



**VILLAGE OF SUFFERN
BOARD OF TRUSTEES MEETING MINUTES
MONDAY APRIL 6, 2026
5:30 P.M.**

Present: Michael F. Curley, Mayor
Jo Meegan-Corrigan, Deputy Mayor
Angela Hogue, Trustee
Steven Alpert, Trustee
Clarke Osborn, Trustee
Gregg Smith, Village Treasurer
Betty Vanderbeek, Village Clerk

Absent: Terry Rice, Village Attorney

CALL TO ORDER

Mayor Curley called the meeting to order at 5:35 P.M. and led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES

MOTION To Approve March 2, 2026, Board of Trustees Meeting Minutes was moved by Trustee Hogue, seconded by Trustee Osborn with all in favor.

MOTION To Approve March 20, 2026, Board of Trustees Special Meeting Minutes was moved by Trustee Meegan-Corrigan, seconded by Trustee Alpert with all in favor.

PUBLIC HEARING:

MOTION – To open the Public Hearing to Consider a Local Law to Establish Sewer Rents and Water Rates for the 2026-2027 budget year, was moved by Trustee Osborn and seconded by Trustee Meegan-Corrigan with all in favor.

MAYOR: This year there will be a 0% increase on both the water and sewer rates for the second year in a row. We're very confident that we are in good shape even with doing other infrastructure projects and various maintenance projects, done throughout the year.

There was no public comment

MOTION – To close the Public Hearing to Consider a Local Law to Establish Sewer Rents and Water Rates for the 2026-2027, was moved by Trustee Meegan-Corrigan and seconded by Trustee Hogue with all in favor.

MOTION – To open the Public Hearing to Consider the Adoption of the 2025-2026 Tentative Budget, was moved by Trustee Alpert and seconded by Trustee Meegan-Corrigan with all in favor.

MAYOR: There is also a 0% increase on the Village tax for the fifth year in a row.. We are still maintaining all services, with no cuts to any departments. We added a bit of money to the Recreation for Seniors and different events because we are trying to do more things in the Village. All of the various departments work well together to make the whole Village happy. We are working on many different projects in the Village as well, such as a streetscape project for downtown. With these projects we can get some different types of stores and get rid of the empty stores. The building that had burnt down is now coming in with plans to renovate the building.

There were no public comments

MOTION – To close the Public Hearing to Consider the Adoption of the 2025-2026 Tentative Budget, was moved by Trustee Osborn and seconded by Trustee Hogue with all in favor.

MAYOR: Orange and Rockland is looking for a Reel Storage Yard on property they own down by the ball field. They are looking for a special permit. We have received our packets for the permit.

TRUSTEE ALPERT: Is that the property on the other side of the ball field?

MAYOR: Yes, this is the first step.

MOTION –To set a Public Hearing for Suffern Reel Storage Yard, for April 27, 2026, was moved by Trustee Meegan-Corrigan and seconded by Trustee Alpert with all in favor.

MOTION – To open the Public Hearing for a Local Law amending the Code of the Village of Suffern, revising the penalties for violations of various provisions of the Village Code, was moved by Trustee Osborn and seconded by Trustee Alpert with all in favor.

MAYOR: We are still working on how high we are raising these fees, so I am asking for a continuance on the Public Hearing to April 27th meeting.

MOTION – To close the Public Hearing for a Local Law amending the Code of the Village of Suffern, revising the penalties for violations of various provisions of the Village Code, was moved by Trustee Hogue and seconded by Trustee Meegan-Corrigan with all in favor.

POLICE DEPARTMENT: Chief Loughlin

Presented the Police Department statistics for the month of March 2026 (responded to 1028 calls of service).

RESOLUTION NO. 033 OF 2026

AUTHORIZING THE SUFFERN POLICE CHIEF TO ATTEND THE NEW YORK STATE CHIEFS OF POLICE CONFERENCE MAY 18-21, 2026

WHEREAS, the Village Board adopted Resolution No. 27 of 2015 authorizing attendance at Municipal Conferences with prior approval by the Board.

NOW, THEREFORE BE IT RESOLVED, the Village Board hereby authorizes the Suffern Police Chief to attend the NYS Chiefs of Police Conference in Lake Placid, New York.

Conference registration fee is \$ 336.05

Hotel Cost \$ 159.00 per night

BE IT FURTHER RESOLVED, that the Village of Suffern will pay for or reimburse the Suffern Police Chief for all actual, reasonable and necessary registration, meals and travel expenses associated with attendance at this event.

A motion to approve the foregoing resolution was made by Trustee Alpert and seconded by Trustee Meegan-Corrigan, with all in favor.

Adopted: April 6, 2026

FIRE DEPARTMENT: Chief Vincent Mastrullo

RESOLUTION NO. 034 OF 2026

APPROVING THE SUFFERN FIRE DEPARTMENT SERVICE AWARD PROGRAM REPORT FOR 2025

WHEREAS, in accordance with New York General Municipal Law Section 217, General Requirements of a Service Award Program, Daniel McNerney, Suffern Fire Department LOSAP Administrator, prepared a preliminary report detailing the service award points earned by the members of the Suffern Fire Department for the year 2025; and

WHEREAS, for a period of no less than 30-days commencing February 2, 2026, the Suffern Fire Department LOSAP Administrator caused to be conspicuously posted a copy of the preliminary report at each Village of Suffern Firehouse during which time a firefighter may file a written appeal to the service point information contained in the report to the Fire Department.

BE IT RESOLVED, the Village Board of Trustees accepts the Service Award Program Report for 2025; and

BE IT FURTHER RESOLVED, the Mayor is authorized to sign the Village of Suffern Fire Department Service Award Program 2025 Final Report Sponsor Authorization Form.

A motion to approve the foregoing resolution was made by Trustee Osborn and seconded by Trustee Meegan-Corrigan, with all in favor.

Adopted: April 6, 2026

RESOLUTION NO. 035 OF 2026

ACCEPTING ELUZER SILBER AS A NEW MEMBER IN VOLUNTEER HOSE CO. 1

RESOLVED, the Village Board of Trustees accepts Eluzer Silber, as a new member in the Volunteer Hose Co. 1, with the approval of the Village Attorney.

A motion to approve the foregoing resolution was made by Trustee Hogue, seconded by Trustee Alpert, with all in favor.

Adopted: April 6, 2026

Chief Mastrullo: This is my last meeting. I just wanted to thank the Mayor and the Village Board for all your support over the years as my term as Chief. It has been a true honor to serve the Village as the Fire Chief for the last two years and I genuinely just wanted to say thank you and it's been a pleasure working with everyone in this room as well.

MAYOR: Thank you Chief

MAYOR:

I just want to go into a different part of the agenda. I want to put a resolution in front of all the board members, this has to do with the rental registry, and the people who are and are not following the law. I am asking for a resolution authorizing the Village Attorney to institute litigation for injunctive and other relief against the owners of various properties located in the Village of Suffern for non-compliance with Chapter 215 of the Code in the Village of Suffern regulating rental properties in the Village of Suffern, be enacted by the Board of Trustees

I will probably be calling Special Meetings for other ones as this is just too serious of an issue. I will point out that when I first came into office, we gave out probably 150-200 violations, we are up to probably over 600 violations per year that are being given out.

The system now is when someone comes and registers their water bills, we send it to Melissa Reimer who then puts it in, and we contact them with the rental registry. We are also finding the rentals through violations that people are receiving.

One of these motions is very disappointing, as this is a member of our local fire department. I blame the individual for any actions they have taken, not anyone else, affiliated or not affiliated. We will be getting aggressive on this.

We have been looking at deeds under New York State Law and LLCs. We do not have control of LLCs, New York State law has things on LLCs. We have no power over LLCs in that sense. We have a right to zoning and code enforcement. I have been working on LLCs on different things that we can and cannot do.

RESOLUTION NO. 036 OF 2026

A RESOLUTION AUTHORIZING THE VILLAGE ATTORNEY TO INSTITUTE LITIGATION FOR INJUNCTIVE AND OTHER RELIEF AGAINST THE OWNERS OF VARIOUS PROPERTIES LOCATED IN THE VILLAGE OF SUFFERN FOR NON-COMPLIANCE WITH CHAPTER 215 OF THE CODE OF THE VILLAGE OF SUFFERN REGULATING RENTAL PROPERTIES IN THE VILLAGE OF SUFFERN

BE IT ENACTED by the Board of Trustees of the Village of Suffern as follows:

WHEREAS, Maple Suffern LLC is the owner of real property located at 43 E Maple Avenue; 8 Bridge St LLC is the owner of real property located at 8 Bridge Street; Bridge Suffern LLC is the owner of real property located at 3 Bridge Street, 30 Highland Avenue and 66 Ramapo Avenue; Oak Terrace 2 LLC is the owner of real property located at 19 Oak Terrace; 16 Prairie Ave LLC is the owner of real property located at 16 Prairie Avenue; 7 Riverside Drive LLC is the owner of real property located at 7 Riverside Drive; Riverside Drive 2 LLC is the owner of real property located at 52 Riverside Drive; and 12 Rockland Ter LLC is the owner of real property located at 12 Rockland Terrace; and 24 W Maltbie Ave LLC is the owner of real property located at 24 W Maltbie Avenue; and

WHEREAS, all of the foregoing LLCs are owned by Mayer Goldberger; and

WHEREAS, all of the foregoing properties are non-owner-occupied rental units required to be registered with the Village in accordance with the provisions of Chapter 215 of the Village Code; and

WHEREAS, despite numerous requests to do so, the foregoing LLCs have failed, refused and neglected to register in accordance with the requirements of Chapter 215. NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the Village Attorney is hereby authorized to institute an action for injunctive relief on behalf of the Village of Suffern and such additional relief as the Village Attorney deems appropriate, including a preliminary injunction and temporary restraining order, against Maple Suffern LLC, 8 Bridge St LLC, Bridge Suffern LLC, Oak Terrace 2 LLC, 16 Prairie Ave LLC , 7 Riverside Drive LLC, Riverside Drive 2 LLC, 12 Rockland Ter LLC, and 24 W Maltbie Ave LLC and any other persons or entities that the Village Attorney deems advisable for violations of Chapter 215 of the Code of the Village of Suffern.

A motion to approve the foregoing resolution was made by Trustee Alpert and seconded by Trustee Hogue, with all in favor.

Adopted: April 6, 2026

RESOLUTION NO. 037 OF 2026

A RESOLUTION AUTHORIZING THE VILLAGE ATTORNEY TO INSTITUTE LITIGATION FOR INJUNCTIVE AND OTHER RELIEF AGAINST Diego Chicaiza FOR NON-COMPLIANCE WITH CHAPTER 215 OF THE CODE OF THE VILLAGE OF SUFFERN REGULATING RENTAL PROPERTIES IN THE VILLAGE OF SUFFERN

BE IT ENACTED by the Board of Trustees of the Village of Suffern as follows:

WHEREAS, Diego Chicaiza is the owner of properties located at 1 Sunset Drive, 4 West Maple Drive, 36 Wayne Avenue, 46 Boulevard, 57 Wayne Avenue, 63 Wayne Avenue, and 162 Wayne Avenue in the Village of Suffern; and

WHEREAS, all of the foregoing properties are non-owner-occupied rental units required to be registered with the Village in accordance with the provisions of Chapter 215 of the Village Code; and

WHEREAS, despite numerous requests to do so, the foregoing Diego Chicaiza has failed, refused and neglected to register in accordance with the requirements of Chapter 215.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the Village Attorney is hereby authorized to institute an action for injunctive relief on behalf of the Village of Suffern and such additional relief as the Village Attorney deems appropriate, including a preliminary injunction and temporary restraining order, against Diego Chicaiza and any other persons or entities that the Village Attorney deems advisable for violations of Chapter 215 of the Code of the Village of Suffern.

A motion to approve the foregoing resolution was made by Trustee Osborn and seconded by Trustee Meegan-Corrigan, with all in favor.

Adopted: April 6, 2026

PUBLIC COMMENT:

MOTION to open the public comment period was made by Trustee Meegan-Corrigan and seconded by Trustee Hogue, with all in favor.

No Public Comment

MOTION to close the public comment was made by Trustee Alpert and seconded by Trustee Osborn.

PUBLIC WORKS: Charles Sawicki

RESOLUTION NO. 038 OF 2026

A RESOLUTION AWARDING THE CONTRACT FOR THE SLUDGE REMOVAL AND CLEANING OF THE PRIMARY DIGESTER PROJECT AT THE WASTEWATER TREATMENT PLANT PROJECT TO SPECTRASERV

BE IT ENACTED by the Board of Trustees of the Village of Suffern as follows:

WHEREAS, the Board of Trustees authorized the solicitation of bids for the Sludge Removal and Cleaning of the Primary Digester at the Wastewater Treatment Plant project on March 20, 2026; and

WHEREAS, the bids were returnable on April 1, 2026; and

WHEREAS, two (2) bids were submitted; and

WHEREAS, the lowest proposal was submitted by Spectraserv in the amount of \$165,000.00;

WHEREAS, the proposal by Spectraserv has been reviewed for compliance with the bid specification and reasonableness; and

WHEREAS, the competency and responsibility of Spectraserv has been reviewed and found to be satisfactory.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the contract for the Sludge Removal and Cleaning of the Primary Digester at the Wastewater Treatment Plant is awarded to Spectraserv, 75 Jacobs Avenue, Kearny, New Jersey, in accordance with the bid specifications, in the amount of \$165,000.00; and

BE IT FURTHER RESOLVED by the that the Mayor is hereby authorized to execute a contract with Spectraserv for the Sludge Removal and Cleaning of the Primary Digester at the Wastewater Treatment Plant, subject to approval of the contract as to form and substance by the Village Attorney.

A motion to approve the foregoing resolution was made by Trustee Meegan-Corrigan and seconded by Trustee Hogue, with all in favor.

Adopted: April 6, 2026

The cost is based on an estimated quantity, so the number of \$ 165,000, could be a bit higher or a bit lower.

The Village Board is working to keep our sewer plant water plants well maintained, at the same time, keeping our taxes down.

RESOLUTION NO. 039 OF 2026

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CORNELL COOPERATIVE EXTENSION FOR THE 2026 STORMWATER II EDUCATION PROGRAM

BE IT ENACTED by the Board of Trustees of the Village of Suffern as follows:

BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the Mayor is hereby authorized to execute an agreement with Cornell Cooperative Extension for

provision of the 2026 Stormwater II education program for the sum of \$ 3,447.68, subject to approval of the agreement by the Village Attorney.

A motion to approve the foregoing resolution was made by Trustee Osborn and seconded by Trustee Alpert, with all in favor.

Adopted: April 6, 2026

RESOLUTION NO. 040 OF 2026

A RESOLUTION AWARDING THE BIDS FOR WATER DEPARTMENT AND WASTEWATER CHEMICALS

BE IT ENACTED by the Board of Trustees of the Village of Suffern as follows:

WHEREAS, the Village authorized the submission of competitive bids for various chemicals for use by the Department of Public Works, that is, for liquid sodium hypochlorite, 25% sodium solution, zinc hydroxide orthophosphate, light soda carbonate, and 50% sodium hydroxide on March 2, 2026; and

WHEREAS, the bids were returnable on March 18, 2026; and

WHEREAS, various bids were submitted by seven providers; and

WHEREAS, the prices submitted have been reviewed for their reasonableness.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the bid for Liquid Sodium Hypochlorite is awarded to Miracle Chemical Co. 1151 B Hwy 33, Farmingdale, NJ 07727 in the amount of \$3.99/per gallon; and

BE IT FURTHER RESOLVED, that the bid for 25% sodium solution is awarded to Surpass Chemical Co. 1254 Broadway Albany, NY 12204 in the amount of \$1.468/per gallon; and

BE IT FURTHER RESOLVED, that the bid for zinc hydroxide orthophosphate is awarded to Coyne Chemical 3015 State Road, Croydon, PA 19021 in the amount of \$10.47/per gallon; and

BE IT FURTHER RESOLVED, that the bid for light soda carbonate is awarded to Surpass Chemical Co. 1254 Broadway, Albany NY 12204 in the amount of \$.50/per pound; and

BE IT FURTHER RESOLVED, that the bid for 50% sodium hydroxide is awarded to Surpass Chemical Co. 1254 Broadway, Albany NY 12204 in the amount of \$3.566/gallon.

A motion to approve the foregoing resolution was made by Trustee Hogue and seconded by Trustee Meegan-Corrigan, with all in favor.

Adopted: April 6, 2026

TREASURER: Gregg Smith

I only have the distribution and acceptance of the 2025 audit that was prepared by Berard and Associates. We had another great year. I would like to thank the Mayor and the Board for your patience as well as getting this done.

MAYOR: They do an independent audit, and it came back very good. We will continue to stay on track. We just finished a New York State audit and that will be the last one based on the deficit bonding.

TRUSTEES

Trustee Meegan-Corrigan: Thank you for looking out for the Village and making sure everything gets done appropriately and fairly. I think it is important for everyone to know about the rental registry and what the program signifies.

Trustee Osborn: Chief Mastrullo, congratulations on your term as chief. Thank you for all you have done for the Village and Fire Department. I also want to thank the Mayor for being proactive in regard to the rental registry, as well as the numbers earlier with the code enforcement. I and the rest of my fellow board members hear about the code issues that people are concerned about, and this board has been all over increasing the enforcement fines.

Mayor: From 4/1/2025 to 3/31/2026, one year there was a total of 647 total violations written. I would like to see that number of violations being written to be zero someday. When we get a call on a violation we go out, review it, and it's done that day or the next day. If the Fire Department says it is dangerous it is done instantly. If you fix it right away you are fine, if not you will be given notice of violation. So this is why the fines can't be where it is cheaper to just commit the penalty all the time. If the fine is high enough it becomes too costly. We want to make it so if you are renting you are doing it properly or it will become costly.

Trustee Alpert: I wanted to thank you for putting the Code Violation right on the homepage of the village website, it is easy to report any issues with properties in the Village.

MAYOR

MOTION to grant permission for the Suffern Chamber of Commerce to hold the Suffern Street Fair on May 3, 2026, from 10:00 am to 5:00 pm after consultation with the Chief of Police, Department of Public Works, and myself. A motion to approve the Suffern Street Fair was moved by Trustee Alpert, seconded by Trustee Osborn with all in favor.

To go back to LLCs: LLCs are controlled by, more by state government, not by local municipalities. We can only control what you do with the property.

ADJOURNMENT

A motion to adjourn the meeting at 6:09 P.M. was made by Trustee Meegan-Corrigan, seconded by Trustee Hogue, with all in favor.

Respectfully,

Betty Vanderbeek, Village Clerk