

**VILLAGE OF SOUTH BLOOMING  
GROVE  
REGULAR MEETING  
Monday  
October 12, 2021  
8:00 P.M.**

➤ **Call to order**

- Mayor Kalaj called to order the Village Board Meeting at 8:21 p.m. on October 12, 2021, via Zoom Webinar No. 893 4760 7014 for the South Blooming Grove located at 819 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
- Yitzchok Feldman – Trustee
- Asher Guttman – Trustee
- Zalmon Rosner – Trustee
- Scott B. Ugell, Esq. – Village Attorney
- Kerry Dougherty – Village Clerk
- Joel Stern - Confidential Assistant to Mayor
- Isaac Ekstein – Legislative Aide to Mayor

➤ **Absent**

- Abraham Weiss – Deputy Mayor

➤ **Mayor's Comments:**

- There was a water main break at 16 Pine Hill Road that was corrected. We had to have water delivered. Pine Hill Road will be repaved in the near future, waiting for bids and then will proceed with repaving. We received a letter from Senator Skoufis regarding SAM grant monies (\$75,000) for street lights and thank you Senator Skoufis.
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➤ **Correspondence:**

- 9.16.2021 Senator Skoufis letter regarding SAM grant monies (\$75,000) for street light costs.
- 30 Merriewold Lane South – House of Worship Special Use Permit Application
- South Blooming Grove Business Park – Water Well Permit

➤ **Public Comment**

- **Sue Anne Vogelsberg** – 23 Emily Lane has piles of home furnishing that have been deposited at the curb at the mailbox and they pose a health and safety risk. 18 Emily Lane

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backyard has not been cut for weeks posing a health and safety risk with ticks and vermin. 206 Prospect Road is having major renovation work. She has never seen contractors work as fast as they did on that house. She has had to call the police multiple times because of unsafe parking of vehicles etc. Looking online the former owner is still listed as property owner but she has a distinct feeling this is not a home any longer and it may have a secondary use and that is something to look into. 185 Prospect Road is still operating as an Airbnb. She wanted to thank Belleville for cleaning out the culvert drains. While driving in the neighborhood today, Sears Road was closed, and she was not aware of this. In the future if streets are closed could a call go out. Per resolutions: Why are we using Fusco's company to go to bid? What is a developer's Agreement? Now that we have two vehicles in the Village, who are the approved drivers, from an insurance standpoint is the Village covered.

- **Naomi Fingerhut** – She lives next door to 206 Propsect Road and she can see straight into the “great room” and there are multiple desks set up on the room. It is obviously being used as a school there were about 20 young boys there today. She wants to know if the fire inspector has come through to take a look and see that these kids are safe. Trustee Guttman advised that he believes Al Fusco is the inspector for this project. Al Fusco stated that they have comments and they had installed the necessary safety equipment. The Mayor, confirmed that all necessary safety equipment was installed, Al Fusco confirmed.
- **Bonnie Rum** – Posing questions. There are a number of approvals for houses of worship with more applications coming in. How will the village make up for the lost tax revenue from these locations? Have any tests been done for the water well permit that is on resolution today or do they come after the permit's approval? What is meant by district expansion for the WIAA water program? Where is that expansion? What is this water program? A developer's agreement with the Village is mentioned and the specifics concerning the South Blooming Grove Business Park, details are not given and it states that the agreement is attached but it wasn't. Nobody know what you are voting on. There were many resolutions listed here yet there is no work session listed for the public to observe and they is not quite legal. Mr. Ekstein had apparently tried to get the people to stop repairing the water probably because it was during a holiday. Where does he get the right to do that? She does not know what his job details are, his salary, his hours and Joel Stern's as well. I am sure they are working hard but where is the definition and the explanation of what they are supposed to be doing, their hours and what they are being paid. The village people paying with their tax dollars for these people have the right to know.
- **Bill McPeek** – He wanted to point out that the Rieger Property has been, for some time, used as a bus storage depot. It looks like they are parking right over top of the water mains that feed into the village. He is not sure from an engineering perspective if this poses any damage to the pipe potentially. Secondly, there seems to be significant releases of fluids (diesel, oil, transmission fluid) from the buses that appear to be in some level of disrepair. Recently he noticed that there is a massive swatch of land that has been cut down and

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apparently from pictures sent to him it looks like there were pipes put in to divert water flow from some of the wet lands back there. He is not sure if this was permitted, we forwarded all this information to the DEC but wanted to bring it to the boards attention as well.

- **Dawn Salka** – Please explain the water resolution and the district expansion, she does not understand. Engineer Fusco explained the opportunity for the village to apply for WIAA Funds with the State Government. These funds are a grant program with loans. The nature of the grants are for drinking water and this grant is for 60% up to 3 Million Dollars in grants, after that it would be a loan program as subsidized interest rates from 0-2.5% depending upon the average salary of the residents of the Village of South Blooming Grove. It is a very unique opportunity and it happened about 2 years ago and many people in the County were successful. He actually did a successful project in another village and got them a 3 Million Dollar Grant. This money can be used for new wells, for repair of water mains and new water mains and also in relationship to treatment and storage. So basically it could be a major factor in upgrading the village's water system. It is something that needs to be addressed very quickly, there will be future resolutions required between now and the date that the projects are due with is November 22, 2021. This is a short time frame and a lot of engineering work needs to be done in order to satisfy it as well as work in relationship to the village attorneys and the village board. It is a very unique opportunity. The district expansion would be up to the village board if they wish to extend to areas that need water they would be able to do that as part of their application. That expansion would take place locally, it is not expanded by the state but if there was a need for it in certain areas, where water would be required and it would only be utilized with the additional supplies gotten by the project. The additional wells, treatment and storage. Dawn Salka stated that this is a pretty extensive research, looking into the bonds and the grants etc. and you must have had a discussion with the rest of the board during a work session, so apparently you are meeting illegally as other residents have said, thank you. Issac Ekstein advised that Mr. Fusco is retained by the village board to be the village's engineer and to actively be looking for opportunities to enhance the village lifestyle for the residents of this village, to enhance the water quality of this village and to enhance the sewer system of this village. He has the full authority from the board to do that research and he is bringing that to the table. When he has an opportunity like that he would send it to the village clerk to put it up on the agenda. Which is what we are doing right now, meeting in public to vote on the resolution to allow Mr. Fusco to proceed with the grant.

➤ **Business**

- **Resolution No. (114)** - Resolution of the Village Board of the Village of South Blooming Grove setting a time and place for a public hearing to determine violations of the village code's property maintenance provisions (chapter 102) on November 8th, 2021, at 8:01 pm. by Mayor Kalaj, seconded by Trustee Rosner. *4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.*

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- **Resolution No. (115)** - Resolution of the Village Board of the Village of South Blooming Grove authorizing Fusco Engineering & Land Surveying PC to prepare and solicit bids for the Pine Hill Road Rehabilitation project by Trustee Guttman, seconded by Mayor Kalaj. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
- **Resolution No. (116)** - Resolution of the Village Board of the Village of South Blooming Grove authorizing the Village Engineer, Alfred Fusco, to prepare reports and plans to submit to WIIA program in the sum of \$100,000.00 and authorizing the Mayor to sign all documents related to said WIIA application, including district expansion and retention of bond counsel by Trustee Rosner, seconded by Mayor Kalaj. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Rosner and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
- **Resolution No. (117)** - Resolution of the Village Board of the Village of South Blooming Grove adopting Local Law 2 of 2021 changing terms of office for Mayor and Trustees from two (2) to four (4) years by Mayor Kalaj, seconded by Trustee Rosner. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent – Deputy Mayor Weiss.
- **Resolution No. (118)** Resolution of the Village Board of the Village of South Blooming Grove authorizing Mayor to sign extension of CDBG contract and authorizing the project (Merriewold Drainage) to go to municipal competitive bids by Trustee Feldman, seconded by Mayor Kalaj. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
- **Resolution No. (119)** - Resolution of the Village Board of the Village of South Blooming grove authorizing the Mayor to enter into a Developer’s Agreement with South Blooming Grove Business Park by Trustee Rosner, seconded by Mayor Kalaj. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
- **Resolution No. (120)** - Resolution of the Village Board of the Village of South Blooming grove authorizing the Mayor to sign an agreement with Village Engineer (Fusco Engineering & Land Surveying, PC), to design and provide construction phase services for the water filtration, well development, storage, distribution lines, sewer line, electric lines as well as prepare all engineering reports, permit application and any other tasks required by Mayor Kalaj, seconded by Trustee Guttman. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
- **Resolution No. (121)** - Resolution of the Village Board of the Village of South Blooming Grove Intent to be Lead Agency and referring to Code Enforcement – 30 Merriewold Lane South by Trustee Rosner, seconded by Trustee Guttman. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
- **Resolution No. (122)** - Resolution of the Village Board of the Village of South Blooming Grove – Intent to be Lead Agency and referring to Planning Board - 13 Dallas Drive.
- **Resolution No. (123)** - Resolution of the Village Board of the Village of South Blooming Grove – granting House of Worship Large Special Use Permit to 1 Roanoke Drive by

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- Trustee Guttman, seconded by Mayor Kalaj. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
- **Resolution No. (124)** - Resolution of the Village Board of the Village of South Blooming Grove – granting House of Worship Large Special Use Permit to 1233 Route 208 by Trustee Feldman, seconded by Mayor Kalaj. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
  - **Resolution No. (125)** - Resolution of the Village Board of the Village of South Blooming Grove – granting House of Worship Large Special Use Permit to 17 Sleepy Hollow and Mountain Roads by Trustee Rosner, seconded by Mayor Kalaj. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
  - **Resolution No. (126)** – Resolution of the Village Board of the Village of South Blooming Grove Authorizing Belleville Landscaping to perform property maintenance to abate violations of the village code’s property maintenance provisions (Chapter 102) for the property located at 16 Duelk Avenue by Mayor Kalaj, seconded by Trustee Feldman. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
  - **Resolution No. (127)** – Resolution of the Village Board of the Village of South Blooming Grove Authorizing Belleville Landscaping to perform property maintenance to abate violations of the village code’s property maintenance provisions (Chapter 102) for the property located at 57 Duelk Avenue by Mayor Kalaj, seconded by Trustee Feldman. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
  - **Resolution No. (128)** – Resolution of the Village Board of the Village of South Blooming Grove Authorizing Belleville Landscaping to perform property maintenance to abate violations of the village code’s property maintenance provisions (Chapter 102) for the property located at 5 San Marcos Drive by Mayor Kalaj, seconded by Trustee Feldman. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
  - **Resolution No. (129)** – Resolution of the Village Board of the Village of South Blooming Grove Authorizing Belleville Landscaping to perform property maintenance to abate violations of the village code’s property maintenance provisions (Chapter 102) for the property located at 35 Dallas Drive by Mayor Kalaj, seconded by Trustee Feldman. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.
  - **Resolution No. (130)** – Resolution of the Village Board of the Village of South Blooming Grove Authorizing Belleville Landscaping to perform property maintenance to abate violations of the village code’s property maintenance provisions (Chapter 102) for the property located at 14 Green Road by Mayor Kalaj, seconded by Trustee Feldman. 4 Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.

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- **Resolution No. (131)** – Resolution of the Village Board of the Village of South Blooming Grove Authorizing Belleville Landscaping to perform property maintenance to abate violations of the village code’s property maintenance provisions (Chapter 102) for the property located at 4 Green Road by Mayor Kalaj, seconded by Trustee Feldman. 4 *Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.*
- **Resolution No. (132)** – Resolutions misnumbered 132 is found in October 25, 2021 meeting.
- **Resolution No. (133)** Resolution of the Village Board of the Village of South Blooming Grove – granting Water Well Permit for SBG Business Park, Route 208, SBL 223-1-4 by Mayor Kalaj, seconded by Trustee Rosner. 4 *Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.*

➤ **Trustee Comments**

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➤ **Abstract**

- Motion to adopt the Abstract by Mayor Kalaj, seconded by Trustee Feldman. 4 *Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman and Trustee Rosner. 1 absent - Deputy Mayor Weiss.*

➤ **Adjournment**

- Motion to close the meeting at 9:10 p.m. by Mayor Kalaj, seconded by Trustee Rosner. 4 *Ayes, Mayor Kalaj, Trustee Feldman, Trustee Guttman, and Trustee Rosner. 1 absent – Deputy Mayor Weiss.*

Minutes respectfully submitted by  
Kerry Dougherty, Village Clerk