



VILLAGE OF SUFFERN
BOARD OF TRUSTEES MEETING MINUTES
MONDAY, FEBRUARY 2, 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 5:38 P.M. and led everyone in the Pledge of Allegiance. He asked for everyone to remain standing for a moment of silence for Thomas S MacKenzie, the Village Clerk's brother who passed away recently.

UPCOMING MEETINGS

A Regular Meeting is scheduled for Monday, March 2, 2026, at 5:30 P.M
A Regular Meeting is scheduled for Monday, April 6, 2026, at 5:30 P.M

APPROVAL OF MINUTES

MOTION To Approve January 5, 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 continuance to amend Chapter 266 of the Code of the Village of Suffern, the Zoning Local Law, by Adding a New Section, Prohibiting Short-Term Rentals in the Village of Suffern, was moved by Trustee Osborn and seconded by Trustee Alpert with all in favor.

We had some comments from the Planning Board:

Mike Murphy "My opinion is that we have enough problems with rentals in general in the village, and seeing about those pool parties, etc – not good. Hate to over-legislate but probably a good idea for a two-square-mile village. If anyone wanted to stay close to Suffern, Anthony Bruno has a B&B for hikers and such in Sloatsburg for Harriman State Park."

Rich Burns: "I agree with Mike Murphy's comments."

Paul Stanbridge: “I was worried that the new law would impact Airbnbs and Vrbo activity in the community. These can be good for communities that don’t have hotels since they allow for increased tourism which can bring funds into the village. They are also good for family members visiting during events and holidays. After our meeting, I did look at these websites and there is virtually no activity in Suffern currently, so I’m not sure how big a concern this really is. 100% agree that renting private pools is not a good idea due to safety and noise control.”

Mayor Curley: commented that this is not allowed in the Village of Suffern at this time, so there would be no activity, we just want to make the law stronger and clearer to the public.

MOTION – To close the Public Hearing for continuance to amend Chapter 266 of the Code of the Village of Suffern, the Zoning Local Law, by Adding a New Section, Prohibiting Short-Term Rentals in the Village of Suffern, was moved by Trustee Meegan-Corrigan and seconded by Trustee Hogue with all in favor.

RESOLUTION NO. 007 OF 2026

A RESOLUTION ADOPTING LOCAL LAW NO. 1 OF 2026 AMENDING CHAPTER 266 OF THE CODE OF THE VILLAGE OF SUFFERN, THE ZONING LOCAL LAW, BY ADDING A NEW SECTION, PROHIBITING SHORT-TERM RENTALS IN THE VILLAGE OF SUFFERN

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

WHEREAS, the advisability of permitting short-term rentals in the Village has been considered by the Board of Trustees and Planning Board; and

WHEREAS, after consideration of the issue and receiving the input of the public, the Board of Trustees deems it to be in the best interests of the Village of Suffern to prohibit short-term rentals in the Village; and

WHEREAS, pursuant to § 266-67 of the Zoning Law, the proposed local law and report were referred to the Village of Suffern Planning Board; and

WHEREAS, the Village of Suffern Planning Board recommended adoption of the local law; and

WHEREAS, pursuant to § 239-m of the General Municipal Law, the proposed local law was referred to the Rockland County Department of Planning for its review and recommendation; and

WHEREAS, by letter dated October 29, 2025, the Rockland County Department of Planning made various recommendations which are acceptable to the Board of Trustees; and

WHEREAS, pursuant to § 266-67 of the Zoning Law, the proposed local law was referred to the Village Attorney; and

WHEREAS, the Village Attorney found that all requisite procedures for adoption of the Zoning Law had been complied with and that there were no legal impediments to adoption of the same;

WHEREAS, a notice of the public hearing on said local law was timely published in the Journal News on October 20, 2025; and

WHEREAS, a notice of the public hearing on said was timely posted on October 27, 2025

WHEREAS, a public hearing was opened on November 3, 2025 and continued to December 1, 2025, January 5, 2026 and February 2, 2026 and the comments of the public were received by the Board of Trustees and the hearing was closed on February 2, 2026; and

WHEREAS, the action is a Type II action pursuant to SEQRA.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that that the proposal complies with the recommendations of the Department of Planning October 29, 2025 letter; 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 the Board of Trustees finds that the proposed local law is consistent with the Village's comprehensive plan; and

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

BE IT FURTHER RESOLVED that Local Law No. 1 of 2026, "A Local Law amending Chapter 266 of the Code of the Village of Suffern, the Zoning Local Law, by adding a new section, prohibiting short-term rental in the Village of Suffern" is hereby adopted.

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

Adopted: February 2, 2026

MOTION – To open the Public Hearing for 2026 CDBG (Community Development Block Grant), was moved by Trustee Meegan-Corrigan and seconded by Trustee Hogue with all in favor.

Mr. Rella: We apply every year, this is federal HUD money which goes to the County, municipalities then apply to the County to try and get some of the pool of money. The CDBG program goes to low- to moderate-income areas according to census tract block group data, by the average household income. The average household income in Suffern is \$104,000, at least 51% of households in a certain census tract block group have to be below 80% of the average household income (approximately \$83,000). Within the census tract block group that we can apply for a program, 72% are below that \$83,000 threshold. That one block census tract starts in the West Ward, West Maple Avenue, and then goes north towards the ball fields, it goes up to Route 202 near Lot A, then goes through downtown to Park Avenue, then up to Suffern Place, a bit of 202, then Cross Street, and up to Orchard Street. The Citizen Advisory Committee looked at a few projects that we thought might be viable, Parking Lots C and D, varying sidewalk projects in the West Ward, but decided on a project called the Ridge Avenue Project. Ridge Avenue is from the DPW entrance in the West Ward to West Maple Avenue, which is about 230 linear feet. The road is in a deteriorated state, so we want to pave it, the sidewalk on the west side of the road is in bad shape also. The project will replace the sidewalks, the curbs and the roadway, put curbing on the other side of the road where there is nothing, which will help with the rain flow.

Trustee Alpert asked if it would be worth looking into sidewalks at this time while applying.

Mr. Rella stated it would have to be another project.

Mr. Curley: The area is pretty bad

Trustee Alpert: Do we get approved every year?

Mr. Rella: This is a competitive grant, we apply for a certain percentage of the project cost and the Village contributes a portion. This project is \$110,000, we are asking for \$100,000 and \$10,000 comes from the Village. We have had years when we did not get this grant. I have applied for the grant 20 times, and one year we didn't get it.

Mayor Curley: The \$10,000 we give can be in services not just work that we do so we do try and do some services.

MOTION – To close the Public Hearing for 2026 CDBG (Community Development Block Grant), was moved by Trustee Alpert and seconded by Trustee Osborn with all in favor.

RESOLUTION NO. 008 OF 2026

A RESOLUTION ACCEPTING THE VILLAGE OF SUFFERN CITIZEN ADVISORY COMMITTEE RECOMMENDATION FOR THE 2026 CDBG GRANT APPLICATION TO BE SUBMITTED FOR THE RIDGE AVENUE PROJECT

RESOLVED, the Village Board of Trustees accept the recommendation of the Village of Suffern Citizen Advisory Committee to seek Community Development Block Grant (CDBG) funding for the Ridge Avenue Project and authorizes the Mayor or his authorized designee to sign and submit the 2026 CDBG application for the said project; and

BE IT FURTHER RESOLVED, The Ridge Avenue Project shall be on Ridge Avenue from the Suffern DPW entrance to West Maple Avenue (approximately 230+/- linear feet in length) and shall include; roadway paving, the replacement of sidewalks on the west side of the street and the adding of curbing on both sides of the street (no curbing currently exists). This project will also include new driveway aprons on both sides of the street.

BE IT FURTHER RESOLVED, The CDBG application will state that the Ridge Avenue Project cost will be \$110,000. Of this total, \$100,000 will be contributed from the Community Development Block Grant and \$10,000 (approximately 10% of the grant) will be contributed from the Village of Suffern (if a lesser amount of CDBG funds are awarded to the Village of Suffern, the village contribution shall remain constant at no more than 10% of any such CDBG award unless the village deems otherwise, i.e. a \$50,000 award will equate to a \$5,000 Village of Suffern contribution); and

BE IT FURTHER RESOLVED, additionally, the Village of Suffern contribution can be the cost of a "project coordinator" and/or Village labor (soft) expenses for the development, implementation and oversight of the Ridge Avenue Project.

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

Adopted February 2, 2026

Mayor Curley: We have concerns with various penalties, violations, and various provisions for the Village Code. At this time, we give notice of violation when we see something wrong and then give them a certain amount of time to cure it. After that, they receive a court appearance ticket, and then they must go to court where they maybe have an attorney, maybe they postpone it. When all is done, they get a \$25 or \$50 fine. But the Village is spending hours following through with it, then you get repeat offenders. The Board concluded that the penalties have to be dramatically increased and that is what we are proposing, setting a minimum when it goes in front of the court. When caught a second time without curing, the violation, the penalty is more. The penalties will be reviewed in the next month and a public hearing will be held.

We also put on the website (<https://suffernny.gov>) a spot on the main page where you can submit a code enforcement complaint. It is optional if you want to put your name or not. The only requirement is to provide the address of the property or the situation you are talking about, for example: overcrowding, illegal parking, property maintenance, working without a permit. The form will go to the code enforcers and the Mayor. We are also working on an app to make it more accessible to people.

RESOLUTION NO. 009 OF 2026

A RESOLUTION SETTING A 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

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

WHEREAS, it is necessary to ensure that the potential penalties specified in the various chapters of the Village Code are sufficient and adequate to deter violation of those potential penalties; and

WHEREAS, it is advisable to periodically review the penalties provided in various chapters of the Village Code; and

WHEREAS, the Board of Trustees wishes to increase the potential penalties in appropriate instances and, in some instances, provide for the imposition of sufficient penalties by the Justice Court to defer violations of the Village Code.

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 5:35 on March 2, 2026 on a local law amending the Code of the Village of Suffern, revising the penalties provided for in the various chapters of the Village Code.

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

Adopted: February 2, 2026

POLICE DEPARTMENT: Lt. William Simurra

Presented the Police Department statistics for the month of January 2026 (Responded to 1,007 calls for service)

Lt. Simurra gave a brief history of Officer Block's background. Officer Block is also a Suffern firefighter.

RESOLUTION NO 010 OF 2026

APPOINTING BRIAN BLOCK AS POLICE OFFICER PART-TIME

WHEREAS, The nomination of Brian Block for the position of police officer part-time was approved via Resolution No. 001 of 2026 and;

WHEREAS, Rockland County Department of Personnel certified Brian Block for the position of Police Officer Part-Time effective February 3, 2026.

THEREFORE, BE IT RESOLVED, the Board of Trustees hereby appoints Brian Block to the position of Police Officer Part-Time at a starting pay rate of \$32.00 per hour.

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

Adopted: February 2, 2026

FIRE DEPARTMENT: Chief William Barish

RESOLUTION NO. 011 OF 2026

AUTHORIZING THE POSTING OF THE PRELIMINARY 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 McInerney, 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.

NOW, HEREBY BE IT RESOLVED, the Board of Trustees approves the 2025 Suffern Fire Department Service Award Program preliminary report presented by Mr. Barish; and

BE IT FURTHER RESOLVED, the Board of Trustees authorizes the Suffern Fire Department LOSAP Administrator to conspicuously post a copy of the preliminary report at each Village of Suffern Firehouse for a period of no less than 30-days commencing February 3, 2026, during which time a firefighter could file a written appeal to the service point information contained in the report to the Fire Department.

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

Adopted: February 2, 2026

LOSAP is the retirement plan, it is posted in case there are any corrections that need to be made.

RESOLUTION NO. 012 OF 2026

ACCEPTING CHRISTOPHER DURCO AS A NEW MEMBER IN HOOK & LADDER CO. 1

RESOLVED, the Village Board of Trustees accepts Christopher Durco as a new member in the Hook & Ladder 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: February 2, 2026

RESOLUTION NO. 013 OF 2026

ACCEPTING JOSEPH BACCAS AS A NEW MEMBER IN VOLUNTEER HOSE CO. 1

RESOLVED, the Village Board of Trustees accepts Joseph Baccas 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 Meegan-Corrigan, seconded by Trustee Hogue, with all in favor.

Adopted: February 2, 2026

RESOLUTION NO. 014 OF 2026

ACCEPTING ANGEL LOPEZ AS A NEW MEMBER IN VOLUNTEER HOSE CO. 1

RESOLVED, the Village Board of Trustees accepts Angel Lopez 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 Meegan-Corrigan, seconded by Trustee Hogue, with all in favor.

Adopted: February 2, 2026

Mayor Curley: Please tell all your firefighters that we appreciate that during the storm, they stayed overnight, caring about the residents of Suffern.

Chief Barish: We thank the DPW for helping to dig us out.

Mayor Curley: Charles and Joe Hunt did a phenomenal job, along with all their employees during the storm. The residents were very proud of the Village of Suffern for how the DPW and Police reacted. We did, for the first time since I have been Mayor, towed vehicles to make the roads safer and safer for the DPW. We gave people many opportunities to move their cars, but cars need to be moved for safety of everyone.

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

PUBLIC WORKS: Mr. Charles Sawicki

**RESOLUTION NO. 015 OF 2026
A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 FOR DS MEYER FOR THE ROADWAY IMPROVEMENTS PHASE 15 PROJECT A RECUTION IN THE AMOUNT OF \$ 59,583.50**

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 Change Order No. 1 to DS Meyer for the Roadway Improvements Phase 15 Project a reduction in the amount of \$59,583.50, is hereby authorized.

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

Adopted: February 2, 2026

Mayor Curley: The reason for this change order is the actual supply we needed was less than we had anticipated, so the price is lower, which is good for us.

**RESOLUTION NO. 016 OF 2026
A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH WESTON & SAMPSON FOR PROFESSIONAL SERVICES FOR THE DOWNTOWN LIGHTING IMPROVEMENT PROJECT**

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

WHEREAS, the Village of Suffern is desirous of improving the lighting in the Downtown area; and

WHEREAS, the Village requires the assistance of professional services to effectuate the same, and

WHEREAS, the project scope of work includes the replacement of bollard lighting with light poles to increase the levels of lighting in the downtown district on Lafayette Avenue between Orange Avenue and Washington Avenue, and

WHEREAS, based on the findings of levels of lighting, it may be determined that some bollards may remain in addition to the new light poles; and

WHEREAS, the proposed lighting poles and fixtures will be selected to match the existing Halophane poles and fixtures style to the greatest extent possible; and

WHEREAS, the existing light poles and fixtures will remain, and the new poles will include an electrical receptacle and bracket; and

WHEREAS, Weston and Sampson has provided a proposal to provide to effectuate the foregoing; and

WHEREAS, the quote includes surveying, layout and design, construction administration and inspection, attendance at meetings and reimbursement for expenses; and

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

WHEREAS, the Board of Trustees is desirous of entering into a contract with Weston and Sampson for the aforementioned professional services;

WHEREAS, the Superintendent of the Department of Public Works determined that the quoted price for the professional services is fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Suffern that the Mayor is hereby authorized to execute a contract with Weston and Sampson for professional services for the Downtown Lighting Improvement Project, in accordance with the proposal dated January 23, 2026, subject to approval by the Village Attorney as to form and substance.

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

Adopted: February 2, 2026

Mayor Curley: We feel that downtown needs more lighting, because things have changed with the cost of electricity and businesses are not leaving their lights on like they used to. This is creating downtown to be darker than when we had experts in a few years ago.

RESOLUTION NO. 017 OF 2026

A RESOLUTION APPOINTING JOSEPH SESSA AS SEASONAL LABORER EFFECTIVE FEBRUARY 3, 2026

RESOLVED, the Mayor and Board of Trustees hereby appoints Joseph Sessa as Seasonal Laborer for the Street Department for a ninety-day duration at a pay rate of \$20.40 per hour, effective February 3, 2026.

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

Adopted: February 2, 2026

RESOLUTION NO. 018 OF 2026

A RESOLUTION AUTHORIZING SOLICITATION OF FORMAL BIDS FOR THE BACKWASH AND WASTE TANK PUMP STATION CONTROL PANEL UPGRADES PROJECT AT THE WATER TREATMENT FACILITY

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 solicitation of formal bids for the Backwash and Waste Tank Pump Station Control Panel Upgrades Project at the Water Treatment Facility is hereby authorized, with bids to be returnable by February 25, 2026, at 3:00 P.M.

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

Adopted: February 2, 2026

Mayor Curley: This work was being done automatically and now it is being done by hand. We are looking at bids from \$35,000 to \$50,000.

TRUSTEES

Trustee Meegan-Corrigan: I drive into different places for work and the Village of Suffern looks a thousand times better than 90% of the places I have driven in the last week. I want to say thank you to

the DPW, Police Department, Fire Department, and everyone that had a hand in corralling this crazy storm that we haven't seen in 10 years.

Trustee Osborn: With the fines, it is a necessity to bring the fines up, there are definitely repeat offenders. There needs to be a deterrent that they can't keep doing it.

Mayor Curley: all of the Trustees contact me in regards to violations in the village. Treat everyone the same but keep up our quality of life at the same time.

Trustee Alpert: I look forward to the new website link where you can just report it anonymously, I think that is going to increase reporting.

Mayor Curley: When complaints come in to the Village, we act on them right away and we don't wait. It isn't fair to the public that is following the law, and if you make a mistake, you have time to fix it. Overcrowding isn't always overcrowding, when communities change, it changes the number of people in the building, so you could have a couple living in the house and they sell and now you have more people in the house. This doesn't mean there is overcrowding as it is based on square footage on what you are allowed.

MAYOR

On Ramapo Avenue, we have a little different area towards the New Jersey line. Some people have part of their houses in Suffern and some of their houses are in Mahwah, New Jersey. There is a house where they are having a sanitary sewer connection problem. We have to go a block or two to connect to her properly, whereas Mahwah is right on the property. We want to help get them on the sewer from septic because it keeps backing up. We can do an agreement with Mahwah so this person can connect to their sewer. We will still get their water, but Mahwah will do their sewer service.

MOTION: To do an intermunicipal agreement with Mahwah, New Jersey to do a sewer connection to 84 Ramapo Ave in the Village of Suffern. Motion was made by Trustee Meegan-Corrigan and seconded by Trustee Alpert, with all in favor.

RESOLUTION NO. 019 OF 2026

A RESOLUTION APPOINTING RANDY ORTIZ TEMPORARY, PART-TIME BUILDING 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 Randy Ortiz temporary, part-time Building Inspector, effective February 15, 2026, subject to a probationary period, for a term ending on May 31, 2026, and said appointment is hereby confirmed by the Board of Trustees of the Village of Suffern.

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

Adopted: February 2, 2026

ADJOURNMENT

A motion to adjourn the meeting at 6:16 P.M. was made by Trustee Hogue, seconded by Trustee Meegan-Corrigan, with all in favor.

2026-02-02 Suffern Village Board Meeting: [2026-02-02 Suffern Village Board Meeting](#)

Respectfully,

Betty Vanderbeek, Village Clerk