



VILLAGE OF SUFFERN
SPECIAL BOARD OF TRUSTEES MEETING MINUTES
Friday, April 27, 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 5:30 P.M. and led everyone in the Pledge of Allegiance. We had a moment of silence for Frank Wilson. Frank was a past Fire Chief as well as a past Village Fire Inspector. He was a good person who will be missed dearly.

Mayor: Before I start I would like to Welcome the two new Fire Chiefs: Chief Barish and Chief Wilson, who is also a fireman in New York City.

UPCOMING MEETINGS:

Our regular schedule upcoming meetings scheduled are Monday June 1st at 5:30 pm and Monday July 6th at 5:30 pm. We may adjust the July 6th meeting.

APPROVAL OF MINUTES

MOTION To Approve April 6, 2026, Board of Trustees Meeting Minutes was moved by Trustee Meegan-Corrigan, seconded by Trustee Hogue with all in favor.

PUBLIC HEARING:

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.

The Local Law is in reference to raising fines for the Village Codes. Right now, we have no minimum on the fines we are raising, so a judge could say \$25 or whatever he chooses to set. We are making the minimum fines to be \$1000, and raise each time you get a fine for the same thing.

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 Meegan-Corrigan and seconded by Trustee Hogue with all in favor.

RESOLUTION NO. 41 OF 2026

A RESOLUTION ADOPTING LOCAL LAW NO. 4 OF 2026, AMENDING THE CODE OF THE VILLAGE OF SUFFERN BY REVISING THE FINES IN SECTIONS OF THE CODE OF THE VILLAGE OF SUFFERN

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

WHEREAS, the Board of Trustees deems the fines for violation of Chapter 266 of the Zoning Law to be inadequate; and **WHEREAS**, the proposed local law imposes mandatory minimum fines, thereby eliminating the ability of the Justice Court to adjourn cases in contemplation of dismissal or to impose fines that fail to act as a deterrent to such disturbing conduct and increases the maximum fines for such violations; and

WHEREAS, a notice of the public hearing on said local to be held on April 27, 2026 was timely published in the Journal News and posted; and

WHEREAS, the action is a Type II action pursuant to the State Environmental Quality Review Act; and

WHEREAS, a public hearing was held on April 27, 2026 at which time the public had an opportunity to comment on the proposed local law and the hearing was closed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the Board of Trustees hereby declares itself to be lead agency and determines that that the adoption of the proposed local law is a Type II action pursuant to the State Environmental Quality Review Act; and

BE IT FURTHER RESOLVED, that the Board of Trustees finds that all procedural requirements for the adoption of said local law have been satisfied; and

BE IT FURTHER RESOLVED that it is in the overall public interest of the Village of Suffern to adopt said local law; and

BE IT FURTHER RESOLVED that Local Law No. 4 of 2026, “Amending the code of the Village of Suffern by Revising the Fines in Various Chapters of the Code of the Village of Suffern” is hereby adopted.

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

Adopted: April 27, 2026

LOCAL LAW NO. 4 OF 2026

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF SUFFERN BY REVISING THE FINES IN VARIOUS CHAPTERS OF THE CODE OF THE VILLAGE OF SUFFERN

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

Section 1. Section 205-7(A) of the Code of the Village of Suffern is hereby amended to provide as follows:

A. Any person failing to comply with a lawful order pursuant to this chapter or committing an offense in violation of any provision of this chapter shall be guilty of a violation punishable by a fine of not less than \$1,000 nor more than \$10,000 for the first offense. Any person found guilty of a second violation of any provision of this chapter shall be punished by a fine of not less than \$2,000 nor more than \$10,000. Any person found guilty of a third offense or subsequent violation of any provision of this chapter shall

be punished by a fine of not less than \$3,000 nor more than \$10,000.

Section 2. Section 215-10 of the Code of the Village of Suffern is hereby amended to provide as follows:

Violations of this chapter will constitute an offense within the meaning of the Penal Law of the State of New York, punishable as provided for herein. In addition, a violation of any provision of this chapter shall constitute a municipal infraction and will be subject to applicable penalties under this chapter, and the Village of Suffern may choose to enforce this chapter as a criminal or civil matter, or both. Any owner who violates, disobeys, neglects or refuses to comply with any of the terms of this chapter shall be subject to a fine of not less than \$1,000 nor more than \$10,000 for the first offense. Any person found guilty of a second violation of any provision of this chapter shall be punished by a fine of not less than \$2,000 nor more than \$10,000. Any person found guilty to a third offense or subsequent violation of any provision of this chapter shall be punished by a fine of not less than \$3,000 nor more than \$10,000. Each week a violation continues shall be deemed a separate offense. In addition, if the Village of Suffern chooses to proceed under this chapter as a criminal offense, the violation of this chapter shall be subject to a fine of not less than \$1,000 nor more than \$10,000 for the first offense. Any person found guilty of a second violation of any provision of this chapter shall be punished by a fine of not less than \$2,000 nor more than \$10,000. Any person found guilty or pleading guilty to a third offense or subsequent violation of any provision of this chapter shall be punished by a fine of not less than \$3,000 nor more than \$10,000 and/or up to 30 days in jail, it being understood that each week a violation continues shall be deemed a separate offense subjecting the offender to additional weekly fines as aforementioned and/or additional jail sentences of up to 30 days.

Section 3. This local law shall take effect immediately upon filing with the Secretary of State.

We have another Local Law that refers to the Zoning Law which needs to be set out to the Village of Suffern Planning Board and the Rockland County Department of Planning for a GML. We will be doing the same thing by raising fines to address violations.

**RESOLUTION NO. 42 OF 2026
RESOLUTION REFERRING A PROPOSED LOCAL LAW AMENDING
SECTION 266-51 OF CHAPTER 266 OF THE CODE OF THE VILLAGE OF
SUFFERN, THE ZONING LOCAL LAW, BY REVISING THE FINES FOR
CERTAIN VIOLATIONS OF THE ZONING LAW TO THE VILLAGE OF
SUFFERN PLANNING BOARD AND THE ROCKLAND COUNTY**

**DEPARTMENT OF PLANNING FOR THEIR REVIEW AND
RECOMMENDATION**

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

WHEREAS, the Board of Trustees is considering a local law revising the fines for certain violations of the Zoning Law; and

WHEREAS, the Zoning Law requires that it be referred to the Village of Suffern Planning Board for its review and recommendation; and

WHEREAS, General Municipal Law § 239-I and -m requires its referral to the Rockland County Department of Planning for its review and recommendation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the proposed law is hereby referred to the Village Planning Board and the Rockland County Department of Planning for their review and recommendation.

BE IT FURTHER RESOLVED that the action is a Type II action pursuant to SEQRA and requires no environmental review.

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

Adopted: April 27, 2026

The following is for Orange and Rockland, who own some property down by the ball fields.

RESOLUTION NO. 43 OF 2026

**RESOLUTION REFERRING THE SPECIAL PERMIT APPLICATIONS OF
ORANGE & ROCKLAND UTILITIES, INC. TO THE VILLAGE OF SUFFERN
PLANNING BOARD AND THE ROCKLAND COUNTY DEPARTMENT OF
PLANNING FOR THEIR REVIEW AND RECOMMENDATION**

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

WHEREAS, the Village Clerk has received an application for property located at 3 Pat Malone Drive, for use as reel yard, consisting of a new storage area, paving for driveway, parking for which various special permits are required, and

storage lay-down areas, fencing, underground detention basin, electric utilities, and storage building, approximately 20,586 square feet in size.; and

WHEREAS, the Zoning Law requires that the application be referred to the Village Planning Board for its review and recommendation; and

WHEREAS, the property is located within 500 feet of various features which require its referral to the Rockland County Department of Planning for its review and recommendation pursuant to General Municipal Law § 239-I and -m.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern refers the application of Orange and Rockland Utilities, Inc be referred to the Village Planning Board, Rockland County Department of Planning and third-party agencies; and

BE IT FURTHER RESOLVED, that the application is also referred to the Village planner and an initial escrow ion the amount of \$1,000 is established for her review of the project; and

BE IT FURTHER RESOLVED that the Board of Trustees expresses its preference that the Planning Board act as lead agency pursuant to SEQRA and declines to be lead agency.

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

Adopted: April 27, 2026

POLICE DEPARTMENT: Chief Loughlin

Presented the Police Department statistics for the month of April 2026. They responded to 887 calls for service.

RESOLUTION NO. 044 OF 2026

A RESOLUTION ACCEPTING THE RESIGNATION OF CRAIG YUSTEIN

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

NOW, THEREFORE BE IT RESOLVED, the Village of Suffern Board of Trustees hereby accepts the resignation of Craig Yustein, Part Time Police Officer, effective May 31, 2026, with thanks for his service to the Village.

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

Adopted: April 27, 2026

Craig Yustein has worked for the Village of Suffern for many years as a police sergeant, when he retired we kept him on. Because of his talents, he has other opportunities and he now has a company he runs. He was an asset to the Police Department.

RESOLUTION NO. 045 OF 2026

A RESOLUTION AUTHORIZING MAYOR CURLEY TO EXECUTE A CONTRACT WITH COMPCYTE SOLUTIONS LLC AS AN INDEPENDENT CONTRACTOR FOR THE PROVISION OF IT SERVICES TO THE VILLAGE OF SUFFERN POLICE DEPARTMENT

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

WHEREAS, the Village is desirous of utilizing the services of Compcyte Solutions LLC services for IT services for the Village of Suffern Police Department; and

WHEREAS, such work constitutes professional services not subject to competitive bidding.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees that Mayor Michael Curley is authorized to enter into a contract with Compcyte Solutions LLC, as an independent contractor assigned to the Police Department and under the direction of the Mayor; and

BE IT FURTHER RESOLVED Compcyte Solutions will be compensated at the rate of \$34.45 per hour, not to exceed \$33,000 annually, with the hours of work to be determined by the Mayor; and

BE IT FURTHER RESOLVED that the contract may be terminated upon 15 days' written notice by the Mayor or Compcyte Solutions LLC; and

BE IT FURTHER RESOLVED the Mayor is authorized to execute a contract with Compcyte Solutions as an independent contractor, subject to approval of the by the Village Attorney as to form and substance.

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

Adopted: April 27, 2026

Mayor: We have been moving around speed machines to different neighborhoods. We also have talked about bicycle and motorized bike safety; we have sent some officers to specialized training. We will try to have an event at the ball field where we can give training so they are aware of what they can do.

FIRE DEPARTMENT: Chief Barish

RESOLUTION NO. 046 OF 2026
ACCEPTING SARAH KABANDA AS A NEW MEMBER IN VOLUNTEER HOSE CO. 1

RESOLVED, the Village Board of Trustees accepts Sarah Kabanda, 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 Alpert, seconded by Trustee Osborn, with all in favor.

Adopted: April 27, 2026

RESOLUTION NO. 047 OF 2026
A RESOLUTION AUTHORIZING THE SUFFERN FIRE DEPARTMENT TO ATTEND THE PORT JERVIS FIRE DEPARTMENT PARADE ON JULY 11, 2026

BE IT RESOLVED by the Board of Trustees of the Village of Suffern that permission is granted for the Suffern Fire Department to attend the Port Jervis, NY Fire Department Parade on July 13, 2024, subject to and contingent upon the Fire Department securing adequate coverage during the period when the two pieces of equipment and personnel are out of the Village.

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

Adopted: April 27, 2026

RESOLUTION NO. 048 OF 2026
A RESOLUTION AUTHORIZING THE SUFFERN FIRE DEPARTMENT TO ATTEND THE ROCKLAND COUNTY VOLUNTEER FIREMAN'S ASSOCIATION PARADE ON OCTOBER 3, 2026

BE IT RESOLVED by the Board of Trustees of the Village of Suffern that permission is granted for the Suffern Fire Department to attend the Rockland County Volunteer Fireman's Association Parade on October 3, 2026, subject to and contingent upon the Fire Department securing adequate coverage during the period when the two pieces of equipment and personnel are out of the Village.

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

Adopted: April 27, 2026

PUBLIC COMMENT:

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

MOTION to close the public comment period was made by Trustee Osborn and seconded by Trustee Alpert, with all in favor.

TREASURER: Gregg Smith

**RESOLUTION NO. 049 OF 2026
RESOLUTION ADOPTING CHANGES TO THE TENTATIVE BUDGETS FOR
FISCAL YEAR ENDING MAY 31, 2027**

WHEREAS, Section 5-508 of Village Law provides that the 2026-2027 budget for fiscal year ending May 31, 2027, must be adopted on or before May 1, 2026; and

WHEREAS, the 2026-2027 Tentative Budgets (“Tentative Budgets”) were transmitted by the Mayor to the Village Clerk on March 20, 2026; and

WHEREAS, the Tentative Budgets were transmitted by the Village Clerk to the Village Board on March 20, 2026; and

WHEREAS, a public hearing on the Tentative Budgets was held on April 6, 2026; and

WHEREAS, a public hearing on the proposed 2026-2027 water rates and the proposed 2026-2027 sewer rates was held on April 6, 2026; and

WHEREAS, on April 10, 2026, the Office of State Comptroller published Budget Review Report Number B23-6-2, wherein it found that the significant revenue and expenditure projections contained in the 2026-2027 Tentative Budget were reasonable; and

WHEREAS, members of the Village Board have considered various amendments to the Tentative Budgets.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Suffern hereby adopts the following amendments to the Tentative Budgets as presented below.

General Fund:

Decrease A3120.1 Personal Services \$4,553,437 to \$4,492,957	(\$60,480)
Decrease A9030.8 Employee Benefits \$502,900 to \$498,700	(\$4,200)
Decrease A9031.8 Employee Benefits \$25,100 to \$24,900	(\$200)
Decrease A9045.8 Employee Benefits \$74,300 to \$73,700	(\$600)
Increase A1210.4 Contractual Expenses \$45,150 to \$108,580	\$63,430
Increase A1410.1 Personal Services \$218,239 to \$219,989	\$1,750
Increase A9010.8 Employee Benefits \$432,300 to \$432,600	\$300

Water Fund

No amendments to Tentative Budget

Sewer Fund

No amendments to Tentative Budget

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

A roll call vote was recorded as follows:

	YES	NO	ABSENT
Trustee Alpert	X		
Trustee Meegan-Corrigan	X		
Trustee Denis-Hogue	X		
Trustee Osborn	X		

Mayor Curley	X		
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Adopted: April 27, 2025

RESOLUTION NO. 050 OF 2026

A RESOLUTION ADOPTING LOCAL LAW NO. 2 OF 2026 ESTABLISHING SEWER RENTS FOR THE 2026-2027 FISCAL YEAR

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

WHEREAS, a public hearing on a local law establishing the 2026-2027 sewer rates was duly noticed for a public hearing to be held on April 6, 2026; and

WHEREAS, a public hearing was conducted on April 6, 2026, on said local law, the public had an opportunity to comment thereon, and the public hearing was closed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that Local Law No. 2 of 2026, establishing sewer rates for the fiscal year 2026-2027 is hereby adopted and the Village Clerk is instructed to file the same with the Secretary of State. A motion to approve the foregoing resolution was made by Trustee Osborn and seconded by Trustee Hogue, with all in favor.

A roll call vote was recorded as follows:

	YES	NO	ABSENT
Trustee Alpert	X		
Trustee Meegan-Corrigan	X		
Trustee Denis-Hogue	X		
Trustee Osborn	X		
Mayor Curley	X		

Adopted: April 27, 2026

RESOLUTION NO. 051 OF 2026

A RESOLUTION ADOPTING LOCAL LAW NO. 3 OF 2026 ESTABLISHING WATER RATES FOR THE 2026-2027 FISCAL YEAR

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

WHEREAS, a public hearing on a local law establishing the 2026-2027 water rates was duly noticed for a public hearing to be held on April 6, 2026; and

WHEREAS, a public hearing was conducted on April 6, 2026, on said local law, the public had an opportunity to comment thereon, and the public hearing was closed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that Local Law No. 3 of 2026, establishing water rates for the fiscal year 2026-2027 is hereby adopted and the Village Clerk is instructed to file the same with the Secretary of State.

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

A roll call vote was recorded as follows:

	YES	NO	ABSENT
Trustee Alpert	X		
Trustee Meegan-Corrigan	X		
Trustee Denis-Hogue	X		

Trustee Osborn	X		
Mayor Curley	X		

Adopted: April 27, 2026

RESOLUTION NO. 052 OF 2026

RESOLUTION TO ADOPT FISCAL YEAR 2026-2027 BUDGETS

WHEREAS, Section 5-508 of Village Law provides that the 2026-2027 budget for fiscal year ending May 31, 2027, must be adopted on or before May 1, 2026; and

WHEREAS, the 2026-2027 Tentative Budgets (“Tentative Budgets”) were transmitted by the Mayor to the Village Clerk on March 20, 2026; and

WHEREAS, the Tentative Budgets were transmitted by the Village Clerk to the Village Board on March 20, 2026; and

WHEREAS, a public hearing on the Tentative Budgets was held on April 6, 2026; and

WHEREAS, a public hearing on the proposed 2026-2027 water rates and the proposed 2026-2027 sewer rates was held on April 6, 2026; and

WHEREAS, on April 27, 2026, the Village Board of Trustees adopted a resolution amending the Tentative Budgets.

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Suffern does hereby adopt the 2026-2027 budgets for the General Fund (including the Curbside Solid Waste District and the Container Solid Waste District), the Water Fund, the Sewer Fund and the Debt Service Fund for fiscal year ending May 31, 2027, as follows:

General Fund:

Appropriations	\$ 18,543,035
Less: Estimated revenues other than real property taxes	<u>(5,194,467)</u>
Real property tax levy	13,348,568
Appropriated Fund Balance	<u>552,500</u>
Adjusted Real property tax levy	12,796,068
Taxable assessed valuation	<u>140,492,457</u>
Tax rate per \$1,000 taxable assessed valuation	<u>\$91.09</u>

Curbside Solid Waste District:

Appropriations	\$ 1,306,032
Less: Estimated revenues other district service charges	<u>-</u>
Amount to be raised by district service charges	1,306,032
Units to be serviced	<u>1,871</u>
Annual service charge per unit	<u>\$699.00</u>

Container Solid Waste District:

Amount to be raised by district service charges	\$ 426,753
Units to be serviced	<u>1,723</u>
Annual service charge per unit	<u>\$248.00</u>

Water Fund:

Appropriations	\$ 2,302,767
Less: Estimated revenues other than water rents	<u>(20,000)</u>
Amount to be raised by metered water sales	<u>\$ 2,282,767</u>
Per unit water rates within Village:	
Minimum charge up to 10 units	\$50.00
For the portion over 10 but less than 71 units	\$4.66
For the portion over 70 units	\$6.09
Per unit water rates outside Village limits:	
Minimum charge up to 10 units	\$75.00
For the portion over 10 units	\$6.99

Sewer Fund:

Appropriations	\$ 3,167,326
Less: Estimated revenues other than sewer rents	<u>(20,000)</u>
Amount to be raised by sewer rents	<u>\$ 3,147,326</u>
Per unit sewer rates within Village:	
Minimum charge	\$50.00
Per unit of water consumed	\$17.57
Per unit sewer rates outside Village limits:	
Minimum charge	\$75.00
Per unit of water consumed	\$21.96

Debt Service Fund:

Appropriations	\$ 997,607
Less: Appropriated Fund Balance	<u>-</u>
Estimated Revenues	<u>\$ 997,607</u>

BE IT FURTHER RESOLVED, that the Village Board of the Village of Suffern does hereby adopt the Comprehensive Financial Policies of the Village of Suffern as presented in the 2026-2027 Adopted Budget document.

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

A roll call vote was recorded as follows:

	YES	NO	ABSENT
Trustee Alpert	X		
Trustee Meegan-Corrigan	X		
Trustee Denis-Hogue	X		
Trustee Osborn	X		
Mayor Curley	X		

Adopted: April 27, 2026

RESOLUTION NO. 053 OF 2026

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CAPITAL MARKETS ADVISORS, LLC IN CONNECTION WITH BOND AND NOTE FINANCING

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 Capital markets Advisors, LLC, 11 Grace Avenue, Suite 308, Great Neck, New York 11021 for provision of financial advisory services for bond and note financing, subject to approval of the agreement by the Village Attorney.

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

Adopted: April 27, 2026

RESOLUTION NO. 054 OF 2026

CAPITAL PROJECT 2026-005 SLUDGE REMOVAL AND CLEANING OF PRIMARY DIGESTER

WHEREAS, the Superintendent of Public Works has recommended a capital project for the sludge removal and cleaning of the primary digester at the Wastewater Treatment Plant (the "Project"); and

WHEREAS, the Project bid and was awarded to Spectraserv with a base bid of \$165,000 (the "Cost"); and

WHEREAS the Village Board intends to finance the Cost as follows:

Contingency Sewer Fund & Underbudget expense line items

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Suffern hereby establishes Project 2026-005 Sludge Removal and cleaning of Primary Digester in the amount of \$165,000.

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

Adopted: April 27, 2026

TRUSTEES

Trustee Meegan-Corrigan: I am very proud of this budget, water and sewer being zero 2 years in a row is amazing, As well as zero percent for 5 years is spectacular, thank you very much Mayor and Gregg.

Trustee Osborn: In regard to the increase in the fines for code violations, thank you for bringing this to our attention. They are given an opportunity to clean it up and not get the fine. This is critical for homes and properties that are just not following the law and some of them continuously. Also, our Military Banner Program, which we took over a little over a year ago. This was because there were a lot of old banners up there and it wasn't just being followed through. Banners are available on our website for anyone interested in a military banner. We are going to be moving some of them around to make it a bit more aesthetically pleasing in certain areas and lining them up.

Trustee Alpert: I wanted to thank the Mayor for the addition on the website where residents can very easily report any sort of difficulties they see in their neighborhoods, any violations. It is really helpful for the residents.

Mayor: The complaints go directly to myself and the code enforcers, as well as some being referred to the Police Chief. We get a lot of different types of complaints.

MAYOR

RESOLUTION NO. 055 OF 2026

A RESOLUTION APPOINTING EMILY BURAKOWSKI AS PART-TIME CLERK EFFECTIVE March 3, 2026

RESOLVED, the Mayor and Board of Trustees hereby appoint Emily Burakowski as Part-time Clerk for the Village Clerk's office for a ninety-day duration at a pay rate of \$16.00 per hour, effective March 3, 2026, ending May 31, 2026.

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

Adopted: April 27, 2026

The mayor is going to negotiate a lease with a property owner to promote art and culture in the Village of Suffern. If we can't negotiate a proper deal it won't happen. I would like to turn the old HSBC Bank into an art center where we can lease out space, have a nice sitting area and maybe attract some artists to the downtown area. I have asked Lavagna to open back up, maybe we could do a Special Permit to allow arts and crafts in the parking lot on weekends. We are trying a few different moves to try to work on the downtown. We have a building that burnt down a few years ago that we are waiting for plans to be submitted. The old bakery is being rented out to a cabinet shop. I want to thank the Board for working with me and trusting me in a lot of situations, as well as the department heads for always working with me.

RESOLUTION NO. 056 OF 2026

A RESOLUTION AUTHORIZING MAYOR CURLEY TO NEGOTIATE AND ENTER INTO A LEASE WITH THE OWNER OF PROPERTY LOCATED AT 62 WASHINGTON AVENUE FOR THE BOARD OF TRUSTEES TO PROMOTE ART

**AND CULTURE IN THE VILLAGE OF SUFFERN AND TO STIMULATE
PATRONAGE IN THE DOWNTOWN BUSIENSS DISTRICT**

WHEREAS, the property located at 62 Washington Avenue is vacant and unused and the owner is seeking to lease the building; and

WHEREAS, the Board of Trustees seeks to promote art, culture, and community engagement within the Village; and

WHEREAS, the Board further recognizes the importance of fostering increased foot traffic and economic vitality within the downtown business district; and

WHEREAS, the property located at 62 Washington Avenue has been identified as a suitable location for cultural, artistic, and community-oriented uses consistent with these goals; and

WHEREAS, the Board finds that entering into a lease for such property will serve a valid public purpose by enhancing cultural opportunities and stimulating patronage of local businesses; and

WHEREAS, the Board acknowledges that negotiations concerning the terms and conditions of such lease require discretion due to their sensitive and potentially confidential nature; and

WHEREAS, the Mayor has discussed such potential lease individually with the members of the Board of Trustees and perimeters of his authority have been established.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Suffern that Mayor Curley is hereby authorized to negotiate the terms of a lease agreement with the owner of the property located at 62 Washington Avenue, on behalf of the Village; and

BE IT FURTHER RESOLVED, prior to execution of Alease, that the specific parameters, strategy, and financial terms of the negotiations shall be maintained as confidential to the extent permitted by law, in order to protect the Village's negotiating position; and

BE IT FURTHER RESOLVED, that the Mayor is authorized to execute such lease agreement upon such terms and conditions as the Mayor deems to be in the best interests of the Village, within the perimeters established in confidential discussions with the members of the Board of Trustees, and subject to approval of the Village Attorney as to form and substance; and

BE IT FURTHER RESOLVED, that the implementation of such use will be controlled by the Mayor and Board of Trustees as it deems appropriate; and

BE IT FURTHER RESOLVED, that the execution of such lease constitutes a Type II action pursuant to the State Environmental Quality Review Act.

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

Adopted: April 27, 2026

ADJOURNMENT

A motion to adjourn the meeting at 5:54 P.M. was made by Trustee Meegan-Corrigan, seconded by Trustee Alpert, with all in favor.

Respectfully,

Betty Vanderbeek, Village Clerk