



**VILLAGE OF SUFFERN
BOARD OF TRUSTEES MEETING MINUTES
Monday, June 1, 2026
5:30 P.M.**

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

Absent: Terry Rice, Village Attorney
Clarke Osborn, Trustee

CALL TO ORDER

Mayor Curley called the meeting to order at 5:30 P.M. and led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES

MOTION To Approve April 27, 2026, Board of Trustees Meeting Minutes was moved by Trustee Meegan-Corrigan, seconded by Trustee Hogue with all in favor.

PUBLIC HEARING:

RESOLUTION NO. 057 OF 2026
RESOLUTION SETTING A PUBLIC HEARING ON A PROPOSED LOCAL LAW
AMENDING SECTION 266-51 OF CHAPTER 266 OF THE CODE OF THE VILLAGE OF
SUFFERN, THE ZONING LOCAL LAW, REVISING THE FINES FOR CERTAIN
VIOLATIONS OF THE ZONING LAW

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the Board of Trustees will conduct a public hearing at 5:45 on July 6, 2026 on a 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 violation of the Zoning Law.

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

Adopted: June 1, 2026

FIRE DEPARTMENT: Chief Barish

RESOLUTION NO. 058 OF 2026

A RESOLUTION AUTHORIZING THE SUFFERN FIRE DEPARTMENT to attend the SULLIVAN COUNTY PARADE on September 12, 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 Sullivan County Parade on September 12, 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: June 1, 2026

PUBLIC COMMENT:

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

Ms Suzanne Joyce: 35 Oakdale Manor

Spoke about her and a few neighbors that have concern about the double parking in the Village of Suffern, is getting really dangerous around this area. For example: the last two days, been coming home from work, coming down at the triangle by Orange and Washington, I go to make a right on Boulevard and as I'm turning on Boulevard, there is a car coming to the stop sign to turn onto Washington Ave. Constantly there is a row of cars parked on the right side and the one car is parked right after the sign where it says no parking here to corner. However, if you make the turn, my car is an SUV, and even if you are doing a tight turn, it is very dangerous. You can't see, even coming out that way onto Washington.

The other day I drove down the lower half of Highland, not up where the dead end is, you can't even get down that street, it is so tight. My car barely fits going down.

It's just all over, it's like playing chicken in the morning, you know, who's gonna go first – most of the cars, I always let them go because I don't want to get hit. But one of these days I know I am going to get hit. It's just really getting terrible.

I used to live in Suffern, (then) we moved out of the area, we moved back – way back when, there was NO parking on Washington Avenue. I know the excuse, people don't like to rearrange – look, I grew up, we had four people in the house, some might have more than four, you have to arrange the cars, you have to go out, you have to move them, if they all fit in the driveway, they fit in the driveway. It is kind of ironic in the summer, yes, I mean in the winter some people didn't move their cars, but it was so nice going down the streets. Where did they park in the winter? Most of them moved the cars off the street.

The other street, same thing, Park Avenue coming down. I went to make a left-hand turn, you couldn't, between all the cars. You are not going to change Bagel Train's thing, but the house, it was all the way down. Eight cars all the way down. I couldn't even pull out. I almost got into an accident pulling out, because I couldn't see because all the cars were parked there and the car was coming down.

So, if the Board and the Mayor could look into it better. I don't want to call the Police, the Police have more important things to do than giving tickets. I don't know what the solution is, or if – like, today, coming down Boulevard in the afternoon, it wasn't too bad, but otherwise the cars are just zooming down.

The other issue I have is they are cutting through. I think they are coming from Jersey going towards the Tappan Zee Bridge. It used to be a quiet street, I think they are cutting through there to avoid the light downtown during rush hour. It is terrible, and now we have more kids on that particular street. They don't even stop at that full stop sign, they just zoom right on through. I don't know what the solution is. If the Police Department could put a sign,

put more coverage around there. Like I said, on the weekend, maybe around commuting time, it's just very dangerous. Thank you.

Michael Abramo, Pavilion Road:

I would like to echo what the previous speaker had to say, I would be in favor of reducing parking on Washington Ave. My suggestion would be at the intersections to create pedestrian bumpouts where parking would be impossible, such that there would be better visibility for drivers coming from either direction when they are trying to make the turn, and create a little bit more safety and less crossing distance for pedestrians trying to cross Washington Ave.

One of the issues I face most days of the week is speeding vehicles coming down 202 and entering the village. I live on Pavilion Road, and I walk or bike or whatever into the Village during my commute to the train station, of course for other reasons. We all know that there is an issue with speeding vehicles entering and exiting the Village. We are kind of a throughway given that we have Route 59 and 202. I see my neighbors are doing the same thing, right, on Pavilion Road, Rockledge, Berkeley Square, and then there is this new development in the planning stages on 160 Wayne Ave for a mid-density housing complex development, the problem's going to exacerbate, right? We are close to the park, the pool, you know, kids in Berkeley Square, etc. There is not much space on the sidewalks, people trickle into the streets, cyclists trickle into the road – they're supposed to be on the road anyway and not on the sidewalk. So, we have this issue like speeding vehicles creating a hazard.

There are no crosswalks at any point in the area, so it is kind of a game of chicken, waiting for the right moment to cross over to where there is only a sidewalk on one side of 202, which can be fine – I personally think that's ok, but there is no designated crossing points between Pavilion or Berkeley Square, where there is a lot of people going to and from. My suggestion would be to implement crosswalks at Pavilion, at Berkeley Square, and at Rockledge Drive, and to take it a step further, my suggestion would be to have at least one, maybe two raised crosswalks. I know the Village isn't necessarily in complete control of these roads, these are state roads, but raised crosswalks or maybe other traffic calming measures will just improve the pedestrian safety.

One easy example: my commute – just, you know a five-minute bike ride to the train station – going down Route 202, for various reasons I couldn't be on the sidewalk, trash bins on the sidewalk or other things in the way, obstructions, and someone passed me over the double yellow when I was passing Cross Street, right in the middle of the Village. I have a speedometer on my bike, and I was going 25 miles an hour and they were still, you know, zipped pass me over the double yellow at like 7 in the morning.

I think there are ways to address that problem. I know we have to work with the State to do it, but I encourage the Village to look into this issue in an infrastructure-first way, not just police, extra policing on the matter, because it obviously requires police resources to do that.

I also want to add that the lack of lights at the underpass is also a hazard. I know there is construction there, and again, this is not something in the Village's control solely, but there are no lights right now at the underpass. As a driver, it is extremely difficult to see pedestrians, particularly when you are turning to and from Washington Avenue off of Wayne Avenue, it is almost impossible to see anybody. I am in both positions, as a driver but then also someone just going back and forth on foot.

Finally, I was speaking to a traffic engineer with the County. They said they may be looking at the intersection of Route 59 and Washington Avenue to do a study on how to improve the intersection. We were talking about roundabouts, I don't know, they would have to do a study. It's something they might do, obviously that would be a big change, but then also if there is this development in the planning stages on Washington Avenue, any sort of

change to the intersection would of course like affect that project, particularly how vehicles get in and out of that property and how everything interfaces together. If the county does want to pursue a study and does want to propose something, I do encourage the Village to entertain it. I could go into depth, I will avoid that, but there are reasons that the intersection can be improved for everybody, I think. Thank you.

Ilona Armstrong, Suffern

Copied from her written comments submitted to the Board:

I was deeply concerned to learn about the recent fire in Monsey. According to reports, a property approved as a single-family residence was allegedly being used to accommodate dozens of occupants, including many children who could have been injured or even lost their lives.

Incidents like this remind us that improper property use can create overcrowding and unsafe conditions that can have devastating consequences. There may have been warning signs that were missed, possible violations that were not reported or enforced, and it reminds us how important it is for everyone in the community to understand what is permitted, what should be reported, and how concerns can be communicated before a dangerous situation develops.

Many residents want to help keep our community safe, but often we do not know what is legal and what is not.

1. Clearer Reporting and Enforcement Guidance

For example, we regularly see advertisements for room rentals and other rental arrangements that may raise concerns, but we do not know whether those properties are registered rentals, whether room rentals or boarding arrangements are permitted at those locations, or what should be reported.

It would be helpful if the Village provided clearer guidance regarding rental enforcement and reporting procedures in multiple languages. It would also be useful if the violation form allowed residents to submit screenshots of online advertisements when concerns arise and, when appropriate, provide information regarding the status of complaints or investigations.

2. Public Online Rental Registry

I would like the Village to explore creating a public online rental registry where residents can verify whether a rental property is registered, whether its registration is active or expired, and whether required documents are on file.

Similar systems already exist in other jurisdictions, such as Montgomery County, Maryland, and Atlantic City, New Jersey.

As concerns regarding investor-owned and non-owner-occupied properties continue to grow, it is important that the Village review and update its policies accordingly to promote neighborhood stability, tenant safety, and responsible property ownership – not only for today, but for future generations.

3. Room Rentals and Lodging Houses

Room rentals and lodging houses can create overcrowding, parking issues, safety concerns, and quality-of-life impacts, especially when properties are not owner-occupied.

I ask the Village to review its regulations regarding room rentals and lodging houses and consider additional restrictions or prohibitions where appropriate to protect neighborhood character, public safety, and housing stability.

4. Landlord Liability Insurance

I would also like the Village to explore requiring proof of landlord liability insurance for non-owner-occupied rental properties.

This is different from a standard homeowner's insurance policy and is specifically designed for rental operations. It helps protect tenants, neighbors, and property owners.

5.Owner Occupancy for Accessory Apartments

Finally, I would like the Village to require owner occupancy for houses with accessory apartments after transfer or sale.

Accessory apartments are different from multifamily buildings. They were intended to help homeowners, seniors, and families while maintaining the residential character of neighborhoods. Requiring owner occupancy helps ensure these units continue serving that purpose. Similar approaches have been adopted in other communities, including Tarrytown.

To conclude, I want to say that these concerns are widely shared among local residents. Earlier this year, more than 400 residents signed a petition expressing concern about the growing number of homes being purchased by LLCs and investor-owned entities and the potential effects on housing opportunities, public schools, overcrowding and safety, and overall neighborhood stability.

We understand that many issues are controlled at the state and federal levels and that the Village cannot solve everything on its own. However, we ask the Village to review whatever tools are available at the local level and to advocate for residents at the county, state, and federal levels where appropriate.

Each of us is part of this community and deserves safe housing, fair treatment, and a neighborhood that remains stable, safe, and welcoming for future generations.

Thank you for your time and consideration.

MOTION to close the public comment was made by Trustee Meegan-Corrigan and seconded by Trustee Hogue.

PUBLIC WORKS: Mr. Charles Sawicki

The Hook and Ladder is the firehouse across from Avon on Lafayette Ave. The roof has been in poor shape. We brought in someone to check the actual water levels on top of the roof as well as a moisture scan. In the area we will call the peak, over the kitchens and stuff, was leaking. It is a major job, there is going to be an asbestos abatement component. This is the first time we received two bids that were exactly the same amount, so after evaluating certain facts which Charles did, we chose one.

RESOLUTION NO. 059 OF 2026

A RESOLUTION AWARDED THE CONTRACT FOR THE HOOK AND LADDER FIREHOUSE ROOF REPLACEMENT PROJECT TO PRECISION ROOFING INC.,

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 Hook and Ladder Firehouse Roof Replacement Project; and

WHEREAS, the bids were returnable on May 27, 2026; and

WHEREAS, four bids were submitted; and

WHEREAS, the lowest proposal was submitted by Precision Roofing, Inc. in the amount of \$177,000.00; and

WHEREAS, the proposal by Precision Roofing, Inc. has been reviewed for compliance with the bid specification and reasonableness and found to be compliant; and

WHEREAS, the competency and responsibility of Precision Roofing, Inc. 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 Hook and Ladder Firehouse Roof Replacement Project is awarded to Precision Roofing, Inc., 22 Kerr Lane, Southfields, New York 10973, in accordance with the bid specifications, in the amount of \$177,000.00; and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute a contract with Precision Roofing, Inc. for the Hook and Ladder Firehouse Roof Replacement Project, 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 Alpert, seconded by Trustee Meegan-Corrigan, with all in favor.

Adopted: June 1, 2026

TREASURER: Mr. Gregg Smith

These are payroll adjustments that were part of the adopted budgets and we are just doing the approvals

RESOLUTION NO. 060 OF 2026

A RESOLUTION INCREASING THE BASE SALARY OF MARIA DUFFY

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

WHEREAS, Maria Duffy is employed as a Senior Account Clerk; and

WHEREAS, she is being assigned additional job responsibilities with respect to the Water and Sewer utility billings and customer service contact for the Village residents; and

WHEREAS, as a consequence of the additional job responsibilities, the Board of Trustees deems that her annual salary should be increased by \$3,500.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the annual salary of Maria Duffy should be increased by \$3,500.00 effective June 1, 2026.

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

Adopted: June 1, 2026

RESOLUTION NO. 061 OF 2026

A RESOLUTION INCREASING THE BASE SALARY OF DANIELLE CURTIN

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

WHEREAS, Danielle Curtin is employed as a Senior Clerk Typist; and

WHEREAS, she is being assigned additional job responsibilities with respect to the Department of Public Water and Sewer Department, including assistance with special projects and in procuring preferred pricing; and

WHEREAS, as a consequence of the additional job responsibilities, the Board of Trustees deems that her annual salary should be increased by \$3,500.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the annual salary of Danielle Curtin should be increased by \$3,500.00 effective June 1, 2026.

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

Adopted: June 1, 2026

RESOLUTION NO. 062 OF 2026

A RESOLUTION INCREASING THE SALARY OF BRUCE SIMON FOR THE
2026-2027 FISCAL YEAR

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

WHEREAS, Bruce Simon is employed as a _____; and

WHEREAS, in addition to his job duties, he has for many years videotaped the meeting of the Board of Trustees and other Village boards without compensation; and

WHEREAS, the Board of Trustees is desirous of his continuing to record such meetings;
and

WHEREAS, he is being assigned additional duties to undertake special projects at the direction of the Mayor; and

WHEREAS, as a consequence of the foregoing, the Board of Trustees deems that his annual salary for the 2026-2027 fiscal year should be increased by \$7,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the annual salary of Bruce Simon should be increased by \$7,000.00 for the 2026-27 fiscal year and that hereafter it shall revert to the previously existing salary, unless subsequently increased by the Board of Trustees.

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

Adopted: June 1, 2026

RESOLUTION NO. 063 OF 2026

A RESOLUTION INCREASING THE BASE SALARY OF MELISSA REIMER

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

WHEREAS, Melissa Reimer is employed as assistant to the Mayor; and

WHEREAS, she is being assigned additional job responsibilities; and

WHEREAS, as a consequence of the additional job responsibilities, the Board of Trustees deems that her annual salary should be increased by \$3,500.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the annual salary of Melissa Reimer should be increased by \$3,500.00.

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

Adopted: June 1, 2026

RESOLUTION NO. 064 OF 2026

A RESOLUTION INCREASING THE HOURLY RATE OF PAY ROBERT W. CONKLIN

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

NOW, THEREFORE, BE IT RESOLVED that the hourly rate of Parking Enforcement Officer Robert W. Conklin is increased \$2 per hour, effective June 1, 2026.

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

Adopted: June 1, 2026

RESOLUTION NO. 065 OF 2026

A RESOLUTION INCREASING THE HOURLY RATE OF PAY FOR RANDY ORTIZ

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

NOW, THEREFORE, BE IT RESOLVED that the hourly rate of Code Enforcement Officer Randy Ortiz is increased by \$5 an hour, effective June 1, 2026.

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

Adopted: June 1, 2026

RESOLUTION NO. 066 OF 2026

A RESOLUTION INCREASING THE HOURLY RATE OF PAY FOR MICHAEL STARK

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

NOW, THEREFORE, BE IT RESOLVED that the hourly rate of Code Enforcement Officer Michael Stark is increased by \$5 an hour, effective June 1, 2026.

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

Adopted: June 1, 2026

TRUSTEES

Trustee Hogue: I would like to say that I think the carnival was a total success. A lot of kids were so happy including my kids, their friends, baseball team, football team, lacrosse team, they were all there together running around. People were excited and happy, I just thought it was great.

Mayor: I think it was a complete success; it was our second year after not having it for about 40 years. It was bigger and better this year.

Trustee Alpert: I wanted to agree with the resident who was discussing issues with rental properties. I have noticed in my neighborhood specifically that rental property owners are not maintaining their properties. They are getting reported and eventually taking care of their properties. It seems to be true homeowners that are living in their homes take care of their property. But the rentals, the LLCs perhaps, are renting them out and are not properly maintaining their homes. It is just infuriating, as a resident.

MAYOR

Michael Jodice is a lieutenant in our Fire Department and a Suffern resident.

RESOLUTION NO. 067 OF 2026

A RESOLUTION APPOINTING MICHAEL JODICE AS PART-TIME FIRE INSPECTOR AND CONFIRMING THE MAYOR'S APPOINTMENT BY THE BOARD OF TRUSTEES

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

NOW, THEREFORE, BE IT RESOLVED that Mayor Curley hereby appoints Michael Jodice to the position of part-time Fire Inspector and said appointment is hereby confirmed by the Board of Trustees of the Village of Suffern, subject to and contingent upon approval by the Rockland County Department of Personnel.

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

Adopted: June 1, 2026

MOTION: Establishing four office workers (Student) positions.

A motion was made by Trustee Hogue and seconded by Trustee Meegan-Corrigan, with all in favor.

RESOLUTION NO. 068 OF 2026

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

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

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

Adopted: June 1, 2026

I would like to address certain issues mentioned tonight:

Cars: we have gotten more cars for many different reasons. Different people move in, families have more cars than when I was younger. I grew up on Ruby Street and some of those streets always had a lot of cars on them, even when I was a kid. I was a paper boy, so I have pretty clear understanding and knowledge. The problem is there are a lot of cars, so what do you do? You can't just say you can't have them anymore. We have had discussions about doing the wintertime thing like years ago, where between November and April you couldn't park on the streets. This changed way back before me, and I'm not in favor of changing it back. If you start making one side of the street without parking, you are now filling other surrounding streets. You are making your problem someone else's problem. But the key you said is that you don't want to call the Police, I always tell people to call the Police if you see something illegal or something wrong. It's OK, that's what they're there for, I'd rather address the people who are wrong than the people who aren't wrong.

Chief Loughlin: I wanted to ask because I was a bit unclear when you were talking, are the cars parked legally or illegally?

Suzanne Joyce: I noticed two signs probably last year: one on Boulevard by B-Balls that says no parking on this side, and one back by where I used to live. I noticed, not recently, but a couple of times there was a white car and a different color car that would also park right at the stop sign. If they are parking right at that stop sign, then you go around that, it's dangerous because you are crossing the double line. Then someone that's coming off Hillside or Center Street can't make that turn, right at the stop sign. I see now that some signs are going up, no parking on this side of the street, that were never there. Boulevard is crazy in the morning, and people don't stop.

Chief Loughlin: So specifically for the stop sign, there is a certain setback from the stop sign where you are not allowed to park. You can't park right up to the stop sign. We will go over tomorrow and take a look at it.

Suzanne Joyce: That part hasn't been really bad recently, but in the mornings ...

Chief Loughlin: I was unclear if you were asking for basically a law change to eliminate parking or if you are saying their vehicles are parked illegally. Parked illegally we can absolutely take care of that.

Suzanne Joyce: I don't know what's legal and what's not legal. Now there's two signs on Boulevard ...

Chief Loughlin: If you have a question, if you are not sure, just call us and we'll go. If it's something we can enforce, if they are parked illegally, we'll enforce it. If they are parked legally, that's a different story.

Mayor: You lived here your whole life, you worked for the Village at some point, call the Police, I can't say it any clearer.

Chief Loughlin: I can't encourage it enough; it's not a bother for us. Even if we come out and say, "Nope, they're okay, they are parked legally." It is not a bother, I would rather take a look at it, and maybe you're right: maybe it's legal what they're doing, but it's dangerous, and it's something that I can bring to the Board and discuss it with them. But do not hesitate –

Suzanne Joyce: More on, like, probably, Riverside and Highland, you're literally riding in the middle of the road – that's illegal, you can't ride in the middle of the road.

Mayor: That's been like that since I was 10-11 years old.

Chief Loughlin: As long as I've been here, Riverside's always been ...

Mayor: It's not a new problem, that's all I'm trying to say, and I kind of like people slowing down. I like them having to go slow.

Suzanne Joyce: When you've got to get to work, it takes me a half an hour where I live to get out of Suffern from Boulevard out to the corner because I have to wait or do whatever.

Mayor: Speeding is one of our biggest problems in the Village and it's actually in the whole country. The Board has now started putting up speed bumps, and started buying stop signs that blink. The Chief is changing details; we have invested in equipment to measure how far cars are away from each other. For me to start saying you can't park on this street, I see it causing five more problems to solve one. The sign can actually tell you the distance, the speed, most of the time when people think people are speeding, they're not.

Chief Loughlin: I would guess 90% of the time when we get a speeding complaint, they're not. We put the trailer on the street for two weeks; it will capture thousands of vehicles. The 85th percentile, which is what the national standard is, 85% of the cars are going actually below the speed limit. You may get one or two doing 5, 10 over. It may look like somebody is doing 60 but they are not, the data is clear.

Mayor: We have already been installing speed bumps, we have had requests for Oakdale Manor, Riverside, and multiple others. This Board is going to look at all those requests, and I would say 99% of those will be done. We need to stay away from certain corners, but I think people need to slow down.

Crosswalks: Charles has contacted the DOT in reference to putting a crosswalk where Memorial Drive would cross into Berkeley square area. The DOT has the right to put crosswalks where they want on their road, but they are not going to be putting them every 20, 30, 40 feet. It is up to them.

The property 158 Wayne Avenue, someone said it was in its early planning stage. That project came along in 2011, it was a zone change, the applicant received permission to put up to 24 units. That owner sold it, then that person sold it. They wanted to put 50 some units, he can't do that, but he is legally allowed 24 units. They are going to be townhouses; he has the right to do as HOA or as rentals by law. It has been in front of the Planning Board for over a year. You can go on the Village website, go to the meetings. This Board is not in charge of that project, the Planning Board is. They have their own authority; we have no control over them; they are an official body that has to go by the law. You can go back and look at the old meetings if you want to catch up on any facts. You can go to the meeting, they will answer your questions. Just as residents have rights, so does the property owner. We have an outstanding attorney, the Board does its homework, and I am not going to let people foolishly put me in a position because they don't understand the law. So, if individuals want to get themselves in trouble, that is up to them, I will not put this Village at risk for millions of dollars, that has happened in other communities.

The Village has set up a Rental Registry with hundreds on it already. We are also presently hitting the ones that haven't registered that we know of and we are bringing them to court. We are finding out who the owners are to make it easier for our Code Enforcers and Building Officers. Neighborhoods are changing. Rentals have as much rights as a person that owns a house under the law. If you have a family of four and another family moves in with them and they live as a family, they chip in for food, etc., that counts as a family under New York. It is based on the case where you had individual group homes coming in. Every home in Suffern is allowed one boarder. You are not allowed to have all these separate locks and separate things.

We set up a code enforcement complaint system where you can go on it, you can give your name or anonymously, and that comes to me directly and to three Code Enforcers directly.

They are answered at night, on weekends. There are times people think there is overcrowding in a house but there is not, you were just used to a house with two people in it. Overcrowding is based on square footage of the bedrooms, so if you have a 10x10 room you are allowed 2 people. If you have an attached garage, you can turn it into bedrooms or offices. I am watching people making comments and they just don't know, but they don't ask, they just go out and babble – well, I'm not going to put this Village in jeopardy for thousands or millions of dollars. I will not do it! If you want to put someone in your attic and have enough ceiling space, you put in a separate water line and alarm system, you can do that as well. If you want to put egress windows in your basement, you can have people live there as well under the law. We will not treat anyone different, as long as you follow the law. This is why we set up the system where you can report it.

That's why we changed our law recently, where a simple thing as drinking downtown, it used to be \$25 or \$50 every time. We made it \$250 for the first time and \$2500 for the second time. We just changed the zoning laws. We say it in meetings, this is where we do business, and on our web page. I am not getting involved with comments on Facebook. If I go ahead and follow or get involved with that thread, I put the Village in jeopardy for millions of dollars. I will not do that! I will fight anything for the residents, will fight with zoning, will fight with fines, fight with penalty, and I will treat everyone the same.

We have another project coming up, 37 Wayne Avenue, they are putting up about 120 apartments next to the community center, right now it's a commercial building. I right now stand for it, there might be certain things I want, I stand for it because we need people that can walk downtown and support our downtown. If something comes to me and it was the right location with the right property, I would be for that, too, because if you don't have more things supporting downtown, we lose.

The burned-out building, someone bought it, there was a legal complication with it that had nothing to do with the Village. We are waiting for them to submit their plans and we hope they do a nice job. The old bakery, I was told by the landlord that it was rented out. There are some other things in play. It is tough out there for local businesses. People need to support their local businesses.

The State and DOT controls Route 202, they are the decision makers on it.

We have given out hundreds of violations; we can give you an opportunity to fix it before they get a violation. If they don't fix the violation, next they get a court appearance ticket. At that point, it is in the court's hands. That's why we're changing the fines. They can no longer go in front of the judge and they can say \$50. The first fine will now be \$1,000, the second time \$2,000.

We were about to go in on someone with a temporary order to show cause with our attorney, had all the paperwork ready – person got them out of the garage.

As far as studies, if someone wants to do a study in the Village of Suffern, I am fine with it. Especially if it is their money. DOT controls the lights as well.

LLCs: we don't have anyone that has an LLC that has more than one unit, that I know of. All LLCs are separately owned, we don't have anyone who has 10 or 20 LLCs. LLCs are controlled by state law, which has preference over us, they have certain things in place. LLCs are a common corporate structure, any good lawyer will tell you to use an LLC versus a Corporation or a Subchapter S. I can't say to people, "Hey, you're not allowed to have rentals." I cannot tell them what to do with their property.

The next resolution I am just referring this to our Planning Board and the County Planning Board, because like many communities in Rockland County, there are massage parlors being put in. They weren't necessarily in the code, adopted like this. You have to give them down time to ease out of it. We have raided massage parlors in this Village four times already with the State

Police. We go in on them, and we'll keep doing it, and it'll be happening again ... whenever, that's all I can say, because we're not going to accept them. We have our Detectives working hard, we use County Intel, so we don't just accept this as fun and games. There's different types of massage parlors.

RESOLUTION NO. 074 OF 2026

RESOLUTION REFERRING A PROPOSED LOCAL LAW AMENDING CHAPTER 266 OF THE CODE OF THE VILLAGE OF SUFFERN, THE ZONING LOCAL LAW, PROHIBITING MASSAGE PARLORS IN THE VILLAGE OF SUFFERN 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, "personal services" are a use permitted in the CB and GB zoning district:
and

WHEREAS, a massage parlor has been determined by the Building Inspector to be a use permitted as being included within the definition of personal services; and

WHEREAS, pursuant thereto, a number of massage parlors have been established in the CB district; and

WHEREAS, various occurrences at said massage parlors have demonstrated that such a use is not an appropriate use in the CB and GB zoning districts and that secondary impacts of the same are a detriment to the other permitted uses in the CB and GB districts; and

WHEREAS, the Board of Trustees is considering a local law prohibiting massage parlors in the CB and GB districts and providing for the termination of existing massage parlors previously legally established; 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 239-1 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 Alpert and seconded by Trustee Hogue, with all in favor, except Trustee Osborn who was absent.

Adopted: June 1, 2026

Once we get back the recommendations, then we would have a public hearing where anyone can speak about whether they want or don't want them. Thank you for commenting and caring.

Trustee Alpert: I have something I remembered that I wanted to bring up, I'm wondering if we could look into any sort of law, creating a law if necessary for properties that – for example, the fire on Lafayette Avenue that the owner eventually sold it recently, but for many years it was, "Oh, we'll get to it, we'll get to it." I feel having stores burnt out on our main road for extended period, there should be some time limit that there has to be activity.

Mayor: If you had come and talked to me about this at some prior point, I would have told you there was an investigation going on for a long time. There also was a family estate that owned it, and the family was fighting. So there was nothing that could be done. They finally did

because I pushed them with violations and notices. I couldn't go after them while the investigation was going on, which the Sheriff's Department runs. I couldn't go after them while they had it in the courts. This was one of those odd things where an old-time Suffern family didn't all love each other. So that's what happened. I would rather hope we don't get any more fires, I'm a retired New York City firefighter myself, I'd rather go on the positive note.

We have so many good things that go on in this Village. We have the Fishing Derby coming up on Saturday. The Village brought back the 5th Grade Dance which we are hosting on Friday night. We have our Senior Summer Luncheon, as well as many new things for the seniors. It is not just about that moment of the event, but it is the joy it brings them.

ADJOURNMENT

A motion to adjourn the meeting at 6:32 P.M. was made by Trustee Meegan-Corrigan, seconded by Trustee Hogue, with all in favor.

Respectfully,

Betty Vanderbeek, Village Clerk