

**Rockland County
Home Improvement Licensing Board
Thursday March 2, 2023**

A meeting of the Rockland County Home Improvement Licensing Board was held on Thursday, March 2, 2023, in the Legislative Committee Room, 11 New Hempstead Road, New City, NY 10956.

Members Present:

James J. Elcik, Michael DiBella, Seth Glasser, Irene Insignares, John G. Ferguson, Joseph Caruso, Andrew Yarmus, Stephen Coyle

Members Absent:

Others Present:

Michele C. Durso, William Hartnagel, Esq., Agnes Niemczyk, Erica Chang, Julie Ann Glazer, Pinchus Kohn, Aaron Mandel, Karin Lewis (over the phone)

Meeting called to order at 3:03 PM by Chair J. Elcik.

MOTION:

By Member M. DiBella, second by Member A. Yarmus to approve the Minutes from the Regular Meeting held February 2, 2023. All in favor.

OLD BUSINESS:

Public Hearing Rules and Regulations Appendix A

Electronic recording made.

Classification 35

Board discussed whether there should be an exemption for outdoor temporary/seasonal religious structures; also, whether the classification be expanded to include sheds and unattached garages. Board reviewed research from all Towns and Villages regarding permit requirements and minimum square footage for sheds. Answers varied greatly depending on jurisdiction.

MOTION

By Member J. Caruso, second by Member I. Insignares to keep Appendix A Classification 35 as written, close Public Hearing. All in favor.

H-22301 Pin Builders Inc.

Applicant of record Pinchus Kohn is present and submitted additional reference letters, Chair J. Elcik noticed letters were missing basic requirements such as time frame of scope of work performed. Dwelling at 5 Alpha Lane was questioned by the Board where Mr. Kohn did an addition. The Building Permit application did not list Mr. Kohn but another licensed contractor. Chair J. Elcik advised a Notice of Violation will be issued for working as an unlicensed contractor. Member S. Glasser questioned Mr. Kohn on his knowledge of home improvement. Mr. Kohn knew some answers. Some of his answers concerned the use of subcontractors. The Board informed Mr. Kohn that only a licensed general contractor in Rockland County can hire licensed Rockland County subcontractors for residential work. The Board acknowledges Mr. Kohn has some knowledge and experience as a general contractor but not enough to warrant a license from Rockland County.

MOTION:

By Member S. Glasser, second by Member I. Insignares to reject the application for classification A6. All in favor.

While Mr. Kohn was exiting the Meeting he was served a Notice of Violation by Inspector J.A. Glazer.

H-3003 Richard Orsini Inc d/b/a Green Horizons Landscape Construction

Open Complaint #256-22. During the February 2023 regular meeting it was determined that there were more contractors involved than originally noted in the complaint filed 7/27/2022. The Board was unable to determine clearly which party was directly responsible for Consumer's claim. The Board feels that this matter is best determined by a court of law since there are questions of fact and a request for monetary relief. Therefore, litigation is recommended.

MOTION:

By Chair J. Elcik, second by Member S. Coyle to close Complaint #256-22. All in favor.

H-19217 Custom Garden Landscaping, Inc.

Open Complaint No. 281-22. Attorney for Applicant of record John Buonadonna requested an adjournment until next regular Board meeting April 6, 2023. The Board, by consensus, tabled the matter until next regular meeting April 2023.

H-9288 Sun Coast Landscaping & Home Improvements, Inc.

Open Complaint No. 323-22, M. Durso updated the Board. Applicant of record has been made aware violations No. 22-400LC to 22-402LC, 22-404LC to 22-405LC, and 22-455LC will be sent back to the Rockland County Attorney Office for collection if hearing is not rescheduled by close of business March 9, 2023. The Board by consensus agreed to send violations back if hearing is not rescheduled.

NEW BUSINESS:

H-18297 SunPower Corporation, Systems

Discussion Solar Lease Agreement. No one is present from SunPower Corporation, Systems. The Board, by consensus, agreed to table discussion until next regular meeting April 2023.

Application H-22004 Saddle River Construction LLC

Applicant of record Aaron Mandel is present. Chair J. Elcik addressed the Board regarding the outstanding five judgements against Mr. Mandel stemming from Workers Compensation Board, NYS Tax & Finance and NYS Dept of Labor. Mr. Mandel addressed the Board because his application is incomplete, he can't work and has no money to be able to pay towards the judgements. Member M. DiBella advised Mr. Mandel an accountant can help take care of the judgements by sending a letter to the Workers Compensation Board to set up a payment plan. Chair J. Elcik suggested a conditional approval of 6 months to check whether progress has been made on judgements.

MOTION:

By Member M. DiBella, second by Member J. Caruso to allow conditional approval of license with 6 months increments of updates on judgements. All in favor.

H-19233 Dreamscapes of Rockland, Inc.

No one present for Dreamscapes of Rockland, Inc.

H-10880 Babylon Garden Landscape & Construction, Inc.

No one present for Babylon Garden Landscape & Construction, Inc.

Brewster Technologies

Karin Lewis a representative from Brewster Technologies was present over the phone. Ms. Lewis discussed in detail material that will be covered on the General Contractor test.

MOTION:

By Chair J. Elcik, second by Member S. Glasser to approve Rockland County General Contractor test by Brewster Technologies. All in favor.

MOTION:

By Member J. Ferguson, second by Member J. Caruso a 75% is deemed as passing grade for the Rockland County General Contractor test. All in favor.

With the agenda completed in its entirety, the meeting adjourned at 5:00 PM.

The next regular scheduled Meeting will be Thursday April 6, 2023, in the Legislative Committee Room at 11 New Hempstead Road, New City, NY 10956.

Respectfully submitted,

James J. Elcik
Chairperson