

Minutes

Board of Trustees

Village of Monticello

March 1st, 2011

7:00pm

**Call Meeting to Order**

The meeting was called to order at 6:58pm by Mayor Jenkins

**Pledge to the Flag**

**Roll Call**

Mayor Jenkins-Present      Carmen Rue-Present      T.C. Hutchins-Present  
Victor Marinello-Absent      James Matthews-Present

Also Present:      John Barbarite-Village Manager  
                         John LiGreci-Deputy Village Manager  
                         Dominic Cordisco-Village Attorney  
                         Doug Solomon-Chief of Police

**Motion to Accept the Agenda**

A motion was made by Trustee Rue and second by Trustee Hutchins with a comment to table resolution #12 on the agenda to the Attorney-Client Session. Upon the call of the roll, all were in favor.

**Approval of Minutes from the February 15th, 2011 Meeting**

A motion was made by Trustee Rue and second by Trustee Hutchins to approve the minutes. Upon the call of the roll, all were in favor.

**Mayor's Report**

**-Ingber Building Discussion**

Discussion was moved to the end of the meeting before Public Comments

**Manager's Report**

**Zoning Recommendations for the B-2 District located between Bank Street and Liberty Street along NYS Route 42**

The consensus of the property owners in the district is that the current zoning is too restrictive and has been a deterrent to renovating and occupying the buildings.

It may be helpful to allow for more flexibility on the permitted uses for the upper floors.

Current trends in zoning and planning suggest that allowing residential uses in downtown business districts helps revitalize the area.

Zoning regulations should not get overly involved in the physical design or the allocation of permitted uses of the interior space as that is best left to professional engineers and architects in consultation with the property owners. There could be a requirement limiting the size of the residential portion in relation to the business portion. Such an apartment might be limited to two bedrooms with the requirement that 30% of the be used for income producing activities. The income producing area should be business -like with restroom facilities separate from the residential areas.

I don't believe that unlimited residential development can be accommodated. Families with small children and pets would not be compatible with a retail business district fronting a state highway.

I believe it is not in the best interest of the Village to create additional residential rental units that would compete with current units on the market. The mix of renters versus owners in the Village is already above the average which is considered healthy.

I would recommend the current zoning laws be changed to allow for a residential/commercial /business /professional use on the upper floors of the buildings as well as senior housing. This change would allow for apartments designed to accommodate young professionals and business people.

Senior housing would also be compatible with a downtown business district. This would create a demand for stores carrying products that a non-driving population needs such as groceries, medical supplies, newsstand articles and household products. Many houses of worship are in walking distance as are food establishments and medical facilities.

The commercial/business/professional apartments could accommodate:

- Schoolteachers who could utilize the commercial space for tutoring or instruction.
- Lawyers and accountants
- Internet based operations such as web design
- Architects engineers
- Business consultants
- Owners of businesses in which their primary work location is off-site at the customer's property, yet have a need for an office to meet with clients and to do general bookkeeping and billing.
- Owners or operators of retail space on the first floor who wish to reside in the same building with an office in the apartment to better manage the ground-floor business.

Automobiles need to be addressed. Residential units will require parking spaces within walking distance of the apartments. Another concern is that renters would need secure parking. The most suitable parking area would be the municipal parking lot located on Lakewood Avenue behind the TD bank. This lot is underutilized and, in fact, is vacant 95% of the time. This lot could be converted into a secure parking facility. The Village could retain ownership and rent the entire parking lot, which will be developed into a secure lot for property owners who wish to obtain spaces within it. The Village could also develop it

independently; this would allow the Village to administer parking permits. Depending on demand, carports could be erected with storage sheds for each parking space. Security could be provided by cameras and other sensors.

Parking along sidewalks in front of the buildings would need to be controlled to prevent all day parking. Parking in front of the buildings and stores on Broadway has always generated controversy in that some store owners and tenants of the buildings would park their vehicles all day, thus preventing access to the stores by visitors. The Village of Monticello attempted to solve this problem by the installing parking meters only to find that many of the store owners and tenants were feeding the meters. This defeated the purpose of limiting the time spent using the parking space. After the Village removed the meters, chalking of tires was utilized to prevent long-term parking. A police officer would chalk tires and if the vehicle was moved within two hours, a parking ticket would be issued. This was hit and miss depending on the availability of police officers to perform this function. Today's new electronic meters could be utilized to generate not only revenue, but to limit all day parking. Many of the meters not only take coins/paper currency but also credit cards.

If the board is so inclined to change the zoning, I would recommend that the planning board be given an opportunity to comment and make recommendations. Work sessions could be held and the Village attorney could then draft a local law for implementation.

### **Recreation Department**

On Friday, February 25, we had the largest turnout at our teen dance. Over 100 kids, the majority Village residents, attended.

The Boy's Teen Basketball League meets on Friday nights at the middle school. This is for children in the 7th through 10th grade. Forty kids have signed up, 80% of them being Village residents. There is no cost to them for this program.

The girls basketball league starts March 9 and will meet each Wednesday at the Cooke School. Sign up has been slow, and if you know of someone that would like to attend, please let them know about the availability of the program.

We are looking for interested individuals who would like to be lifeguards at the Dillon Park swimming pool this summer. Certification as a lifeguard is required.

Vending machines have been installed in the Ted Stroebele Recreation Center. This is without cost to the Village and depending upon the revenues generated by the machines, may result in income to the Village.

### **Highway Department**

Frost is wrecking havoc with our roadbeds. The Board will be asked tonight to declare an emergency and restrict traffic onto Dollard Drive. The restriction will begin at the top of the hill from Broadway and change the traffic pattern from one-way to two-way at the bottom of the hill. This will minimize further damage to the road. It will be necessary to reconstruct approximately 300ft of the road. The Highway superintendent is prepared to post the road with the necessary signage.

The new VacAll truck has arrived. This was a \$213,000 purchase necessary to replace the aging VacAll. It's in the former firehouse if you would like to take a look at it.

**Reminder**

There is a meeting with a representative of the Court Administration tomorrow at 11am at the Justice Court.

A motion was made by Trustee Rue and second by Trustee Marinello authorizing the Highway Superintendent to close the upper entrance of Dollard Drive declaring it temporarily unsafe until proper repairs are made and posting the proper signage opening the lower level to two-way traffic. Upon the call of the roll, all were in favor.

**Presentation From Eastern Copier**

**Approval of bill's to be paid**

A motion was made by Trustee Rue and second by Trustee Hutchins to pay the bills in the amount of \$246,929.48. Upon the call of the roll, all were in favor.

**Resolution Adopting the Budget Transfers, Fiscal Year Ending July 2011**

A motion was made by Trustee Hutchins and second by Trustee Marinello. Upon the call of the roll, all were in favor.

**Resolution authorizing the restoration of the salary of Stacey Walker to her original salary of \$37,226.00**

A motion was made by Trustee Hutchins and second by Trustee Rue. Upon the call of the roll, the vote went as follows:

Trustee Matthews-Yea

Trustee Hutchins-Yea

Trustee Marinello-Nay

Trustee Rue-Yea

Mayor Jenkins-Yea

**Resolution authorizing the abolishment of all stipends effective April 1<sup>st</sup>, 2011**

Table until Attorney-Client Session

**Resolution authorizing the Purchase of a Konica Minolta C280 Color Copier and Entering into a Maintenance Agreement for the Office Printers for the Village Offices not to exceed \$6,900.00 from app#A.1410.200-Clerks Equipment subject to the approval of the contract by the Village Attorney**

A motion was made by Trustee Marinello and second by Trustee Rue. Upon the call of the roll, all were in favor.

**Resolution authorizing the purchase of ammunition for the Police Department not to exceed \$3,342.60 from AmChar Wholesale Inc., price reflected is lower than the current state bid**

A motion was made by Trustee Hutchins and second by Trustee Rue. Upon the call of the roll, all were in favor.

**Broadway Discussion by Trustees**

The Mayor and Trustee Rue will reach out to the different community groups and form a committee to set up an event re-opening Broadway once it is complete.

**Ingber Building Discussion**

As per the Mayor, after a meeting with Ira Cohen, the County Treasurer, the Ingber Building is owned by Sullivan County and they have jurisdiction over the building, the Village does not own this building.

**Attorney-Client Session**

A motion was made by Trustee Rue and second by Trustee Marinello to go into an Attorney-Client Session at 8:15pm. Upon the call of the roll, all were in favor.

A motion was made by Trustee Hutchins and second by Trustee Rue to come out of the session at 9:03pm. Upon the call of the roll, the vote went as follows:

- Trustee Matthews-Yea
- Trustee Hutchins-Yea
- Trustee Marinello-Absent
- Trustee Rue-Yea
- Mayor Jenkins-Yea

**Resolution authorizing the abolishment of all stipends effective April 1<sup>st</sup>, 2011**

For the Record:

RESOLUTION: BOARD OF TRUSTEES OF THE VILLAGE OF  
MONTICELLO ELIMINATING THE PAYMENT OF  
CERTAIN STIPENDS

WHEREAS, heretofore the Village of Monticello has paid stipends to all Account Clerks when those employees have undertaken additional work-related responsibilities, and

WHEREAS, the additional work-related responsibilities have not and do not require an increase in the Account Clerk's work hours, and

WHEREAS, the Village of Monticello's prior determination to pay such stipends was not a subject of any collective bargaining or collective bargaining agreement, and

WHEREAS, the Village of Monticello is desirous of phasing out this practice,

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Village Board finds that it is in the best interest of the Village to phase out and eliminate the payment of employee stipends, and
2. That the Village Treasurer be and hereby is authorized to cease payment of stipends to all Account Clerks effective April 1, 2011.

A motion was made by Trustee Hutchins and second by Trustee Rue. Upon the call of the roll, the vote went as follows:

Trustee Matthews-Abstain  
Trustee Hutchins-Yea  
Trustee Marinello-Absent  
Trustee Rue-Yea  
Mayor Jenkins-Yea

**Adjournment**

The meeting was closed at 9:04pm by Mayor Jenkins.

Submitted by:



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Janine Gandy, Village Clerk