

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

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

**Members Present:**

Chair Kimberly Von Ronn, Esq., Michael DiBella, Seth Glasser, Irene Insignares, John Ferguson, Joseph Caruso, Andrew Yarmus, Stephen Coyle

**Members Absent:**

**Others Present:**

William Hartnagel, Esq., Michele C. Durso, Kristin Heffernan, Julie Ann Glazer, Erica Chang, Agnes Niemczyk, Annmarie Gemelli, Mayer Taub, Antonio Matias, Eli Bream, Shlomo Morris, Aron Hirsch, Andrea Savagnese, Theodore Zurla, Jacqueline Zurla, Byron Aguilar, Keith Braunfotel, Esq., Oscar Torres, Salustio Torres, Elya Taub, Hersh Leiber, Rember Martinez, Jose Lema, Robert Mellman, Esq.

Meeting called to order at 3:05pm by Chair Kimberly Von Ronn, Esq.

**MOTION:**

By Member A. Yarmus, second by Member M. DiBella to approve the Minutes from the Regular Meeting held October 5, 2023. All in favor.

**OLD BUSINESS:**

**Public Hearing H-11698 Power Home Remodeling, LLC.**

Electronic recording made.

Public Hearing held for consideration of suspension and/or revocation of license.

Charges:286-9(B), 286-9(C), 286-10(A)(2), 286-10(F)

No one present from Power Home Remodeling, LLC.

**MOTION:**

By Chair K. Von Ronn, Esq., second by Member S. Coyle to continue the Public Hearing at the January 2024 Meeting. All in favor.

**H-10222 Master Roofing & Siding, Inc.**

Electronic recording made.

Public Hearing was held for consideration of suspension and/or revocation of license. License holder Aron Hirsch is present. Chair K. Von Ronn, Esq. questioned Mr. Hirsch regarding the high number of violations in the last five years. Most violations were issued for hiring unlicensed sub-contractors. Mr. Hirsch clarified that most violations were issued for not having Rockland County decals on vehicles. He stated when company vehicles are at the mechanic employees use their own vehicles to get to and from jobsites. Moving forward, Mr. Hirsch will make sure all employees use company cars. The Board also advised Mr. Hirsch that as a licensed Rockland County Home Improvement contractor his license classification is for roofing and siding contractor only. His current license does not permit him to hire subcontractors. Only licensees that are General Contractors with classification A6 or B6 can hire subcontractors.

**MOTION:**

By Chair K. Von Ronn, Esq., second by Member I. Insignares to allow the renewal of this license under the following conditions: 1) that a copy of any residential contract be submitted to the Office of Consumer Protection prior to the start of any work, 2) Inspectors from the Office of Consumer Protection will conduct spot checks at any residential jobsite listed in the residential contract, and 3) licensee must apply for a General Contractor license, either A6 or B6, if hiring subcontractors. This condition applies for one year. All in favor.

**MOTION:**

By Chair K. Von Ronn, Esq., second by Member J. Caruso to close Public Hearing for Master Roofing & Siding, Inc. All in favor.

**H-10864 Zurla Excavating, Inc.**

Discussion: Open Complaints Nos. 238-23 and 421-23, Open Violations Nos. 23-488LC and 23-490LC. License holder Theodore Zurla is present with Jacqueline Zurla, Andrea Savagnese, and retained counsel Keith Braunfotel, Esq. Inspector E. Chang read summary of complaints. Keith Braunfotel, Esq. addressed the Board stating matter of complaints is being currently worked on with both sides, stipulation waiting to be signed. Chair K. Von Ronn, Esq. questioned Mr. Zurla on his history of being caught five times by Inspector working without a permit. Mr. Braunfotel, Esq. replied with making the Board aware Mr. Zurla has been a licensed excavator with the county for many years and is currently working on getting a General Contractors license. Violations have been satisfied with the Office. Proof of judgement payment will be submitted to the Office as it becomes available.

**MOTION:**

By Chair K. Von Ronn, Esq. second by Member S. Coyle to renew license under the condition that all judgements, violations, and building permits be satisfied before license is renewed. All in favor.

**H-17093 Aguilar Landscaping Corp.**

Discussion: Open Complaint No.257-23. Applicant of record Elmer O. Aguilar-Vasquez is not present; his brother Byron Aguilar is present. Mr. Aguilar explained to the Board that he can't get a permit to correct the workmanship issues of complaint No. 257-23. Inspector E. Chang stated that the Town Building Inspector is willing to issue permit for that specific location. Member S. Glasser and Member J. Ferguson agree that workmanship was poor and out of depth. Member J. Ferguson suggested Mr. Aguilar reimburse the cost of the job so that Consumer can hire a licensed contractor to fix the poor workmanship. Mr. Aguilar stated he will reimburse Consumer the total amount of \$8,400.00 and will also submit proper documentation to the Office of Consumer Protection to apply for change of applicant and a class change for the business license. The Board, by consensus, agreed to table the matter until December 2023 regular meeting.

**Public Hearing H-20169 Torres T Landscaping Inc.**

Electronic recording made.

**MOTION:**

By Chair K. Von Ronn, Esq, second by Member J. Ferguson to Open Public Hearing. All in favor.

Public Hearing held for consideration of suspension and/or revocation of license H-20169 Torres T Landscaping Inc. for the use of 2023 decal No. 23-6999 on unlicensed applicant's vehicle (Application H-22417 Martinez Arias Landscaping Inc.). Applicant of record Salustio Torres along with his son Oscar Torres are present for Torres T Landscaping Inc. Mr. Torres explained that in October 2022 he noticed one of his trucks did not have Rockland County decal, went to the Office, and registered his truck. The employee at that time that was using his vehicle was not a good employee and Mr. Torres had to fire him, and assumes the decal was peeled of the truck. Members J. Ferguson and S. Glasser both strongly agreed that the peeling of the decals off the vehicles is impossible. Member S. Glasser questioned Mr. Torres as to why he ignored prior meeting invitations regarding this decal situation. Mr. Torres son Oscar stated that he tried sending an email to the Office and explain that his dad was busy with work. No such email was ever received by the Office.

**MOTION:**

By Chair K. Von Ronn, Esq., second by Member A. Yarmus to not suspend and /or revoke license. All in favor.

**Public Hearing H-18220 ALJ Home Improvement Inc.**

Electronic recording made.

Public Hearing held for consideration of suspension and/or revocation. Applicant of record Jose Lema along with counsel Robert Mellman, Esq. are present. Chair K. Von Ronn, Esq. stated Mr. Lema was asked during previous Meeting to come with someone from OSHA. Robert Mellman, Esq. said he did speak with the OSHA Inspector who issued the complaints; however, the Inspector was unable to attend the Meeting because their Legal Department would not permit. Chair K. Von Ronn, Esq. asked if the person inspecting the jobsites was unable to attend as well to which Mr. Lema stated most of the time, Inspectors just pass by they don't stop by. Chair K. Von Ronn, Esq. brought to the Board's attention that between the two fatalities that occurred during the year 2019 and 2022 there were five other instances that occurred. Mr. Lema explained that the five instances were of employees not wearing proper gear and that there were no injuries. Mr. Lema also stated that he has been compliant with what is required by OSHA, with fines, safety training, and making the department aware of all his jobsites prior to work starting.

**MOTION:**

By Chair K. Von Ronn, Esq., second by Member A. Yarmus to revoke the license based on the Laws of Rockland County Chapter 286 charges 286-9(C) and 286-10(A6). All in favor.

**MOTION:**

By Chair K. Von Ronn, Esq., second by Member S. Glasser to ensure that a licensed subcontractor finishes all current open pending jobs in Rockland County. Current locations of open jobsites are: 1) 11 Santiago Ave, Havestraw, NY. 2) 16 Overlook Rd. New City, NY. 3) 421 Kings Highway, Valley Cottage, NY. 4) 1 Northlyn Ct. Bardonia, NY. All in favor.

**H-20162 Epic Pool & Spa LLC d/b/a Pool Maid**

Discussion: Open judgements 2023-00001355 and 2023-00013732, open Violations Nos. 23-480LC, 23-484LC, 23-485LC, Applicant of record submitted a Florida driver license in connection with 2023 license renewal. Applicant of record Ellen Leone is present. Chair K. Von Ronn, Esq. made the Board aware that all pending violations were cleared, but the Office has not received information whether the judgements were being satisfied. Ellen Leone stated that she needs more time to work out the judgements, to which Chair K. Von Ronn, Esq. stated that Ms. Leone has been made aware of the judgements since July 2023 and it is now November. Member M. DiBella stated that clearing judgements is a long process. Ms. Leone was made aware by the Board that as an active license holder she can't reside in Florida because Rules and Regulation

of the Laws of Rockland County delegate she is a direct supervisor of the work, and asked how she can supervise the work performed if she lives in Florida. Ms. Leone stated that she does own property in Florida but has an apartment in New York during pool season which is from April to November. Member I. Insignares recommended that Ms. Leone update her driver license to New York. At first the Board thought that as a classification 25, Ms. Leone can't sub-contract work, only a licensed General Contractor with classification A6 or B6 can. However, with a recent change to the Rules and Regulations class 25 permits the swimming pool installation contractor to employ licensed subcontractors restricted to swimming pool construction only. Complaint No. 383-23 against Epic Pool & Spa LLC d/b/a Pool Maid showed that an unlicensed sub-contractor was hired to do work. Ellen Leone now understands what she can and cannot do and stated that she will comply moving forward.

### **MOTION:**

By Chair K. Von Ronn, Esq., second by Member I. Insignares to conditionally renew license. Conditions are 1. Driver License must be updated to New York address, 2. All new installation contracts are to be submitted to the Office prior to work starting, 3. No sub-contracting unless in line with class 25, 4. No further complaints, 5. Inspectors may spot check jobsites, and all conditions apply for one year. All in favor.

### **H-19233 Dreamscapes of Rockland, Inc.**

Discussion: Open Judgements. Applicant of record Antonio Matias is present. Mr. Matias stated that business judgements were cleared and that he is in process of working on clearing his personal judgements. The Board requested that proof of progress regarding his personal judgement be submitted to the Office when available. The Board, by consensus, agreed that the matter is closed, and license can be renewed.

### **NEW BUSINESS**

#### **Application H-23199 Bulls Head Contracting Corp d/b/a Rockriverde.com**

Applicant of record Shlomo Morris is present. On September 9, 2023, Applicant submitted three additional reference letters. Chair K. Von Ronn, Esq. stated letters look sufficient, Member J. Ferguson agreed everything looks like it's supposed to.

### **MOTION:**

By Chair K. Von Ronn, Esq, second by Member S. Coyle to approve application. All in favor.

#### **H-18294 Radon Mitigation Corporation of America, Inc.**

Applicant of record David Bredhoff submitted California driver license in connection with 2023 renewal of license. No one is present for Radon Mitigation Corporation of America, Inc.

**MOTION:**

By Chair K. Von Ronn, Esq., second by Member S. Glasser to table the matter until December 2023 regular meeting. All in favor.

**H-23137 Dozeline Inc.**

Appeal to the Board for Rejection of License Application at Administrative Level due to lack of qualifying experience in classifications 10, 11, and 39. Applicant of record Elya Taub is present, along with Uncle Mayer Taub. Elya Taub spoke regarding his experience as a project manager that included office work as well as field work as a supervisor. Chair K. Von Ronn, Esq questioned whether Mr. Taub has actual physical work experience, to which Mr. Taub replied, "No." Member S. Glasser made Mr. Taub aware working on new builds and/or commercial work Rockland County does not require a license.

**MOTION:**

By Chair K. Von Ronn, Esq., second by Member M. DiBella to approve application. All in favor.

With the agenda completed in its entirety, the Meeting adjourned at 6:05 PM.

**The next regularly scheduled Meeting will be on Thursday, December 07, 2023, in the Legislative Committee Room at 11 New Hempstead Road, New City, NY 10956.**

Respectfully submitted,

Kimberly Von Ronn, Esq.  
Chairperson