

**VILLAGE OF AIRMONT  
BOARD OF TRUSTEES MEETING – via ZOOM  
July 5, 2022  
7 PM**

**PRESENT:   MAYOR NATHAN BUBEL  
              SHIMON MOSES, DEPUTY MAYOR  
              BRIAN DOWNEY, TRUSTEE  
              ISAAC WEISS, TRUSTEE  
              MIGDALIA PESANTE, TRUSTEE  
              SCOTT UGELL – VILLAGE ATTORNEY  
              BRIAN NUGENT – SPECIAL LEGAL COUNSEL  
              SHARON HALON, VILLAGE CLERK-TREASURER**

Mayor Bubel called the meeting to order at 7:02PM and led everyone in the Pledge of Allegiance.

**MOTION TO CONTINUE THE PUBLIC HEARING REGARDING MS4 REPORT**

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

**MOTION TO CONTINUE THE PUBLIC HEARING REGARDING MS4 REPORT TO AUGUST 1, 2022**

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

**RESOLUTION NO: 22-4843**

**RESOLUTION OF THE VILLAGE BOARD FOR THE VILLAGE OF AIRMONT DECLARING ITSELF LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR THE ADOPTION OF A LOCAL LAW REGULATING SHORT-TERM RENTALS**

**WHEREAS**, the Village Board for the Village of Airmont (“Village Board”) seeks to adopt a proposed Local Law No. \_\_\_\_ of 2022 to amend Chapter 210 of the Village of Airmont Village Code implementing regulations regarding Short-Term Rentals (“Zoning Amendments”); and

**WHEREAS**, the Village of Airmont (“Airmont”) is authorized to enact and amend Zoning Laws within the Village pursuant to New York Municipal Home Rule Law and the Village of Airmont Code; and

**WHEREAS**, the Village Board finds and determines that the public health, safety and welfare of current and future Village residents will be adversely affected by the unregulated short-term rental of all or a portion of residential dwellings; and

**WHEREAS**, the Village Board finds that conditions arising from the short-term rental of dwelling units may endanger transient renters, pose hazards to life, limb and property of residents of the Village, exacerbate blight, contribute to noise and other nuisance conditions related to crowding, contribute to excessive vehicle traffic and parking problems and overburden municipal services; and

**WHEREAS**, the Village Board finds that current zoning law provisions are inadequate to halt the proliferations of such conditions and that public health, safety, welfare and good order and governance of the Village will be enhanced by the enactment of the regulations set forth in this section, which regulations are remedial in nature and effect; and

**WHEREAS**, the Village desires to introduce and consider a draft Local Law to amend Chapter 210 of the Village Code to regulate short-term rentals, schedule a public hearing thereon and refer such law to all appropriate agencies and entities; and

**WHEREAS**, the Village Board received and reviewed a Full Environmental Assessment Form including Part 1 and Part 2 in considering the potential environmental impacts of the proposed amendments to the Zoning Law.

**WHEREAS**, the proposed Zoning Amendments affect more than twenty-four (24) acres in the Village and the proposed Zoning Amendments are accordingly a Type I Action under SEQRA; and

**WHEREAS**, the Village Board is the sole agency involved with authority to approve and enact the proposed Local Law; and

**WHEREAS**, the Village Board desires to assume Lead Agency status and conduct a review to determine the significance of the proposed Local Law in accordance with Article 8 of the Environmental Conservation Law of the State of New York, and the regulations promulgated thereunder at 6 NYCRR 617.

**NOW, THEREFORE, BE IT RESOLVED** that:

Section 1. All “WHEREAS” clauses are hereby incorporated by reference as though set forth in full herein.

Section 2. The Village Board determines that the proposed action will require review pursuant to the State Environmental Quality Review Act (“SEQRA”), and the governing regulations promulgated thereunder and that such action is a Type I action under SEQRA.

Section 3. The Village Board hereby declares itself as Lead Agency in connection with the SEQRA review of this local law and will determine if the proposed Local Law will have a significant adverse environmental impact.

Section 4. The Village Board hereby adopts the Part 1 and Part 2 Full Environmental Assessment Forms (FEAF) prepared and presented to the Village Board.

Section 5. The Village Board directs the Village Clerk and any other officer or employee, as directed by the Mayor, or in his absence or unavailability, the Deputy Mayor, to take any action necessary to carry out the provisions of this Resolution, including referral of the proposed Zoning Amendments to any interested or involved agency as well as to the Rockland County Department of Planning.

Section 6. This Resolution shall be effective immediately.

The motion was moved by Mayor Bubel

The motion was seconded by Deputy Mayor 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 REGARDING LOCAL LAW 4 of 2022**

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

Carol Borchuk of Shuart Rd commented regarding local law clarification  
Akiva of Post Lane commented regarding the local law

**MOTION TO CONTINUE THE PUBLIC HEARING REGARDING LOCAL LAW 4 of 2022**

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

**PUBLIC COMMENT**

Eve Zuckergood of 6 Blossom Rd - commented regarding speeding vehicles  
Carol Borchuk – Shuart Rd – commented regarding in person meetings  
Daniele Meehan - 18 Ackerman Ave - commented  
Maureen Benedict – 1 Eileen Ct – commented regarding in person meetings

**RESOLUTION NO: 22-4844**

**VILLAGE OF AIRMONT**

**APPROVE PROPOSAL RECEIVED FROM BELLEVILLE LANDSCAPING INC TO INSTALL LARGE STONES FOR RIPRAP BASE IN STREAM AREA TO PREVENT WASH OUT AT 60 LAURA DR IN THE AMOUNT OF \$2585.00**

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

**RESOLUTION NO: 22-**

**VILLAGE OF AIRMONT**

**TITLE: APPROVE PROPOSAL RECEIVED FROM BELLEVILLE LANDSCAPING INC TO CLEAN AND REPAIR TWO DETENTION BASINS LOCATED AT 12 AND 14 BIRET DR IN THE AMOUNT OF \$7250.00**

The motion was moved by  
 The motion was seconded by

The votes of the Board of Trustees were as follows:

NAME	YES	NO	ABSTAIN	ABSENT
Weiss				
Moses				
Pesante				
Downey				
Bubel				

This resolution was tabled to a further meeting

**RESOLUTION NO: 22-4845**

**VILLAGE OF AIRMONT**

**TITLE: RESOLUTION AUTHORIZING RETENTION OF FEERICK NUGENT MACCARTNEY TO PROVIDE LEGAL REPRESENTATION FOR THE VILLAGE PLANNING BOARD**

WHEREAS, the Village Board of the Village of Airmont (“Village Board”) requires legal counsel for representation of the Village Planning Board; and

WHEREAS, the Village Board desires to retain the legal services Feerick Nugent MacCartney, PLLC (“Firm”) to act as legal Counsel to the Village Planning Board upon the same terms of compensation the Village previously retained the Firm for special legal counsel purposes; and

WHEREAS, the prior Resolution of the Village Board dated January 3, 2022 authorized the Village Board to assign other legal services to Feerick Nugent MacCartney, PLLC.

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. The above “WHEREAS” paragraphs are incorporated herein by reference.

Section 2. The Village Board hereby authorizes the Mayor to execute an agreement with Feerick Nugent MacCartney to represent the Village Planning Board and to assist in the transition of such representation from current Planning Board legal counsel to Feerick Nugent MacCartney, PLLC as may be determined to be in the best interests of the Village.

Section 3. Feerick Nugent MacCartney shall provide such legal representation on the same terms and conditions of compensation pursuant to the Village Board Resolution adopted on January 3, 2022.

Section 4. The Village Mayor and any officer, employee or consultant of the Village as directed by the Village Mayor, is hereby authorized to take any and all actions necessary to carry

out the provisions of this Resolution.

Section 5. This Resolution shall be effective immediately.

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
Weiss	X			
Downey	X			
Pesante			X	
Moses	X			
Bubel	X			

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

**RESOLUTION NO: 22-4846**

**RESOLUTION CONFIRMING AND APPROVING INSTALLATION OF STOP SIGN ON SOBRISCO STREET AND AUTHORIZING INSTALLATION OF A STOP SIGN ON CHELMSFORD COURT**

WHEREAS, pursuant to New York State Vehicle and Traffic Law § 1640(a)(1) authorizes the Village of Airmont to order that stop signs be erected at to designate intersections as stop intersections; and

WHEREAS, the Village previously installed a stop sign on Sobrisco Street at the southeast corner of the intersection of Sobrisco Street and New County Road (also known as County Route #81) (“Subject Intersection”) in October of 2021 based on a complaint of a missing stop sign; and

WHEREAS, the Village subsequently determined that a stop sign had not been previously installed at the Subject Intersection; and

WHEREAS, upon review of the intersection of Sobrisco Street and Chelmsford Court with New County Road, the Village Board desires to ensure that the right of way at the Subject Intersection, which is a four-way intersection, is clearly established.

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. The above “WHEREAS” paragraphs are incorporated herein by reference.

Section 2. The Village Board hereby approves, ratifies and confirms the previous installation of the stop sign on Sobrisco Street at the southeast corner of the intersection of Sobrisco Street and New County Road, designates such intersection as a stop intersection and directs the Village Clerk to add such stop sign to the Village sign survey.

Section 3. The Village Board further hereby approves and authorizes the installation of a stop sign on Chelmsford Court at the northwest corner of the intersection of Chelmsford Court

and New County Road, designates such intersection as a stop intersection and directs the Village Clerk to add such stop sign to the Village sign survey.

Section 4. The Village Mayor and any officer, employee or consultant of the Village as directed by the Village Mayor, is hereby authorized to take any and all actions necessary to carry out the provisions of this Resolution, including notifying any Village contractor or employee to perform the necessary work to install the new stop sign on Chelmsford Court.

Section 5. This Resolution shall be effective immediately.

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	NOT VOTING	ABSENT
Weiss	X			
Downey	X			
Pesante			X	
Moses	X			
Bubel	X			

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

**RESOLUTION NO: 22-4847**

**MOTION TO AUTHORIZE THE VILLAGE CLERK-TREASURER TO ATTEND THE NYCOM FALL TRAINING SCHOOL TO BE HELD IN SARATOGA SPRINGS, NY ON SEPTEMBER 12 THROUGH SEPTEMBER 16, 2022 NOT TO EXCEED \$1000**

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
Weiss	X			
Downey	X			
Pesante			X	
Moses	X			
Bubel	X			

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

**RESOLUTION NO: 22-4848**

**VILLAGE OF AIRMONT**

**RESOLUTION AUTHORIZING THE VILLAGE JUSTICE TO ATTEND THE NYS MAGISTRATES' ASSOCIATION CONFERENCE TO BE HELD IN SARATOGA SPRINGS NY OCTOBER 30TH - NOVEMBER 2, 2022 NOT TO EXCEED \$700**

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: 22-4849**

**RESOLUTION APPROVING THE PRINTING AND MAILING OF A AIRMONT SUMMER NEWSLETTER AT A COST NOT TO EXCEED \$2000.00.**

The motion was moved by Mayor Bubel  
The motion was seconded by Deputy Mayor 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: 22-4850**

**MOTION TO SET A PUBLIC HEARING UNDER THE PROPERTY MAINTENANCE LAW FOR 10 LITCHULT CT 2 ETON PLACE, 26 VICTORIA DRIVE, 22 SMITH HILL ROAD, 70 SHUART ROAD, AND 5 BEAVER HOLLOW LANE TO TAKE PLACE AT THE NEXT BOARD OF TRUSTEES MEETING ON AUGUST 1, 2022 AT 7 PM**

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

**RESOLUTION NO: 22-4851**

**RESOLUTION APPROVING THE TREASURY ABSTRACTS OF JULY 5, 2022, IN THE AMOUNT OF \$151,025.09**

The motion was moved by Mayor Bubel  
The motion was seconded by Deputy Mayor 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: 22-4852**

**VILLAGE OF AIRMONT**

**RESOLUTION APPROVING THE MINUTES FROM THE BOARD OF TRUSTEES MEETING OF JUNE 7, 2022**

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

**OLD BUSINESS/NEW BUSINESS**

**RESOLUTION NO: 22-4853**

**VILLAGE OF AIRMONT**

**BE IT RESOLVED THAT THE VILLAGE BOARD, IN CARRYING OUT ITS RESPONSIBILITIES UNDER NEW YORK STATE GENERAL MUNICIPAL LAW § 103, HEREBY AUTHORIZES THE VILLAGE CLERK IN COOPERATION WITH VILLAGE LEGAL COUNSEL AND OTHER OFFICIALS OF THE VILLAGE TO PREPARE A DRAFT REQUEST FOR PROPOSALS ("RFP") FOR VILLAGE ROAD SERVICES WHICH, UNDER THE CURRENT AGREEMENT, EXPIRE ON DECEMBER 31, 2022**

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

At 7:50 Pm Mayor Bubel made the motion to adjourn. The motion was seconded by Deputy Mayor Moses and carried by all.

Respectfully submitted,

---

Sharon Halon  
Village Clerk-Treasurer