

**VILLAGE OF HARRIMAN, NEW YORK  
VILLAGE BOARD MEETING  
June 10, 2014**

**6:45 P.M. – AUDIT OF MONTHLY BILLS**

**7:15 P.M. - PUBLIC HEARING**

**Mayor Welle read the Public Hearing Notice to the Public:**

PLEASE TAKE NOTICE that the Village Board of the Village of Harriman will hold a public hearing on the Local Law #3 to Amend the District Regulations within the Industrial Zone of the Village of Harriman to permit hotel use in the Village of Harriman at Harriman Village Hall, 1 Church Street, Harriman, New York on June 10, 2014 at 7:15 p.m. or as soon thereafter as the matter may be heard.

If not contested, the Local Law will amend the district regulation with the Industrial Zone and permit hotel use.

All persons interested in the subject of the proposed Local Law #3 will be heard by the Village Board at the above time and place. Person may appear in person or by agent. All written communications addressed to the Board in connection with the proposed Local Law must be received by the Village Board at or prior to the public hearing.

The Village Treasurer states that we did not receive any written correspondence. The Mayor states I will now open for public comment.

Michael Hagopian, 160 Route 17M, Harriman NY

Are you aware that all that property is deed restricted? Mayor replied not all of it. Mr. Hagopian said I was told all of it. The Mayor asked is there any other comments. No more comments. The Mayor states there being none, I will need a motion to close the public hearing.

**MOTION** was made by Trustee Shuart to close the Public Hearing.

**SECOND** was made by Trustee Chichester.

**AYE:** Trustee Chichester  
Trustee Mosca  
Trustee Sacher  
Trustee Shuart

**NAY:** -0-

**7:30 P.M. – REGULAR MEETING**

**ROLL CALL:**

Mayor Stephen Welle, Trustee G. Bruce Chichester, Trustee Lawrence Mosca, Trustee Christine Sacher, Deputy Mayor, Ed Shuart, Jr., Village Treasurer Marie Coimbra, and Village Attorney Ben Ostrer of Ostrer & Associates, DPW Supt., John Karl, Building Inspector, Ronald Walker, Police Chief, Dan Henderson.

The Mayor asked everyone to stand for the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

Mayor Welle asked if there were any changes or additions to the minutes of 5/27/2014 Board Meeting. There being none, the minutes were accepted as written.

**MOTION** was made by Trustee Shuart to accept the 5/27/2014 minutes as written.

**SECOND** was made by Trustee Chichester.

**AYE:** Trustee Chichester  
Trustee Shuart  
Mayor Welle

**NAY:** -0-

**ABSTAIN:** Trustee Mosca  
Trustee Sacher

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**INFORMATIONAL ITEMS:**

- Rich Mayfield from Orange County Community Development spent an hour here one day last week regarding community development. There are a few residents in the Village who will be benefiting from 0% interest home improvement loans this year.
- Mayor said that we have been notified from the Orange County Department of Health that they will again be larviciding catch basins this year. They will be here sometime around the second week of July.
- Orange County Legislature requested that we announce the public hearing of a local law that they are doing it is on June 18, 2014 at 6:00 p.m. at the Emergency Services Building, it is regarding redistricting for legislative districts, changes from what they approved last year.
- Bills were audited:
  - 2013/2014 Budget**
  - \$ 30,662.51 General Fund
  - \$ 242,001.94 Water Fund
  - \$ 4,088.89 Trust & Agency
  - 2014/2015 Budget**
  - \$ 68,456.49 General Fund
  - \$ 61,530.64 Water Fund
  - \$ 485.17 Trust & Agency
- Upcoming meeting dates:
  - Zoning Board of Appeals Meeting – July 2, 2014
  - Village Board Meeting – June 24, 2014
  - Planning Board Meeting – June 16, 2014
- Plans for the Centennial Celebration are continuing, the committee has been meeting and working on finalizing plans.

**DEPARTMENT REPORTS:**

DPW – see attached report.

Police Department – see attached report. - \$15.00

Building Department – see attached report.

\$465.00	Building permits
\$ 50.00	Certificate of Compliance
\$175.00	Certificates of occupancy
\$325.00	Municipals

Mayor Welle stated that the board received a note today from John Karl our DPW Superintendent that he is serving notice that he will be retiring effective the close of work day on June 25, 2014. He has served the Village of Harriman for over 30 years. I know this is something John always wanted to do after he turned his golden age of 55. We would need a motion to accept John Karl's letter of intent for retirement.

**MOTION** was made by Trustee Sacher to accept John Karl's letter of intent for retirement.

**SECOND** was made by Trustee Mosca.

The Mayor Congratulated John Karl.

**AYE:** Trustee Chichester  
Trustee Mosca  
Trustee Sacher  
Trustee Shuart

**NAY:** -0-

The Village Board thanks John Karl.

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**LOCAL LAW #3:**

Mayor Welle stated a Public Hearing was held tonight on Local Law #3, there were no written comments and one public comment. I will need a motion if the board is interested in adopting Local Law #3.

**MOTION** was made by Trustee Chichester to adopt Local Law #3.  
**SECOND** was made by Trustee Shuart.

Trustee Mosca states that obviously this would go in front of the Planning Board and if this moves forward, storage and water would be looked at. The Mayor replies that this does not circumvent any of the planning process, this just allows it in the zone. The Mayor states that my only comment is that any reference to motel has to be removed; this is strictly for hotels in the I-Zone.

**AYE:** Trustee Chichester  
Trustee Mosca  
Trustee Sacher  
Trustee Shuart

**NAY:** -0-

**LIBOLT & SONS REQUEST:**

Libolt & Sons had requested the ability to do strictly apartments on a parcel on North Main Street in the B2 zone. In order to do this a B2 zone change would have to be enacted and it would need to be enacted in the entire B2 zone. The Mayor states that if the board would like to do this, we would need a motion to proceed.

**DIES FOR LACK OF A MOTION**

**CABELAS WHOLESALE REQUEST:**

Cabelas Wholesale Corporation has requested water from the Village of Harriman for their proposed site on Locey Lane in Woodbury. In order to proceed the board would have a desire to do so and it would not guarantee them anything except authorization for conversations and studies to see if it was feasible and it would work.

**MOTION** was made by Trustee Chichester as outlined by the Mayor.  
**SECOND** was made by Trustee Mosca.

Trustee Mosca states we are going to look at the fees schedule. The Mayor states that everything needs to be looked at. This is totally different than the other project, nothing is guaranteed. Mayor states if the board approves it we will investigate further. The Mayor states that a part of that is authorizing me and a Trustee to meet with them and would anyone like to volunteer. Trustee Mosca volunteers to meet with the Mayor and Cabelas.

**AYE:** Trustee Chichester  
Trustee Mosca  
Trustee Sacher  
Trustee Shuart

**NAY:** -0-

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**PARK REQUEST – HECO #1 – August 9, 2014:**

Mayor Welle stated Harriman Engine Company was originally requesting use of the pavilion at Mary Harriman Park on August 9, 2014 for their annual company picnic but asked to change to August 2, 2014 from 1 to 6 p.m.

**MOTION** was made by Trustee Shuart as outlined by the Mayor.

**SECOND** was made by Trustee Mosca.

**AYE:** Trustee Chichester                      **NAY:** -0-  
Trustee Mosca  
Trustee Sacher  
Trustee Shuart

**COMMUNITY DEVELOPMENT RESOLUTION:**

This is to renew 2015, 2016 and 2017 even if the village cannot participate as a Village it still enables lower income families to participate at 0% loans for their homes as a couple of residents did this year. We will need a motion to approve.

**MOTION** was made by Trustee Chichester makes motion as outlined by the Mayor.

**SECOND** was made by Trustee Shuart.

**AYE:** Trustee Chichester                      **NAY:** -0-  
Trustee Mosca  
Trustee Sacher  
Trustee Shuart

**TRAINING REQUEST – DEPUTY CLERK:**

Mayor Welle stated we received a request from Deputy Clerk for authorization to attend KVS NYS Regional User Conference on June 25, 2014 in Middletown, NY. The total cost is \$35.00.

**MOTION** was made by Trustee Shuart makes motion to authorize training.

**SECOND** was made by Trustee Chichester.

**AYE:** Trustee Chichester                      **NAY:** -0-  
Trustee Mosca  
Trustee Sacher  
Trustee Shuart

**ATTORNEY REPORT:**

Attorney Ostrer states that he did receive a couple of memos of understanding from the Organizations who are proposing to develop the site adjacent to the railroad station as a casino. I did look at them and can make some changes to the agreement. We could write them a letter that under appropriate circumstances we would do a supply analysis make sure we have a sufficient supply depending on what their demand was, but it is like a reserve the date letter but it doesn't do much for us. I can send them a letter telling what our last capacity analysis was and what our excess capacity is. Mayor states that they are also bound from the water agreement from ICC. Ben states that he didn't want to spend a lot of our time, ironing out terms. Trustee Shuart asks what is the advantage to the Village to get involved in that?

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**ATTORNEY REPORT(CONTINUED):**

Attorney Ostrer states we have an obligation to connect them to our Village Water if we could supply, we do need to confirm the places they are going to receive the water are in our service areas. I don't recall it if we added it to our expansion area in the past. There could be some advantages, Attorney Ostrer discuss the commitments they have made to other Villages. We could invite them in, other than a letter that there is a contract in place pursuant to which water would be supplied to that parcel, there is nothing else for us to do. Mayor Welle states that there will be impacts to the Village regardless, even though it would be in Woodbury. Attorney Ostrer states that is why we would be an involved agency not just an interested agency.

Mayor Welle states I need you for some items in executive session.

**PUBLIC COMMENT:**

**Lyn Beal – 2 Meyer Avenue Harriman**

Mrs. Beal says that her and her husband would like to thank John Karl for all his years of service and the emergency he has gotten us through. Good Luck in your retirement. Mrs. Beal states that they have been gone all winter and they would like an update on the Heritage Trail and Bailey Road. The Mayor states that the Heritage Trail is in the counties hands and the county has not made any commitments, I have met with the new County Executive on it and he has not made any commitments on it. Mrs. Beal asks if Monroe has any plans of coming toward Harriman. The Mayor says I don't think they went any further than the Airplane Park with the trial. The Mayor asks John Karl if it has been extended. John Karl states that it comes down to Clark Street in Monroe. There is discussion on the condition of the trail from Airplane Park to Clark Street.

Mrs. Beal then asks about Bailey Farm road, if it is going to be one way out of the Village? The Mayor states that it is going to be one way towards Target for the stretch that goes from Melody Lane to the first entrance, that has been agreed upon for a number of years, but the last conversation I had with the developer was that he was going to email me dates to get together and that was about two and half years ago. Mrs. Beal asks is that because he doesn't like that idea? The Mayor states I don't know why? Trustee Mosca states that I was under the impression that they agreed to everything. The Mayor states that the Town of Monroe agreed and signed off. It is all in the developer's hands, there are things that John had identified that need to be done before we accepted the roadway because part of the roadway is in the Village of Harriman. Several years ago these things were identified and they were never done.

Mrs. Beal asks if the Firehouse is moving? The Mayor states that the Fire District bought property on the corner of Short Street and Route 17M and they are in the process of designing a new fire building. Mrs. Beal asks if that would mean that the siren would be removed because it went off 6 times during Mother's Day. The Mayor stated that it is supposed to move with them and that is 6 times that the volunteers had to go out.

**Kathy Kahn – 2 Fawnridge Court – Town of Monroe**

Mrs. Kahn states that I am an out of town water customer and you had a public hearing about rising the rates and I could not get to it so what happens, did you raise the rates? The Mayor states that yes the rates did go up. Mrs. Kahn asks why am I continuing to pay the meter charge? The Mayor states that the meter charge is a service charge based on the size of your meter. There is inherent cost in the water system before you ever turn the water on and in order to equally or fairly access those charges the meter charge was devised. Mrs. Kahn asks so everyone has a different charge for their meter? The Mayor

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states that most residents pay the same, some residents have a large meter and a lot of businesses have a larger meter and they pay a higher fee. Mrs. Kahn asks when is the meter charge going to come off? The Mayor states that it is not, that I see. Mrs. Kahn asks what if you are on a fix income and you can't afford to pay for the water? The Mayor said it is a hardship and there is not a lot we can do about it, we have costs that we have to pay. Mrs. Kahn asks if there is another way you could make the money? The Mayor states that water is a very expensive commodity to deal with, there is a lot of testing that needs to be done, it is labor intensive, 7 day a week 365 days a year operation. Mrs. Kahn asks if you are making anything available to people on fix incomes to be excused from paying that charge. The Mayor states that not at this time. The board has not done anything with it. Mrs. Kahn asks don't you think the board should consider it? The Mayor states the board has done everything they can to keep the water rates as low as possible. Mrs. Kahn states that according to other people she speaks to in surrounding Villages and Towns we are paying the highest water rates. Trustee Chichester states that you need to better research. Attorney Ostrer discusses what Hillside Water Company in Warwick pays, over \$1,000.00 a year. Attorney Ostrer states that it cost a lot of money to maintain a system. Attorney Ostrer discusses how we surveyed other Municipalities and what they charged and the Village of Harriman is very competitive and also there is a new tank coming on in order to ensure that adequate supply is available. Attorney Ostrer discusses how you get fire protection that reduces your homeowners insurance rate, because you are not on booster pumps you are on a gravity feed system so there are adequate fire flows and because of that you pay less for you homeowners insurance. Attorney Ostrer also states that if you look at how much the village's rates have gone up over last 25 years it hasn't even kept up with the pace of inflation. For a long time there were increase to the water rates and the outside water customer do have to pay more because they don't have to pay the bonded indebtedness. There are bonds to build the new tank and the resident that is outside the village does not have a bonded indebtedness line on their bill. Mrs. Kahn ask should it be doubled of what the in village resident pay? The in village resident built the infrastructure of a system for 90 years that there is a system that the tax payers paid to dig the wells and lay the pipe, if they didn't bring pipes to the limits of the village, if they didn't bring those pipes there than people outside the village couldn't connect. The people that live in the Village have retired millions of dollars of debt of the course of 90 years so that there would water system here, so if someone outside the village builds and connects they get the benefit of that. If there was not a higher rate to the outside the village resident there would be no advantage to the village. Trustee Chichester states that the Village Board always been concerned with senior citizens, young people and people on fixed incomes. We work very hard to especially at budget time to make it livable for everyone and as you can hear it is a very difficult job sometimes we try our best. Mrs. Kahn states I think if that is so and there are people living on fix incomes and the meter charge is more than the water they are using that is outrageous. Trustee Chichester states I think it would be worse if we couldn't delivery that water to those people.

Mrs. Kahn asks these people that you didn't want to talk about Libolt & Sons\_who wanted to build apartments is there any reasons, what kind of apartments? The Mayor states that there was a discussion at the last meeting. Mrs. Kahn states that she wasn't here, could you let me know what happen. The Mayor states that it would have required a zone change in the entire village and apparently the board wasn't in favor in changing the zone in the entire village to accommodate apartments. Mrs. Kahn asks were they going to be market rate apartments. The Mayor replies yes. Mrs. Kahn asks would that have brought money to the Village. The Mayor states not necessarily.

**MOTION** was made by Trustee Chichester to enter into Executive Session for litigation and attorney client privilege item.

**SECOND** was made by Trustee Shuart.

**ALL IN FAVOR.**

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At this time the Village Treasurer was excused from the meeting. The following was given by Mayor Welle:

Executive Session was held with Ben Ostrer Esq and Denise Williamson of Sedore.

**MOTION** was made by Trustee Shuart to end Executive Session and return to the regular meeting.

**SECOND** was made by Trustee Chichester.

**ALL IN FAVOR**

**MOTION** was made by Trustee Chichester to approve the changing the pay period (Employee Handbook section 704) from weekly to bi-weekly in accordance with the DPW and PBA Contracts.

**SECOND** was made by Trustee Mosca.

**ALL IN FAVOR**

A **MOTION** was made by Trustee Shuart and **SECONDED** by Trustee Mosca to adjourn the meeting at 9:25 p.m.

**ALL IN FAVOR.**

Respectfully submitted by \_\_\_\_\_

Marie Coimbra, Village Treasurer