

**Village of Walden  
Board of Trustees Meeting  
August 10, 2004**

Mayor Pellegrino called the regular meeting of the Village of Walden Board of Trustees to order at 6:30 P.M.

On roll call the following were:

|          |              |                  |
|----------|--------------|------------------|
| Present: | Mayor        | Rocco Pellegrino |
|          | Deputy Mayor | Roy Wynkoop      |
|          | Trustees     | Mary Jean Norman |
|          |              | Richard Hurd     |
|          |              | Jose DeJesus     |

|         |          |                               |
|---------|----------|-------------------------------|
| Absent: | Trustees | Greg Raymondo                 |
|         |          | Lauren Keator                 |
|         |          | Nancy Mitchell, Village Clerk |
|         |          | Kevin Dowd, Village Attorney  |

|               |  |                                   |
|---------------|--|-----------------------------------|
| Also Present: |  | James Politi, Village Manager     |
|               |  | Vicki Kurtz, Deputy Village Clerk |
|               |  | Charlie Bazydlo, Attorney         |

**Approval of Minutes**

Trustee Norman moved to adopt the minutes of July 27, 2004. Seconded by Trustee Hurd. All ayes. Minutes adopted.

**Walden Center Associates Limited Partnership**

Mayor Pellegrino explained that this is a restructure of a loan and ownership of the Walden View Apartments.

Trustee DeJesus stated that payments are due in January but it seems we always get paid in June. He asked if there was interest accrued or is there a late fee?

Marcia Jacobowitz explained that there is a six month grace period that is in the mortgage documents so there is no late fee or penalty.

Deputy Mayor Wynkoop moved to approve the restructure of the loan and ownership of Walden View Apartments contingent upon Federal approval and the Village Attorney's review. Seconded by Trustee Norman. All ayes. Motion carried.

**Public Comment**

Althea Mullarky, Watkins Drive informed the Board that the Community Council is having a mixer next Tuesday at Sweeney's at 6pm and they would like to extend the invitation to the Board of Trustees. They are getting a big response from the new businesses.

Robert Montanaro, 64 Maple Street stated that two weeks ago he attended the board meeting and he explained the issue of a zoning violation. He asked if there were any answers to the concerns he had.

Mayor Pellegrino indicated that he spoke to the building inspector who is still reviewing that.

Mr. Montanaro stated that Mr. Stickles explained to him that the park owner is relocating some lot lines and when that is done they will be moving some trailers to those lots. Zoning is in place to protect these people from certain situations. Why were new homes brought in first, a zoning violation was created and now they are going to create new lot lines. Shouldn't somebody have come in created the new lot lines first, move the old lot lines and then bring the new homes in?

Manager Politi stated that it has to be done with the new configuration. There are certain laws for trailer parks.

Mr. Montanaro stated that he contacted the New York State Attorney Generals Office and certain things should be done certain ways and certain steps should be taken before other things. With all that being understood, why was a zoning violation created. Should the steps be taken to move the older homes first before the newer home was brought in, before the zoning violation was created and before all the other issues that went along with this violation had taken place shouldn't have been done that way? It's not logical to bring new homes and create a zoning violation and all the other problems. He's no longer living there. Why was this situation created, when you have stuff like this in place and you have people in a position to enforce this to prevent stuff like this from happening to him. If this says a new home cannot be put in any less than thirty feet from the lot line and it's done. Why is he being forced to live in this situation where he has exhaust fumes coming into his bedroom window, because a car is parked two feet from his bedroom window? The driveway is less than five feet from his window. Why is it that he has to have people congregate outside his bedroom window? Why did it have to come down to him and his wife being forced out of their home? What is taking so long for someone to go down there and put the ruler down and see that there is a violation and come up with an answer as to why this was done?

Manager Politi stated that there is an overlap of zoning right now, so they can't be moved until that configuration moves. They are shifting everything around. You can only move so many people out. You can't force people out of the buildings until they are ready.

Mr. Montanaro stated that the new home was put in there and occupied this January when this zoning was in place, why? Shouldn't his home be moved first? Shouldn't the new lot line be created before the old one has to be moved, have the older homes moved and then the new homes brought in. Why was it done opposite? Why did he and his wife have to live in this situation for eight months, plus verbally be threatened and verbally given a ultimatum from the park management that if he doesn't like what is going on there to leave. After the house was put in the management told him they were going to put a storage shed right on top of him and if he didn't like it leave.

Mayor Pellegrino stated that he would like to set up a meeting with the management of the mobile park and he will get answers for Mr. Montanaro.

Deputy Mayor Wynkoop asked if he owns the trailer or does he rent it?

Mr. Montanaro indicated that he owns the trailer and he rents the lot. What happened was, back before the new home was put in, he is on lot A-7 and he lives behind B-3 with the driveway. The first that went in was a home with a driveway right behind him. He called the mobile home management and explained there was going to be a problem. He said don't worry we will be moving you. Up until March of this year he was told that he would be moved to another lot so he never complained about it. In April he tells him that he can't move him because they are waiting for permission from the village because they are creating new lots. He asked the manager if this should have been done first. On July 7<sup>th</sup> they were right behind his bedroom window talking about putting a storage shed in, right on top of him. That is when he approached him and said he was going to talk to Mr. Stickles and that is when the verbal abuse started.

Melvin Wesenberg, 27 Orchard Street stated that he has an issue with the pooper scooper law. He sits on his porch and watches people taking there dogs to the municipal parking lot and not cleaning up after them. A week ago a guy came out with his two Dalmatians and a neighbor came out and they got into a screaming match because the guy wouldn't clean up after his dog.

Deputy Mayor Wynkoop stated that the police have to see it in order to enforce it.

Ingrid Ilkiew, 71 Main Street stated that she would like to alert the board about some concerns at Olley Park, trash thrown around; the swings were taken apart and there were fishing hooks, lines and beer cans. She picked it up. There were six lifeguards and she alerted them that there was a lot of garbage from the fishing pier and around the lifeguard's station. Trash attributes to trash. She made some signs which she showed to the board. She talked to Ciardullo's and they would be willing to do any kind of sign. She also picked up trash which was pieces of the flag. The flag is in bad shape. She also stated that there is a strange machine down there. It looks like an oil drilling thing. She took pictures of it. Are they drilling a well in the park?

Becky Pearson, 167 Walnut Street asked how much longer the project on Main Street will be?

Manager Politi stated that he didn't know. If he can get an estimated date he will give her a call.

Mary Ann Landolina, 147 Walnut Street stated that she is here regarding the Walden Harvest Fest which is a little over a month away. They have added a kissing booth. They have talked to the Board of Health. There will be no kissing on the lips and it will be strictly a fund raiser.

Mrs. Landolina asked about the West Main Street sidewalks, if the grass will be cleaned up and if the trees will be planted.

Manager Politi stated that the grass will be cleaned up and trees will be planted in the fall.

### **Audited Bills**

Trustee Hurd moved to pay the audited bills of August 10<sup>th</sup>, 2004. Seconded by Trustee Norman. All ayes. Motion carried.

### **Bridge Installation Bid Acceptance**

Mayor Pellegrino stated that to place the bridge on the boulevard, the highest bid was \$158,000, and the lowest was \$65,000. The cost of the bridge was \$20,000.

Manager Politi stated that valves have to also be put in, so the total cost of the bridge is over \$100,000.

Trustee DeJesus moved to accept the bid for the Tin Brook Pedestrian bridge installation from C.A. Phillips Construction Corp. for \$65,673.00. Seconded by Trustee Norman. All ayes. Motion carried.

### **Alienation Legislation**

Trustee Hurd moved to authorize the manager to submit the alienation paperwork for the Olley Park house to the assembly. Seconded by Deputy Mayor Wynkoop. All ayes. Motion carried.

### **Village Manager's Report**

Manager Politi stated that the Ayr Court residents invite the trustees to attend their block party on August 14, 2004.

Trustee DeJesus asked if Jacob's Ridge residents were doing their block party on that date too.

Manager Politi stated yes. They have also invited the board would like to attend.

Trustee DeJesus asked about the police matter on Ridge Avenue.

Manager Politi stated that Sgt. McCoskery is working on that and will give the board an update.

Mayor Pellegrino stated that there has been some forward motion on Jacob's Ridge with the paving of driveways.

Trustee DeJesus and Trustee Norman indicated that they like the new format.

Manager Politi stated that there is an idea from the Rotary that they would like to construct a bandstand at Wooster Grove.

The manager further stated that the work is being done at Alfred Park and GT construction is donating the labor and machinery cost.

### **Board Comments**

Trustee Norman stated that the concerts at Wooster Grove are very, very good.

Trustee Norman asked if the recreation employees could police the area at James Olley Park before they leave and pick up the garbage. That bothers her because we have such beautiful parks in the village.

Trustee DeJesus asked about the letter from Mr. Barnes.

Manager Politi stated that its information for the board to let you know how its moving along.

Trustee DeJesus stated that the park situation is really embarrassing. He also mentioned the condition of the flag.

Trustee DeJesus gave an update of the comprehensive plan. They will be wrapping up soon. He suggested a joint work session with the zoning and planning boards when the comprehensive plan is done.

### **Adjournment**

Trustee Norman moved to adjourn. Seconded by Trustee Hurd. All ayes. Meeting adjourned.

Respectfully submitted,

Nancy Mitchell  
Village Clerk