

# The Legislature of Rockland County



**ILAN S SCHOENBERGER**  
Legislator – District 4

Chair, Planning & Public Works Committee  
Budget & Finance Committee

**AGENDA**  
**PLANNING & PUBLIC WORKS COMMITTEE**  
**WEDNESDAY, NOVEMBER 9, 2016**  
**7:00 PM**

**ROLL CALL**

**ADOPTION OF MINUTES: 10/26/16**

**NO. 1- REFERRAL NO. 7171**

- A) APPROVING THE ROCKLAND COMMUNITY COLLEGE CARBON MONOXIDE DETECTOR INSTALLATION PROJECT IN THE ESTIMATED AMOUNT OF \$22,105.00 (ROCKLAND COMMUNITY COLLEGE) (\$22,105.00)  
(CLIFF L. WOOD, PRESIDENT, RCC)  
DL#: 2016-03615**
- B) APPROVING THE AGREEMENT OF ECOSYSTEM ENERGY SERVICES USA, INC. TO PROVIDE CAMPUS WIDE ENERGY EFFICIENCY UPGRADES AND RENOVATIONS TO ROCKLAND COMMUNITY COLLEGE (ROCKLAND COMMUNITY COLLEGE) (\$11,124.000)  
(CLIFF L. WOOD, PRESIDENT, RCC)  
DL#: 2016-03601**
- C) APPROVING EMERGENCY REPAIR OF EXPANSION LOOPS ON THE HEATING SYSTEM TO BRUCKER HALL IN THE BRUCKER HALL PARKING LOT (ROCKLAND COMMUNITY COLLEGE) (\$76,476.50)  
(CLIFF L. WOOD, PRESIDENT, RCC)  
DL#: 2016-03614**
- D) APPROVING THE REMOVAL AND INSTALLATION OF THE FIELD HOUSE ROOF SYSTEM (ROCKLAND COMMUNITY COLLEGE) (\$57,412)  
(CLIFF L. WOOD, PRESIDENT, RCC)  
DL#: 2016-03613**

**NO. 2- REFERRAL NO. 5474**

RECONSTITUTING THE ROCKLAND COUNTY SEWER DISTRICT NO. 1 BOARD OF COMMISSIONERS IN ACCORDANCE WITH RESOLUTION NO. 260 OF 2016  
(HONS. ALDEN H. WOLFE, MICHAEL M. GRANT, ILAN S. SCHOENBERGER, CHARLES J. FALCIGLIA, LEGISLATURE)  
LG#: 2016-91

*PULLED 10/26/16*

**NO. 3-REFERRAL NO. 7300**

AUTHORIZING AND DIRECTING THE CLERK TO THE LEGISLATURE TO ADVERTISE FOR BIDS FOR NEW CITY BUILDING AND INFRASTRUCTURE IMPROVEMENTS, COUNTY OFFICE BUILDING AND SHERIFF'S BUILDING PAVING, CURBS AND SIDEWALKS CAPITAL PROJECT NO. 1484 [DEPARTMENT OF GENERAL SERVICES – FACILITIES MANAGEMENT]  
(ROBERT H. GRUFFI, DIRECTOR, FACILITIES MANAGEMENT)  
DL#: 2016-03598

**NO. 4- REFERRAL NO. 9075**

REJECTING THE BID FOR THE PURCHASE OF COUNTY OWNED REAL PROPERTY LOCATED AT 18 NEW HEMPSTEAD ROAD, NEW CITY, NEW YORK AND AUTHORIZING THE ROCKLAND COUNTY DEPARTMENT OF PLANNING TO APPLY TO THE TOWN OF CLARKSTOWN FOR A SPECIAL USE PERMIT.  
(HON. ILAN S. SCHOENBERGER, LEGISLATURE)  
LG#: 2016-87

*DEFERRED 9/27/16*





RESOLVED, That County Executive and the Legislature of Rockland County hereby approve Rockland Community College's Energy Performance Contract with Ecosystem Energy Services USA, Inc., 501 Seventh Avenue, Suite 1605, New York, New York 10018, for campus wide energy efficiency upgrades and renovations at a cost of \$11,124,000.

VWJ:dc  
2016-03601  
10-21-16

**DRAFT**

Introduced by:

Referral No.

7171(C)

**RESOLUTION NO.                      OF 2016  
APPROVING EMERGENCY REPAIR OF  
EXPANSION LOOPS ON THE HEATING SYSTEM TO  
BRUCKER HALL IN THE BRUCKER HALL PARKING LOT  
(ROCKLAND COMMUNITY COLLEGE)  
(\$76,476.50)**

WHEREAS, Rockland Community College had to undertake an emergency repair of expansion loops on the heating system to Brucker Hall in the Brucker Hall Parking Lot; and

WHEREAS, The repair was completed by Hauser Bros., Inc. (approved County contractor) for a total cost of \$76,476.50; and

WHEREAS, By Resolution No. 29 of 2016, the Rockland Community College Board of Trustees unanimously approved the emergency repair of the heating system to Brucker Hall in the Brucker Hall Parking Lot to be paid for by chargeback funds and to be 50% reimbursed by the SUNY Office for Capital Facilities; and

WHEREAS, In order to receive reimbursement from SUNY Capital Facilities, a resolution is needed from the Rockland County Legislature approving this request; and

WHEREAS, The                      Committees of the Legislature have met, considered and approved this resolution, now, therefore, be it

**RESOLVED**, That County Executive and the Legislature of Rockland County hereby approve Rockland Community College's emergency repair of expansion loops on the heating system to Brucker Hall in the Brucker Hall Parking Lot for a total cost of \$76,476.50.

VWJ/bab  
2016-03614  
10-26-16

**DRAFT**

Introduced by:

Referral No. 7171 (D)

**RESOLUTION NO.                      OF 2016  
APPROVING THE REMOVAL AND INSTALLATION  
OF THE FIELD HOUSE ROOF SYSTEM  
(ROCKLAND COMMUNITY COLLEGE)  
(\$57,412)**

WHEREAS, Rockland Community College needed to undertake the removal and installation of the roof system in the Field House; and

WHEREAS, By Resolution No. 18 of 2016, the Rockland Community College Board of Trustees unanimously approved the removal and installation of the roof system paid for by chargeback funds to be 50% reimbursed by the SUNY Office of Capital Facilities; and

WHEREAS, The estimated cost of the project was \$49,042; and

WHEREAS, Rockland Community College had to pay an additional \$8,370 for the removal and installation of the Field House Roof; and

WHEREAS, By Resolution No. 30 of 2016, the Rockland Community College Board of Trustees unanimously approved the additional costs involved in the removal and installation of the Field House Roof to be paid for by chargeback funds and to be 50% reimbursed by the SUNY Office for Capital Facilities; and

WHEREAS, The project was completed by Frank Stevens & Sons Roofing, Incorporated (approved County contractor; Bid No. RFB-RC-2013-082) for a total cost of \$57,412; and

WHEREAS, In order to receive reimbursement from SUNY Capital Facilities, a resolution is needed from the Rockland County Legislature approving this request; and

WHEREAS, The                      Committees of the Legislature have met, considered and approved this resolution, now, therefore, be it

**RESOLVED**, That County Executive and the Legislature of Rockland County hereby approve Rockland Community College's costs involved in the removal and installation of the Field House Roof System in the amount of \$57,412.

VWJ/bab  
2016-03613  
10-26-16

# DRAFT

Introduced by:

Hon. Alden H. Wolfe, Sponsor  
Hon. Michael M. Grant, Sponsor  
Hon. Ilan S. Schoenberger, Sponsor  
Hon. Charles Falciglia, Sponsor

Referral No. **5474**  
, 2016

**RESOLUTION NO. OF 2016  
RECONSTITUTING THE ROCKLAND COUNTY SEWER  
DISTRICT NO. 1 BOARD OF COMMISSIONERS IN  
ACCORDANCE WITH RESOLUTION NO. 260 OF 2016**

WHEREAS, on May 17, 2016, the Rockland County Legislature unanimously approved Resolution No. 260 of 2016, amending § 165-5 of the Rockland County Code to make needed changes to various terms and conditions of the Rockland County Sewer District No. 1 Board of Commissioners; and

WHEREAS, one of the amendments was to reduce the number of Commissioners from 13 to 10 and create three (3) classes of Commissioners; and

WHEREAS, in accordance with Resolution No. 260 of 2016, the Rockland County Legislature wishes to reconstitute the Sewer Commission and appoint the following individuals as Sewer Commissioners in their respective classes:

- (1) Class One Commissioners
  - (a) Christopher St. Lawrence – Supervisor, Town of Ramapo, ex officio
  - (b) George Hoehmann – Supervisor, Town of Clarkstown, ex officio
  - (c) Andrew Stewart – Supervisor, Town of Orangetown, ex officio
- (2) Class Two Commissioners
  - (a) Demeza Delhomme – Elected Official from the Village of Spring Valley
  - (b) Craig M. Flanagan – Elected Official from Ramapo
  - (c) Aney Paul – Elected Official from Clarkstown
- (3) Class Three Commissioners
  - (a) Richard Diaz – Resident, Town of Clarkstown
  - (b) Kevin P. Connell – Resident, Town of Clarkstown
  - (c) Seth Lehman – Resident, Town of Ramapo
  - (d) Michael A. Genito – Resident, Town of Ramapo

WHEREAS, with these appointments, the Rockland County Sewer District 1 Board of Commissioners shall be reconstituted effective as of the date of adoption of this resolution by the Rockland County Legislature; and

WHEREAS, the \_\_\_\_\_ committee has met, considered, and by a \_\_\_\_\_ vote, approved this resolution; now therefore be it

RESOLVED, in accordance with Resolution No. 260 of 2016, the Rockland County Legislature hereby reconstitutes the Sewer Commission and appoints the following individuals as Sewer Commissioners in their respective classes:

- (1) Class One Commissioners
  - (d) Christopher St. Lawrence – Supervisor, Town of Ramapo, ex officio
  - (e) George Hoehmann – Supervisor, Town of Clarkstown, ex officio
  - (f) Andrew Stewart – Supervisor, Town of Orangetown, ex officio
- (2) Class Two Commissioners
  - (d) Demeza Delhomme – Elected Official from the Village of Spring Valley
  - (e) Craig M. Flanagan – Elected Official from Ramapo
  - (f) Aney Paul – Elected Official from Clarkstown
- (3) Class Three Commissioners
  - (e) Richard Diaz – Resident, Town of Clarkstown
  - (f) Kevin Connell – Resident, Town of Clarkstown
  - (g) Seth Lehman – Resident, Town of Ramapo
  - (h) Michael Genito – Resident, Town of Ramapo

and be it further

RESOLVED, with these appointments, the Rockland County Sewer District 1 Board of Commissioners shall be reconstituted effective as of the date of adoption of this resolution by the Rockland County Legislature; and be it further

RESOLVED, that the Clerk to the Legislature shall notify the Rockland County Board of Sewer Commissioners and the appointees of this resolution.

LG2016-91  
ELY  
9/22/16  
10/13/16  
10/19/16 ASE



Introduced by:  
Hon. Ilan S. Schoenberger, Sponsor

Referral No.

9075  
2016

**RESOLUTION NO.            OF 2016**  
**REJECTING THE BID FOR THE PURCHASE OF COUNTY OWNED REAL**  
**PROPERTY LOCATED AT 18 NEW HEMPSTEAD ROAD, NEW CITY, NEW YORK**  
**AND AUTHORIZING THE ROCKLAND COUNTY DEPARTMENT OF PLANNING**  
**TO APPLY TO THE TOWN OF CLARKSTOWN FOR A SPECIAL USE PERMIT**

WHEREAS, By Resolution No. 341 of 2016, the Legislature of Rockland County authorized and directed the Clerk to the Legislature to advertise for bids for the sale of County owned real property located at 18 New Hempstead Road, New City, New York, by public advertisement in accordance with County Law §215; and

WHEREAS, The Clerk to the Legislature advertised for public sale the County owned real property located at 18 New Hempstead Road, New City, New York in accordance with County Law §215 and solicited sealed bids under RFB-RCLEG-2016-001 (the "RFB"); and

WHEREAS, On September 15, 2016, one (1) bid was received for the purchase of the county owned property from ND Acquisitions, LLC, 2310 Washington Street, Newton Lower Falls, MA 02462, and was publicly opened; and

WHEREAS, The County Attorney found the bid to be "no-responsive and invalid because: 1) the bidder, in violation of the bid terms, failed to include a check for certified funds equal to 10% of its bid; and 2) The bidder rejected the terms of sale included in the RFB and offered different terms of purchase, which materially and substantially varied from the term set forth in the RFB" and opined that the Legislature cannot accept the bid as a matter of law; and

WHEREAS, The Legislature believes that if the County applied to the Town of Clarkstown for a special use permit that would allow the property to be developed into senior citizen housing - as already supported by elected officials both in Town and County government - the County could then issue a new RFB for property with enhanced value, thereby facilitating additional and higher bids; and

WHEREAS, The \_\_\_\_\_ Committee of the Legislature has met, considered and \_\_\_\_\_ approved this resolution; now, therefore be it

RESOLVED, That the Rockland County Legislature hereby rejects the bid received from ND Acquisitions, LLC and publicly opened on September 15, 2016 for the purchase of the parcel located at 18 New Hempstead Road, New City, New York under RFB-RCLEG-2016-001; and be it further

RESOLVED, That the Rockland County Department of Planning shall apply to the Town of Clarkstown for a special use permit that would allow the property to be developed into senior citizen housing as already supported by elected officials both in Town and county government.

ELY  
LG-2016-87  
9-19-16  
9/22/16