opposed to the proposed law.

**MOTION TO CLOSE THE PUBLIC HEARING FOR PROPOSED LOCAL LAW 2**

Mayor Bubel moved the motion to close the public hearing seconded by Trustee Moses. All were in favor except Trustee Pesante and the motion carried.

**RESOLUTION NO: 21-4671**

**The Board notes that the adoption of this local law (2) based on prior SEQRA documents provided is an unlisted action under SEQRA and is determined to have no significant nor substantial impact on the environment. Therefore, a determination of non-significance is made so that a negative declaration under SEQRA is now determined.**

The motion was moved by Deputy Mayor Downey

The motion was seconded by Trustee Weiss

The votes of the Board of Trustees were as follows:

| NAME    | YES | NO | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante |     | x  |         |        |
| Downey  | x   |    |         |        |
| Bubel   | x   |    |         |        |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

**RESOLUTION NO: 21-4672**

**MOTION TO ADOPT LOCAL LAW NO. 2 OF 2021 AMENDING VILLAGE CODE CHAPTER 210 TITLED ZONING BY REPEALING SECTION 210-25 GARAGES**

The motion was moved by Mayor Bubel  
The motion was seconded by Isaac Weiss

The votes of the Board of Trustees were as follows:

| NAME    | YES | NO | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante |     | x  |         |        |
| Downey  | x   |    |         |        |
| Bubel   | x   |    |         |        |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

**MOTION TO OPEN PUBLIC HEARING FOR PROPOSED LOCAL LAW 3**

Mayor Bubel moved the motion, seconded by Deputy Mayor Downey. All were in favor and the motion carried.

Numerous residents commented in favor and opposed to the proposed law.

**MOTION TO CLOSE THE PUBLIC HEARING FOR PROPOSED LOCAL LAW 3**

Mayor Bubel moved the motion to close the public hearing seconded by Deputy Mayor Downey. All were in favor and the motion carried.

(HOURS WERE AMMENDED FROM 10AM TO 9AM)

**RESOLUTION NO: 21-4673**

**The Board notes that the adoption of this local law (3) based on prior SEQRA documents provided is an unlisted action under SEQRA and is determined to have no significant nor substantial impact on the environment. Therefore, a determination of non-significance is made so that a negative declaration under SEQRA is now determined.**

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

The votes of the Board of Trustees were as follows:

| NAME    | YES | NO | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante |     | x  |         |        |
| Downey  | x   |    |         |        |
| Bubel   | x   |    |         |        |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

**RESOLUTION NO: 21-4674**

**MOTION TO ADOPT LOCAL LAW NO. 3 OF 2021 AMENDING VILLAGE CODE CHAPTER 123 TITLED LANDSCAPERS SECTION 123-7(A) OPERATIONAL REGULATIONS AS AMMENDED**

The motion was moved by Mayor Bubel  
 The motion was seconded by Shimon Moses

The votes of the Board of Trustees were as follows:

| NAME    | YES | NO | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante | x   |    |         |        |
| Downey  | x   |    |         |        |
| Bubel   | x   |    |         |        |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

**MOTION TO OPEN PUBLIC HEARING FOR PROPOSED LOCAL LAW 4**

Mayor Bubel moved the motion, seconded by Trustee Weiss. All were in favor except Trustee Pesante and the motion carried.

Numerous residents commented in favor and opposed to the proposed law.

**MOTION TO CLOSE THE PUBLIC HEARING FOR PROPOSED LOCAL LAW 4**

Mayor Bubel moved the motion to close the public hearing seconded by Deputy Mayor Downey. All were in favor except Trustee Pesante and the motion carried.

**RESOLUTION NO: 21-4675**

**The Board notes that the adoption of this local law (4) based on prior SEQRA documents provided is an unlisted action under SEQRA and is determined to have no significant nor substantial impact on the environment. Therefore, a determination of non-significance is made so that a negative declaration under SEQRA is now determined.**

The motion was moved by Trustee Moses  
 The motion was seconded by Deputy Mayor Downey

The votes of the Board of Trustees were as follows:

| NAME    | YES | NO | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante |     | x  |         |        |

|        |   |  |  |  |
|--------|---|--|--|--|
| Downey | x |  |  |  |
| Bubel  | x |  |  |  |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

**RESOLUTION NO: 21-4676**

**MOTION TO ADOPT LOCAL LAW NO. 4 OF 2021 AMENDING VILLAGE CODE CHAPTER 195 TITLED TREE MAINTENANCE AND MANAGEMENT OPERATIONS, SECTION 26**

The motion was moved by Mayor Bubel  
The motion was seconded by Isaac Weiss

The votes of the Board of Trustees were as follows:

| NAME    | YES | NO | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante |     | x  |         |        |
| Downey  | x   |    |         |        |
| Bubel   | x   |    |         |        |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

**MOTION TO OPEN PUBLIC HEARING FOR PROPOSED LOCAL LAW 5**

Mayor Bubel moved the motion, seconded by Trustee Weiss. All were in favor and the motion carried.

Numerous residents commented in favor and opposed to the proposed law.

**MOTION TO CLOSE THE PUBLIC HEARING FOR PROPOSED LOCAL LAW 5**

Mayor Bubel moved the motion to close the public hearing seconded by Trustee Weiss. All were in favor and the motion carried.

**RESOLUTION NO: 21-4677**

**The Board notes that the adoption of this local law (5) based on prior SEQRA documents provided is an unlisted action under SEQRA and is determined to have no significant nor substantial impact on the environment. Therefore, a determination of non-significance is made so that a negative declaration under SEQRA is now determined.**

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

The votes of the Board of Trustees were as follows:

| NAME    | YES | NO | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante |     | x  |         |        |
| Downey  | x   |    |         |        |
| Bubel   | x   |    |         |        |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

(HOURS WERE AMMENDED FROM 10AM TO 9AM)

**RESOLUTION NO: 21-4678**

**MOTION TO ADOPT LOCAL LAW NO. 5 OF 2021 AMENDING VILLAGE CODE CHAPTER 132 TITLED NOISE, SECTION 132-4(C)(1A) AND 132-4(D) PROHIBITED ACTS AS AMMENDED**

The motion was moved by Mayor Bubel  
The motion was seconded by Isaac Weiss

The votes of the Board of Trustees were as follows:

| NAME    | YES | NO | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante |     | x  |         |        |
| Downey  | x   |    |         |        |
| Bubel   | x   |    |         |        |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

**MOTION TO OPEN PUBLIC HEARING FOR PROPOSED LOCAL LAW 6**

Mayor Bubel moved the motion, seconded by Trustee Weiss. All were in favor except Trustee Pesante and the motion carried.

Numerous residents commented in favor and opposed to the proposed law.

**MOTION TO CLOSE THE PUBLIC HEARING FOR PROPOSED LOCAL LAW 6**

Mayor Bubel moved the motion to close the public hearing seconded by Trustee Moses. All were in favor and the motion carried.

**RESOLUTION NO: 21-4679**

**The Board notes that the adoption of this local law (6) based on prior SEQRA documents provided is an unlisted action under SEQRA and is determined to have no significant nor substantial impact on the environment. Therefore, a determination of non-significance is made so that a negative declaration under SEQRA is now determined.**

The motion was moved by Mayor Bubel

The motion was seconded by Trustee Moses

The votes of the Board of Trustees were as follows:

| NAME    | YES | NO | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante |     | x  |         |        |
| Downey  | x   |    |         |        |
| Bubel   | x   |    |         |        |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

**RESOLUTION NO: 21-4680**

**MOTION TO ADOPT LOCAL LAW NO. 6 OF 2021 AMENDING VILLAGE CODE CHAPTER 52 TITLED TERMS OF OFFICE; VILLAGE ELECTIONS BY REPEALING SECTION 52-4 CITIZENS PROTECTION ACT**

The motion was moved by Mayor Bubel

The motion was seconded by Trustee Moses

The votes of the Board of Trustees were as follows:

| NAME    | YES | NO | ABSTAIN | ABSENT |
|---------|-----|----|---------|--------|
| Weiss   | x   |    |         |        |
| Moses   | x   |    |         |        |
| Pesante |     | x  |         |        |
| Downey  | x   |    |         |        |
| Bubel   | x   |    |         |        |

Mayor Bubel declared the motion carried and directed the Village Clerk to file same.

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**OLD BUSINESS/NEW BUSINESS**

Trustee Pesante brought up some questions regarding clerical issues with the Village. The mayor responded to her allegations and directed her to contact him directly to resolve any clerical issues.

Mayor Bubel made the following motion:

**MOTION REMOVE BRIAN DOWNEY FROM HIS POSITION AS DEPUTY MAYOR**

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 | ABSTAIN | ABSENT |
|-------|-----|----|---------|--------|
| Weiss |     | x  |         |        |
| Moses |     | x  |         |        |



|         |   |   |   |  |
|---------|---|---|---|--|
| Pesante | x |   |   |  |
| Downey  |   | x |   |  |
| Bubel   |   |   | x |  |

Mayor Bubel declared the motion not carried and directed the Village Clerk to file same.

At 11:28 pm Mayor Bubel made the motion to adjourn. The motion was seconded by Trustee Moses and carried by all.

Respectfully submitted,

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Sharon Halon  
Village Clerk-Treasurer