

Airmont Villager

Village of Airmont • 251 Cherry Lane, P.O. Box 578, Tallman, NY 10982 • 357-8111 • Fax 357-8307
www.airmont.org

Philip Gigante, *Editor*

SUMMER 2015



PHILIP GIGANTE
Mayor

The summer is here and it seems like only yesterday the Village was all aflutter about the new administration. The excitement and support is now fueling our service to all residents. Although it has only been a few months, much is getting done to improve

our quality of life.

The Board is working on some exciting things. Of great concern is the property on the corner of Airmont Road and Route 59. We met with the property owners and the broker to see if the Village could facilitate development of that area. Hopefully, we will see tenants filling in the spaces soon. There are also a number of local laws that need amending. The Board is carefully considering each of them and making changes accordingly. Be sure to stay up date on our decisions by subscribing to the Village email list and visiting the Village website at www.airmont.org. Please visit the site often as the minutes reflect the actions of the Board and the news section contains updated information between meetings. Rather than go into detail about information easily found online, I would like to use this space as an invitation for all residents to refocus their excitement at the reorganization meeting and channel that energy to the benefit of all residents. An overwhelming number of people were motivated to get involved and take action and I am thrilled to see that people are excited about our community. We are continually looking for volunteers throughout the village to assist with community events so if you are interested in getting involved please send me an email, contact me through Facebook or call the Village Hall. We need to work together as a cohesive team to keep Airmont a wonderful place to live. There is a lot of work that needs to be done and I am confident we can make this happen.

Most recently the Village held two events, Keep Rockland Beautiful Day on April 12th and the Memorial Day Ceremony on May 24th. Both were well attended but I would love to see many more of you join us as we build up our community efforts. With ideas like Airmont day, music/outdoor festivals, street fairs, movie nights, ice cream socials, holiday decoration contests, and food truck events, residents who want to make a difference are needed to lead the committees that will organize successful events. We have received a good amount of volunteer support thus far but the village could always use more to expand and improve upon new ideas, as well as better support our current efforts.



PAUL MARCHESANI
Deputy Mayor

To review and clarify, the Village of Airmont has a two zone garbage pickup schedule. The first zone is a Monday household garbage **only** pickup and Thursday household **and** bulk garbage pickup. The second zone is a Tuesday household garbage **only** pick up and a Friday household **and** bulk garbage pickup. You can look up your street online at www.airmont.org/services/garbage-recycling/.

Carlo Minuto Carting, out of West Nyack NY, is Airmont's contracted collector through the end of this year. The Village has a contracted agreement with Carlo Minuto stating Monday and Tuesday household pick up is a house side pickup meaning you are not required to bring your household garbage to the curb. The Minuto employees will come down your driveway to collect the garbage at your outside garbage storage location. However, on Thursdays and Fridays, if and only if you have bulk garbage for pick up, **you are required** to bring both the bulk garbage **as well as** the household garbage to the curb for pick up.

If you have only household garbage on bulk pick up days, it can stay by your house for pickup.

Please be aware that the Village has contracted a house side pick up to avoid our streets being lined with garbage cans four days per week so that the Village has a neat and tidy appearance. If you feel more comfortable bringing your garbage to the curb you are welcome to do so but it should not be put out earlier than **3pm the day before** your scheduled pick up day and the empty garbage cans should be returned back to your home by 8pm that evening after pickup as per the Village code. The same holds true for bulk pickup. Bulk pick up should not be put out to the curb any earlier than **3pm the day before** your scheduled bulk pick up day and garbage cans should be returned to your home no later than 8pm that evening as per Village code. The Village has the right to first warn then fine property owners on subsequent violations if garbage is left out days before its scheduled pick up day or if garbage cans are frequently left out at the curb after pickup for an extended period of time.

Please do your part in keeping Airmont beautiful by following the above garbage schedule and village codes. If you have any questions regarding your pick up schedule or if your garbage pickup was missed, please contact village hall at 845-357-8111.



ANTHONY VALVO
Trustee

As the economy begins to improve and real estate values are slowly progressing in the right direction, you may find yourself considering a refinance of your home, or a new home purchase. If it's been a while since you applied for a mortgage,

you are likely to find that the process is far more stringent than it was a few years back. Because of this, how you approach the concepts of debt on your house maybe be different than they were a few years ago.

In January 2014, the U.S. government put sub-

stantial regulations in place that tightened mortgage underwriting standards at most national and community bank lenders. To put in plainly, refinancing your home is not the simple phone call that it was. Lenders are now very focused on documentation and "stressed" underwriting. They look poorly on the idea of taking cash out of a house and will often underwrite your loan at rates and amortization schedules that take in to account downward pressure on your income and the home's value. This is particularly the case with ARM or "interest only" loan products.

The windup of all this is that when considering to refinance or pre-pay your mortgage you should think carefully and prepare. Here are some good tips:

- 1) **Maintain your credit profile:** In the months leading up to a home purchase or refinance, try to avoid changing your credit obligations. Don't close or open credit card accounts, keep balances in a normal range and manage your lines well.
- 2) **Get Organized:** Your lender will be asking for lots of financial data. Have at hand: two-years or tax returns; W2s; Canceled rent checks, Property tax statements (for all properties); K1 statements; three months of bank statements; Home owners insurance binders; Investment account statements, etc.
- 3) **Don't move money around:** It may be totally innocent, but lenders will want to understand funds flows and you will have to explain any large deposits or withdrawals.
- 4) **Prepare to explain issues in writing:** Lenders will be scrutinizing much of your financial life. They will ask questions and you will need to provide written explanations.
- 5) **Line up an employer reference:** Employment verification is now part of the process. Make it easier on yourself and have a contact ready for your lender

A good loan officer can be an asset in this process. Look for one who will pay attention to your needs and offer the best advice. You will often find these at community banks who also tend to have a more streamlined process. Shopping rates is easy – finding the right lender can be a bit harder. Stay at it, there are good folks out there.

Last, evaluate your situation carefully. In today's market it is not easy to put debt on a home. This has some interesting implications. You may be debt adverse and choose to pay down your home at an accelerated rate. However, in today's financing market this may not be your best decision. If, for example, you are planning to retire or have kids going off to college then prepaying your mortgage might not be the best course. If you feel like your job is in jeopardy, it may not be the best time to reduce debt.

Instead, build up a cushion of savings.

Having lots of equity in a home has always been an American dream. But, in today's world, tapping that equity can be hard. Try to refinance your house when you have lost a job or have retired; it's not likely your loan will be approved, even if you have enough savings to repay the loan at a moment's notice. This was a lesson that even our prior Fed Chairman learned when he tried to get a mortgage after leaving office.

In the end, these are very personal decisions. Only you can evaluate your own situation. Do your best to keep abreast of current trends and consult a financial professional when you feel you need the advice. Do your research and try to think ahead about five years to create a plan that will work well for you and your family.



DENNIS COHEN
Trustee

Airmont – A great place to call home

Airmont offers a blue ribbon elementary school, many parks and recreational offerings, senior housing, nearby access to major highways, commuting distance to NYC,

Northern NJ and Westchester, as well as religious/cultural diversity. Our residents are also enjoying rising property values. With that said Airmont also faces challenges which the village board will be tackling. Some of these challenges include attracting businesses to renovate and occupy vacant buildings, keeping taxes under the cap while improving the infrastructure and main-

taining services, The settlement of several lawsuits and the employee union agreement also need to be resolved ASAP.

On a lighter note we would also like to offer programs to entertain and educate residents (examples are driver education, photography, computer and maximizing social security classes, a ski trip, bowling night or a skating outing are some other ideas). We also strongly encourage residents to come to the board meetings whenever possible to share their thoughts, ideas and concerns. We are also always looking for volunteers to assist in achieving these goals.

We wish you all an enjoyable and safe summer.



RALPH BRACCO
Trustee

I would like to take this opportunity in our Newsletter to remind the residents of Airmont that we house in our Village Hall a Youth Community Room, which was completed by Trustee Ralph Bracco in 2010. The room is furnished with (2) 55" Flat Screen T.V.;

Pool Table; Ping Pong Table; 2 Foosball Tables; Tables and Chairs plus security cameras in addition to a full kitchen. To view the Youth Community Room contact the Village Clerk at (845) 357-8111 Monday thru Friday 9AM-4PM or to view in the evening or weekends you can contact Trustee Ralph Bracco at (845) 598-9550.

PLEASE SUPPORT OUR VOLUNTEERS!!

The Village of Airmont is privileged to be serviced by the following volunteers- Monsey Fire Department, Tallman Fire Department and Ramapo Valley Ambulance Corp. I would like to take this opportunity to thank them for their devoted time and service.

**Join Ellen Jaffee for
ASSEMBLY OFFICE IN YOUR NEIGHBORHOOD**

Assemblymember Ellen Jaffee will hold local community office hours at the following locations to answer questions and hear concerns from her constituents.

COMMUNITY OFFICE HOURS

Nyack Farmers Market: Thursday, July 9 from 9am to 1pm
Municipal parking lot-Main Street and Franklin Avenue

Spring Valley Farmers Market: Wednesday, July 15 from 10am to 1pm
Memorial Park, One Veterans Drive Spring Valley NY

Community Meeting: Finkelstein Library, Wednesday, July 15 from 6:30pm to 8pm
Meeting Room, 24 W Rte 59, Spring Valley, NY 10977

Suffern Farmers Market: Saturday, July 18 from 10am to 1pm
Community parking lot A-Lafayette and Orange Avenues

Senator David Carlucci will be meeting
in Airmont on Sunday July 26th from 9am to 11am
to address any questions or concerns residents may have.
Location TBA. Call the Village Hall for further details or
sign up for the Village email notifications for further information.



The Board presenting Certificates of Excellence to Airmont resident high school students graduating in the top 10% of their class. Congratulations to Saumya Kasliwal, Andrew Duffy, Samantha Walker, and Gray DeSimone. We wish you good luck and keep up the outstanding work!!

The Village of Airmont would also like to congratulate this year's recipients of the Spirit of Airmont Awards. From Cherry Lane Elementary: Amanda DeSimone, Trinity Goscinsky-Lynch, John Krebs, and Meaghan Toomey. From Elmwood Elementary: Marc Najera-Sanchez.

HURRICANE SAFETY TIPS

TERMS TO KNOW

Hurricane Watch

Hurricane conditions are a real possibility for an area.

Hurricane Warning

Hurricane is expected within 24 hours.
BEGIN PRECAUTIONARY ACTION AT ONCE.

ACT NOW TO BE PREPARED!

1. Develop a family plan for survival and property protection.
2. If your residence is in a potential flood or storm surge zone, be prepared to evacuate when officials recommend it.
3. Make arrangements now for the elderly and others with special needs, such as those who depend on electrical life support.
4. Identify a friend or family member from a non-threatened area, whom you will keep informed about your family's plans.
5. Plan what will do with your pet.
6. Inventory personal property; safely secure all records and valuable documents in a watertight place.
7. Have materials available to protect your doors and windows.
8. Have emergency cash or traveler's checks saved.
9. If your job requires you to work during a storm, make sure now that at least one adult will be with the children, the elderly or those with special needs.
10. Put together a family hurricane evacuation kit.

ROCKLAND COUNTY
Office of Fire & Emergency Services
845-364-8800



ED DAY
County Executive

GORDON WREN JR
Director

HURRICANE WARNING

1. Listen for weather updates and stay informed.
2. Keep a portable radio and flashlight on hand with fresh batteries.
3. Re-check all emergency supplies and equipment.
4. Clear your yard of all loose objects.
5. Moor your boat securely.
6. Store drinking water in clean containers.
7. Shutter, board or tape all windows.
8. Plan a flood-free evacuation route, and know where to go.
9. If ordered to evacuate:
COMPLY IMMEDIATELY! Take your **HURRICANE EVACUATION KIT**. Let your friends and family know where you are going.

NO SMOKING, ALCOHOLIC BEVERAGES, WEAPONS
OR PETS ARE ALLOWED IN PUBLIC SHELTERS.

HURRICANE EVACUATION KIT

Keep kit ready to go within hours. Include battery operated radio and flashlight, plus the following:

- First Aid Kit
- Two-week supply of medicine
- Blankets or sleeping bags
- Extra clothing, infant necessities
- Personal items, including books and toys
- Important papers (valid ID)
- Checkbook, cash, credit cards, ATM cards

AFTER THE STORM

DO NOT ENTER EVACUATED AREAS UNTIL LOCAL
OFFICIALS HAVE ISSUED AN ALL CLEAR.

1. Stay away from disaster areas. Do not sightsee!
2. Obey all curfews and emergency orders, which are issued.
3. If you must drive, use caution. Be aware of road and bridge washouts and storm debris on roadways.
4. Advise interested parties that you are safe.
5. Use caution when using food from your refrigerator or ice chest. Check for spoilage.
6. Avoid all downed power lines. Assume that all have live electricity.
7. Take extra precautions to prevent fire. Lowered pressure in water mains may make firefighting extremely difficult.
8. Have your electric, gas, and water connections check before turning them back on.
9. Use your emergency supply of boil water before using, until there is official word that water is safe.



Find us on
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Search for Fire & Emergency Services.
Visit OFES Website at <http://rocklandgov.com/>

THUNDERSTORM SAFETY TIPS

TERMS TO KNOW

Severe Thunderstorm Watch

Is issued when severe thunderstorms are possible and close to the watch area. The watch is issued to alert you to the possibility that thunderstorm's with damaging winds and large hail may develop. Listen to NOAA Weather radio and your local media weather updates and stay informed!

Severe Thunderstorm Warning

Is issued when a severe thunderstorm has been spotted and is going to move through you county soon. The key is to remain CALM, but to take precautionary action IMMEDIATELY to protect your life and property.

ACT NOW TO BE PREPARED!

Know the county in which you live and the names of nearby counties. Severe weather warnings are issued on a county basis.

Have disaster supplies on hand, including:

- Flashlight and extra batteries.
- Battery-operated radio and extra batteries.
- First aid kit and manual.
- Emergency food and water.
- Non-electric can opener.
- Essential medicines.
- Checkbook, cash, credit cards, ATM cards.

ROCKLAND COUNTY
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ED DAY
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BEFORE THE STORM

1. Check the weather forecast before leaving for extended periods outdoors.
2. Watch for signs of approaching storms
3. If a storm is approaching, keep a NOAA Weather Radio or AM/FM radio with you.
4. Postpone outdoor activities if storms are imminent.
5. Check on neighbors who require special assistance: infants, the elderly, and people with disabilities.

DURING THE STORM

Remember: If you can hear thunder, you are close enough to the storm to be struck by lightning. Go to safe shelter immediately.

1. Move to a sturdy building or car. DO NOT take shelter in small sheds, under isolated trees, or in convertible automobiles.
2. If lightning occurs and sturdy shelter is not available, get inside a hard top automobile and keep the windows up.
3. Get out of boats and away from water.
4. Telephone lines and metal pipes can conduct electricity. Unplug appliances not necessary for obtaining weather information. Avoid using the telephone or any electrical appliances. Use phones only in an emergency.
5. Do not take a bath or shower.
6. Turn off air conditioners. Power can overload the compressors.
7. Get to higher ground if flash flooding is possible. **DO NOT attempt to drive to safety. Most flash flooding deaths occur in automobiles**

If you are caught outdoors and no shelter is nearby:

1. Find a low spot away from trees, fences, and poles. Make sure the place you pick is not subject to flooding.
2. If you are in the woods, take shelter under the shorter trees.
3. If you feel your skin tingle or your hair stand on end, squat low to the ground on the balls of your feet. Place your hands on your knees with your head between them. Make yourself the smallest target possible; minimize you contract with the ground.

AFTER THE STORM

1. Check on neighbors who may require special assistance: infants, the elderly and people with disabilities.
2. Avoid all downed power lines. Assume that all have live electricity.
3. Continue to monitor NOAA Weather Radio and your local media for latest weather updates.



Search for Fire & Emergency Services.
Visit OFES Website at <http://rocklandgov.com/>

Building Department Reminders:

With summer here, our Building Department would like to remind you of the NYS Pool Requirements. All pools capable of containing at least 24" of water must comply with all the requirements of the NYS Code including:

- Pool alarms (A.S.T.M. 2208)
- Door alarms per NYS Code
- A 48" pool barrier is required for all pools as per NYS Code.
- Electrical requirements, i.e. no extension cords over six feet.

The Building Department thanks you for your cooperation and also wants to remind you that a building permit is required for any pool and a pool fence.

Please be sure that your property is free of debris and litter and your grass is maintained. The Building Department has noticed that there are a lot of damaged and fallen trees which still need to be removed per the Village's Property Maintenance Code. We understand that some residents need time to have those items removed. Please do so as soon as possible.

As always, please feel free to contact the Building Department to discuss any concerns you may have.

Please have a safe and enjoyable summer.

Fire Inspector Reminders:

The Fire Inspector would like to remind everyone of these important tips for the summer:

- As the season is changing, please be sure that your fire and carbon monoxide detectors are working properly.
- Remember that lightning strikes within 10 miles from any rainfall. If you hear thunder and see lightning, look for shelter and stay away from windows and doors until the storm passes.
- Be sure to keep your BBQ grill clean and away from the home and deck railings. Never leave your BBQ grill unattended when in use.
- Please leave the fireworks to the professionals. Do not use consumer fireworks. The safest way to enjoy fireworks is to attend a public display conducted by trained professionals.
- Open burning is not allowed within the Village of Airmont under most conditions. Please contact the Fire Inspector for further details and for information regarding permits.



Leaf Pick-Up Schedule:

That time of the year is here again when residents are getting ready for SUMMER! Leaves will be picked up curbside in the brown biodegradable bags on Thursdays and will continue until Thursday, December 17, 2015, pending weather.



Committees

The Village is looking for volunteers for the following committees:

Community Programs Committee, Open Space Committee, Youth Center Events Committee, Senior Center Events Committee, Technology Committee, Quality of Life Committee, Fundraising Committee, Commercial and Business Committee, Keep Airmont Beautiful (Garden) Committee, and the Committee to Keep Airmont Clean. Please contact Village Hall if you are interested in joining.



Community Room Rentals

If you know of a group within Airmont that would like to make use of our Community Center facilities, please contact our Village Clerk, Irene Murphy, for further information. The Community Center is also available for rental for birthday and family parties. Please call the Village Clerk for availability and requirements.

New Recycle Rules

The Rockland County Solid Waste Authority will no longer accept any items that have been placed in plastic bags. **EFFECTIVE IMMEDIATELY**, paper or commingled items (bottles, cans, etc.) **MUST** be placed loose directly into the designated recycling container. Items **MUST NOT** be placed in plastic bags. Visit rocklandrecycles.com for more information.



VILLAGE OF
Airmont

251 Cherry Lane, P.O. Box 578
Tallman, New York 10982

Phil Gigante, Mayor
Paul Marchesani, Deputy Mayor
Anthony Valvo, Trustee
Ralph Bracco, Trustee
Dennis Cohen, Trustee

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MONSEY, NY 10952