

REGULAR MEETING
OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF HIGHLAND FALLS

April 16, 2012

A regular meeting of the Board of Trustees of the Village of Highland Falls was held at the Highland Falls Library, 298 Main Street, Highland Falls, New York on April 16, 2012.

The Meeting was called to order by Mayor D'Onofrio at 7:00 P.M.

Members present were:

Mayor Joseph E. D'Onofrio
Trustee Harold Brown
Trustee James DiSalvo
Trustee Patrick Flynn
Trustee Joseph McCormick

Also present were:

Village Clerk, Regina M. Taylor
Village Attorney, Ben Gailey (Jacobowitz & Gubits, LLP)
Police Sergeant, Ken Scott
Fire Chief, John Rush
Chief WWTP Operator, John Jones
Village Street Superintendent, Pat Patterson
Chief Water Plant Operator, Kevin Hurst
Head Dispatcher, Gina Borra
TOH Ambulance Captain, William Stroppel
Former Village Mayor Inga Quaintance
Pellwood Lake Association members
US Academy & other Motel Owners
News of the Highlands Editor, Mary Jane Pitt
Approximately 50 community residents

Mayor D'Onofrio opened the meeting with public comment and recognized former Mayor Inga Quaintance.

Trustee Brown motioned to approve the minutes from the April 2, 2012 meeting with the following correction: on page 4280, under the roll call vote for adoption of refunding bond resolution, Trustee Joseph Flynn should be corrected to read Trustee Joseph McCormick.

The motion was seconded by Trustee DiSalvo and on a roll call vote, the results which follow:

4 Ayes 1 Nay (Flynn)

motion carried.

A Public Hearing as duly advertised, was opened at 7:11pm, for the purpose of receiving public comment to consider the adoption of Introductory Local Law entitled "Regulation of Hotels and Motels". Mayor D'Onofrio reported that the original Notice of Hearing, Affidavit of Posting, Affidavit of Publication have been presented before the Board and are ordered to be filed.

The Mayor introduced the Village Attorney who gave a synopsis of the local law which basically states that Hotels & Motels are for transient use only. Mr. Gailey commented that the definitions in the law are already in the Village Code under the Housing Standards Law. Mr. Gailey stated that the law would require no more than a 30 day stay in one month or 45 days within a 90 day period. Mr. Gailey affirmed that the law would not be easy to enforce and once it became a law, the enforcement of it would be the responsibility of the Code Enforcement Officer. Mr. Gailey also stated property owners would need to enforce the law within their own establishments and that violations of the law pertain to the owners, not the people staying in the hotels or motels.

Questions asked included the following:

Could the State enforce the law if people who stay there are funded under any State or Federal programs?

Is there a State law on the books already that limits the number of days a person can occupy a hotel or motel room?

Could something be added in the law that states a hotel or motel cannot be used for permanent residency?

The Mayor commented that meetings were held with the Pellwood Lake Association and the Motel Owners and that both meetings went well. Mayor D'Onofrio responded that Pellwood Lake Association is most concerned with people using these motels as permanent residences and creating quality of life issues in the neighborhood. The Motel Owners are concerned because they rent weekly to many contractors on

West Point or military people who need a temporary place to live while waiting for their quarters or before they have to transfer out. They would like to see some wording in the law to deal with emergency situations.

The Village Attorney concluded by stating he would look into whether there is an existing 30 day stay regulation in the State Laws and he would also look into whether wording can be added to address the permanent residency concern.

All questions were asked and answered and all comments heard. Trustee DiSalvo motioned to close the public hearing. The motion was seconded by Trustee Brown and on a roll call vote, the results which follow:

5 Ayes 0 Nays
motion carried. The public hearing closed at 7:45pm.

Trustee Brown motioned to table the adoption of the Introductory Local Law entitled "Regulations of Hotels and Motels" and put it on the May 7th Board meeting agenda, to give the Village Attorney time to get back to the Village Board with answers on whether there is an existing State Law that regulates the length of stay for Hotels or Motels and whether the Permanent Residency requirement can be added to the Introductory Law. The motion was seconded by Trustee Brown and on a roll call vote the results which follow:

3 Ayes 0 Nays 2 Abstain (Flynn & McCormick)
the motion carried.

Trustee McCormick motioned to recognize that the position of Fire Chief is held by John Rush, 1st Assistant Chief is held by Jerry Galu and 2nd Assistant Chief is held by William Lee, Sr. from April 2012 to April 2013, following the elections held on April 10, 2012.

The motion was seconded by Trustee DiSalvo and unanimously carried.

Trustee McCormick motioned to appoint Robert T. Lagrow a Part Time Police Officer under the recommendation of Sergeant Scott, at the starting salary of \$23.55/hr.

The motion was seconded by Trustee DiSalvo and unanimously carried.

Trustee McCormick motioned the following:

Resolution to Relevy
Unpaid Water Bills
May & November 2011

The motion was seconded by Trustee Brown and on a roll call vote, the results which follow:

5 Ayes 0 Nays

motion carried. (a true and complete copy of the resolution is appended to the minutes).

A motion was made by Trustee Brown to approve the bills and claims for \$56,876.32 from the following listed funds:

FY 11-12	General Fund	\$29,421.59
	Water Fund	\$ 5,936.54
	Sewer Fund	\$18,061.99
	Capital Fund	\$ 3,456.20

The motion was seconded by Trustee DiSalvo and on a roll call vote, the results which follow:

4 Ayes 1 Nay (Flynn)

motion carried.

Trustee Flynn commented that the Village needs to be more vigilant in going after grants for upgrades to Main St. He reported that he would like to see Board meetings televised live, not shown on tape. Trustee Flynn commented he would like to see infrastructure problems taken care of and more services for our senior citizens. He thanked the people at the meetings for their input.

Trustee McCormick read the Water Department report and stated that although the reservoir is full now, people should think about conserving since it has been a relatively dry spring. Trustee McCormick thanked the DPW for doing a great job at Roe Park in cleaning up around the lake. Trustee McCormick stated he would like to see an improvement in the trash receptacles on Main St. and he would like to see more people curbing their dogs. Trustee McCormick also pointed out to the public that telephone poles are private property and signs shouldn't be hung on them. Trustee McCormick further commented that he was in favor of televising Board meetings live. Trustee McCormick reported that he heard New York State would be picking up the Village's share of FEMA damages.

Trustee DiSalvo thanked the DPW and the Water Department for working together to get some hydrants replaced in the Village and also the DPW and Sewer Departments for working together to resolve some recent sewer problems.

Mayor D'Onofrio commented that he would like Trustee Flynn to work with him in researching for grants that would benefit Main Street and any other areas that grants might be found to benefit the Village. The Mayor reported that the relationship between the Town Supervisor and the Village Mayor is at an all time high. He also reported he had attended meetings with representatives from Bear Mt. about possible employment opportunities for our community residents, budget workshops, meetings with hotel and motel owners, Pellwood Lake Association, and the 4th of July committee. The Mayor reported that everything is working fine at the WWTP and operating under all DEC permit regulations. The Mayor remarked that there is no update on the West Point Lands and that he had not heard any word yet on the State's share of the FEMA projects.

Trustee McCormick motioned to adjourn. The motion was seconded by Trustee Brown and on a roll call vote, the results which follow: 5 Ayes 0 Nays motion carried.

The meeting closed at 9:05pm.

Regina M. Taylor, Village Clerk