

**VILLAGE OF SOUTH BLOOMING  
GROVE  
REGULAR MEETING  
MONDAY  
JUNE 13,, 2022  
8:00PM**

➤ **Call to order**

Mayor Kalaj called to order the Village Board Meeting at 8:03 pm on June 13, 2022, at 8:03 pm via Zoom Webinar ID: 882 4245 9563 for the Village of South Blooming Grove located at 811 State Route 208, within the Village of South Blooming Grove, and having a mailing address of Monroe, New York.

➤ **Roll call**

The following persons were present:

- George Kalaj – Mayor
- Abraham Weiss – Deputy Mayor
- Yitzchok Feldman- Trustee
- Zalmon Rosner – Trustee
- Asher Guttman- Trustee
- Joel Stern – Confidential Assistant to the Mayor
- Isaac Ekstein- Legislative Aide to Mayor
- Al Fusco, Village Engineer
- Scott Ugell Esq.- Village Attorney
- Rosemarie Vega - Deputy Clerk

➤ **Correspondence**

- Engineer Fusco dated June 6, 2022. Correspondence with bid recommendation- Prospect Drainage
- Engineer Fusco dated June 6,2022, correspondence bid recommendation – Merriewold Drainage
- Memorandum from the Treasurer transferring funds from the general fund to the water operating fund in the amount of \$40,000, there is over \$100,000 currently outstanding.

➤ **Discussion**

- The Mayor advised and directed that nothing be placed in the sewer other than toilet paper. Sewer backups are a major problem and costly. We just spent 13,000 for a pump. We have to borrow money because people are not paying their water bills. Please do not flush, unflushable items and take care of your water bill.
- The Mayor has sad news, one of his staff is leaving, Holly Brown has submitted her resignation, her last day will be Friday, June 24, 2022 and he is sorry to see her go, she is a wonderful lady and he wishes her the best of luck to her and her family. She will be missed, 11 years with us and that is long and she did a great job.

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- **Engineer Fusco** has two things to submit, one is for a resolution and one is to set a public hearing. The village just did the EFC for the Sewer, and he would like to have the resolution for the Water because he would like to resubmit for our water grants. We have increased the money and we would like to resubmit for that possibly tomorrow. He would like to repeat the resolution for the EFC that we did for the clean water, which is sewage, and he would like to have it done now for drinking water and we will apply for grants in the future for drinking water, similar to what we have already done.
  
- **Trustee Guttman** was approached a few days ago by Cong Yetev Lev D' Satmar KJ, 1 Roanoke Drive, about leasing out village property, it's a property on Virginia in the back of 26 Virginia. They would like to set up a meeting with the Mayor. **Attorney Ugell** to the extent that the village wants to enter into some kind of lease agreement for village owned property, to do it properly we have to first declare the property itself surplus and not needed by the village for the purpose of doing such a transaction. **Issac Ekstein** advised it does not have an address, the section block and lot is 211-4-26.2. **Mayor Kalaj** asked Mr. Ekstein and Mr. Stern to get together with who has inquired and get some information and we can look into it. **Trustee Guttman** asked Attorney Ugell if there could be a motion to declare that property surplus. **Mayor Kalaj** advised that we cannot do that yet as he is not sure what is surplus. **Trustee Feldman** asked what type of use they wanted to lease the property for? **Trustee Guttman** advised for congregation meet. It was agreed by board members that this property is not of use by the village, it is vacant land. **Mr. Stern** provided background on property as follows: The Town of Blooming Grove used to own a certain parcel in the woods behind Pennsylvania, Roanoke and Virginia. They owned until 6 months ago and it was never utilized it was just owned by the town, it was never transferred over to the village when the village was created in 2006. The property has been sitting there not doing anything and it really is surplus since the town only transferred it to the village about 6 months ago when they didn't want liability for it. This used to be a property owned by the town, the town didn't want to have the liability so 6 months ago they transferred over the deed to the Village of South Blooming Grove and the property has been sitting here for tens of years not doing anything and it is not doing anything right now. It is in fact surplus property the Village has no use for this property at this point in time. Cong Lev D' Satmar KJ, is located on 1 Roanoke Drive, the constituents are living in the Capital Hill Area have some needs for the Congregation and would like to lease the property that is not being utilized, that was never owned by the village up to six months ago and utilize that for the congregation. They are asking the board that the Mayor grants authorization to enter into a lease agreement with Cong Lev D' Satmar KJ. Why Mr. Stern thinks this is a good idea, especially with inflation and everything else is that this property is sitting there doing nothing, if they lease it from the village the village will have increased revenue and its not going to be just sitting idle and a potential liability for the village was the reason the town transferred it over in the first place. He stated it is surplus and there can be additional revenue coming in from this lease. **Mayor Kalaj** advised to get more information, we will talk and discuss it and take it from there. **Mr. Stern** advised that they will do that. **Trustee Guttman** made a motion to declare this property 211-4-26.2 as a surplus, seconded by **Trustee Rosner**. 5  
*Ayes - Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee*

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*Feldman. Trustee Feldman* advised at least make a playground park for the kids in that area to play. **Trustee Guttman** made a motion to authorize the Mayor to start negotiations regarding leasing property 211-4-26.2 with Cong Lev D' Satmar KJ, 1 Roanoke Drive, seconded by **Trustee Feldman**. *5 Ayes - Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*

- **Trustee Feldman** advised that there is a big, big need for playgrounds and yards where the kids should be able to play. This is very important to organize a board of park commissioners and they should be able to look into parks and be on top of that. **Mayor Kalaj** agreed that the village does need playgrounds for the children. **Trustee Feldman** made a motion to authorize the Mayor to create a park commission, seconded by **Trustee Rosner**. *5 Ayes - Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.* **Joel Stern** announced that all positions on the commission will be appointed by the Honorable Mayor.
- **Joel Stern** stated that the Mayor is going to compile a list of candidates for the Parks Commission and he is then going to appoint the chosen one. About the congregation for the Mayor to be able to start negotiations, we have to authorize you, not just to negotiate but to give the Mayor full authorization to negotiate and to sign a lease eventually based on the negotiations and discussions so he thinks one of the board member should make a motion to authorize the Mayor to negotiate and eventually sign a lease with Cong Lev D' Satmar KJ for the aforementioned property. **Trustee Guttman** made a motion to authorize the Mayor to negotiate and authorize the Mayor to sign a lease with Cong Lev D' Satmar KJ, 1 Roanoke Drive, seconded by Deputy Mayor Weiss. *5 Ayes - Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*

➤ **Public Comment**

- **Sue Anne Vogelsberg** she could not find the agenda for tonight's meeting. A couple of weeks ago when we had the meeting, she believes Isaac had said that, her comment was about the UJC, you, the UJC didn't have their website up and running, but then she realized that there are residents that know the contact information so some of us are left in the dark and some people have that contact information. So, whether or not the UJC has their website up and running, all the residents need to know that emergency number to call as well. Also, to follow up with the website, the village website is still sorely outdated, and it needs to be addressed, she believes we are paying an IT company money for that and there is incorrect information and outdated information. She wanted to thank you, she submitted a report for property maintenance for grass, and those that were submitted the grass, she thinks they were selling hay, the grass was so long, the mower clogged and so she is glad you were on top of that, and you mentioned about the drain work, there was correspondence that Mr. Fusco has about the Prospect and Merriewold drainage because the drains on prospect are filled with weeds and they are not going to be able to work like they are supposed to because the grass isn't cut and if it is going to take a long time to get that culvert work done, Belleville or

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somebody has to come in and do that so that the drains will be clear and will be able to handle the water when it comes through, thank you. **Isaac Ekstein** is not sure which phone numbers Mrs. Vogelsberg is talking about but the UJC has no phone number whatsoever to call for emergencies. He is not sure who told her otherwise, but whoever did is lying to you. There is no special treatment for anybody, there is no phone number for the UJC Emergency Response Division and that is that. **Mayor Kalaj** asked when they will have that in full effect, if it is not yet? **Isaac Ekstein** advised that they are working on everything and don't want to have something that is not fully structured. When they open it will be fully functional and will be servicing everybody.

- **Trustee Feldman** is a senior community wellness center in the category that the village can apply for CDBG? **Al Fusco** advised that if you ask him, 85% senior, so it limits the ability of people to go to a wellness center but it could possibly apply, but it has to be 85% senior which means it will be for seniors. **Trustee Feldman** does this limit it to only seniors? **Al Fusco** advised the regulations if you do a senior center, he would have to investigate a wellness center, he has never heard of that being done under these funds. It has to be dedicated to seniors. **Isaac Ekstein** advised that it would be better to research this and have a meeting next week after researching with consultants and attorneys and then, make a decision

➤ **Business**

- **Resolution No. (060)** – Resolution of the Village Board of the Village of South Blooming Grove awarding the bid for Prospect Drainage. Motion by Trustee Guttman, seconded by Deputy Mayor Weiss. *5 Ayes - Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*
- **Resolution No. (061)** – Resolution of the Village Board of the Village of South Blooming Grove awarding the bid for Merriewold Drainage. Motion to accept by Trustee Rosner, seconded by Deputy Mayor Weiss. *5 Ayes- Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*
- **Resolution No. (062)** – Resolution of the Village Board of the Village of South Blooming Grove for upgrade of the NYSEFC clean water revolving fund intended use plan . Motion to accept by Trustee Rosner , seconded by Mayor Kalaj. *5 Ayes- Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*
- **Resolution No. (063)** – Resolution of the Village Board of the Village of South Blooming Grove for upgrade of the NYSEFC drinking water revolving fund intended use plan. Motion to accept by Trustee Rosner , seconded by Deputy Mayor Weiss. *5 Ayes- Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*
- **Resolution No. (064)** – Resolution of the Village Board of the Village of South Blooming Grove authorizing the Mayor to enter into an agreement with Peak Power for generator maintenance services. Motion to accept by Mayor Kalaj, seconded by Trustee Guttman. *5 Ayes- Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*
- **Resolution No. (065)** – Resolution of the Village Board of the Village of South Blooming Grove setting a special meeting for Tuesday, June 21, 2022 at 8:00 PM by Deputy Mayor Weiss, seconded

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by Trustee Feldman. *5 Ayes- Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*

- **Resolution No. (066)** – Resolution of the Village Board of the Village of South Blooming Grove setting a public hearing regarding a proposed local law for proposed changes to the Village Code for July 25, 2022 at 8:05 PM. Motion to accept by Trustee Guttman, seconded by Trustee Rosner. *5 Ayes- Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*
- **Resolution No. (067)** – Resolution of the Village Board of the Village of South Blooming Grove wherein, Trustee Guttman made a motion to declare village property known as 211-4-26.2 as a surplus and allowing discussions with Cong Lev D’ Satmar KJ regarding leasing said property, seconded by Trustee Rosner. *5 Ayes - Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*
- **Resolution No. (068)** – Resolution of the Village Board of the Village of South Blooming Grove wherein, Trustee Guttman made a motion to authorize the Mayor to start negotiations regarding leasing property 211-4-26.2 with Cong Lev D’ Satmar KJ, 1 Roanoke Drive, seconded by Trustee Feldman. *5 Ayes - Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*
- **Resolution No. (069)** – Resolution of the Village Board of the Village of South Blooming Grove wherein Trustee Feldman made a motion to authorize the Mayor to create a park commission, seconded by Trustee Rosner. *5 Ayes - Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*
- **Resolution No. (070)** – Resolution of the Village Board of the Village of South Blooming Grove wherein Trustee Guttman made a motion to authorize the Mayor to negotiate and authorize the Mayor to sign a lease with Cong Lev D’ Satmar KJ, 1 Roanoke Drive, seconded by Deputy Mayor Weiss. *5 Ayes - Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*
- **Resolution No. (071)** – Resolution of the Village Board of the Village of South Blooming Grove retaining the Benito Group for treasurer services which will include the present accounting services by Trustee Rosner, seconded by Mayor Kalaj. *5 Ayes - Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*

➤ **Comments**

- Trustee Guttman advised that they have a couple of nice renderings and some quotes and pricing from multiple companies regarding playground and parks. He is trying to have it this summer and working with who can deliver it as fast as possible. He will have some final updates in the next couple of days. **Joel Stern** advised that Trustee Guttman was able to get great pricing and quotes, 50% less than market rate, there is a lot of competition out there but he did a great job selecting the right vendor, not just in terms of quality of the product, but also the time frame, the pricing and all other deliveries associated with this project.
- **Isaac Ekstein** advised since the Treasurer is leaving and per the Mayor’s order he has been in contact with the Benito Group, the accounting firm for the Village right now and they are willing ready and capable to take over the full operation of the Treasurer’s component effective right after the Treasurer is leaving they are ready to do a transitioning period and will be in contact with the

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Treasurer right now and will add on taking over full responsibility of the Treasurer which is a lot but to date they are saying that they are ready to do it and they have other municipalities that they are doing it for. They have a very good price, \$4500 per month with a \$7000 set up fee, which fee includes implementing their software into the village hall that we can communicate with them properly and the \$4500 per month would be for the Treasurer component and including the accounting as well. If you take all into account with the present software it will be a very decent price. **Mayor Kalaj** believes we will save a lot of money with that. **Mr. Ekstein** advise its not about the money, unfortunately we have the Treasurer leaving, but there is actually a savings because it is not an employee, it is a company and you don't have benefits, taxes and insurance. That is not the reason we went, it is because the Treasurer resigned. The savings overall will be approximately 430,000 to \$40,0000 per year taking into account not having to have our own software and the accounting part is included, it is a big savings. Its very beneficial to the Village. All announced that Holly will be missed.

- **Trustee Feldman** asked Mr. Stern when the safety cones are expected for the village. **Mr. Stern** advised that we should have them in the near future.
- **Joel Stern** advised that they met with a very good company that does high tech water meters which will bring great practical and financial benefits to the village. Costs will be reduced in a lot of different ways. It is called Sensus FlexNet and we met with them in February or March 2022 and they replied back to us with a nice package and financing, once we received that we went out to see what else is in the market as this will be a multi-million decision and we want to make sure that since everything right now is in the digital age and high tech, we don't want to end up investing and then realize there is a much better technology around the corner, so we have another information packet that came in two weeks ago from another company and we are waiting for a demo and presentation from them to see if they are compatible or maybe even better both in their features and what they have to deliver and then the pricing package. Based on the information and the meetings that we will have we will bring the information to you Mayor and the Board and be able to make an educated decision on the water meters. Regardless of which company we will go with, it will definitely save the village a lot of money, a lot of water and a lot of time.
- **Joel Stern** with regard to the safety cones, we have a beautiful design and the cones are already in production and ready for pick up we are just doing a customized Village of South Blooming Grove reflective decal so it will be visible from a couple of hundred feet at night so that vehicles don't come very close to it, the good thing is that it is done by a local Blooming Grove Resident so we are supporting the local economy. They should be delivered the beginning to the end of next week.
- Since we are discussing pedestrian safety, if the UJC has about a year ago and then two years ago distributed reflective belts for residents and the kids so they can wear them at night. They just acquired about 1,000 more and in the upcoming days they will announce when and where they can be picked up. A couple of them will be available at Village Hall, so that anybody that steps in can pick up one free of charge.
- The solar LED lighting which we are receiving the grants from Senator Skoufis, we are supposed to receive the final sample of about 7 tomorrow. Once all have arrived, we will put them up in front of village hall for a trial period of approximately two weeks and people can stop by and provide their

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comments on what they like or dislike in terms of lighting, power, aesthetics and the we will make a collaborative, educated decision and then we can finally initiate a project of installing all of the solar street lights throughout the village streets, which will also enhance the safety.

➤ **Abstract**

- Motion to adopt the abstract by Trustee Rosner, seconded by Mayor Kalaj. *5Ayes, Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*

➤ **Adjournment**

- Motion to close the meeting at 8:59pm. by Mayor Kalaj, seconded by Trustee Feldman. *5 Ayes - Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, Trustee Guttman and Trustee Feldman.*

Minutes respectfully submitted by  
Kerry Dougherty, Village Clerk