

The minutes of the Special Meeting of the Village of Haverstraw Board of Trustees on Wednesday, May 25<sup>th</sup>, 2011.

#### PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Batista	- Present
	Trustee Bueno	- Present
	Trustee Watson	- Present
	Trustee Dominguez	- Absent
	Mayor Kohut	- Present

Mayor Kohut: The Mayor announced the purpose of this meeting was to authorize the Mayor to take title and sign the necessary transfer documents for the Site A public infrastructure and promenade in front of Harbors Haverstraw. He invited Village Attorney Jay Hood, Jr. to address the subject.

**VILLAGE ATTORNEY, Jay Hood, Jr.:** Counselor Hood discussed the following two items requiring board approval:

First, acceptance and dedication of the streets and other public improvements on Site A with conditions, which have previously been discussed. All conditions are listed in a letter dated May 20<sup>th</sup>, from Liz Mello of Brooker Engineering. Ms. Mello also stated that there are no major cost factors, therefore, no reason not to move forward with the closing. Counselor Hood is, however, adding this to the contract to be sure it will be done in a timely fashion. The second item is to authorize the Mayor to close on the transfer of the property and sign the contract and agreement, which will include the conditions. It is basically a transfer of the rest of the money and taking over title to the public improvements, which was agreed to in the LADA from 2003.

Rafael Bueno: Trustee Bueno suggested that the Board set a deadline of July 1<sup>st</sup> for completion of all outstanding items.

Mayor Kohut entertained a motion authorizing the Mayor to receive the public infrastructure and sign the necessary transfer documents with GDC, subject to a July 1<sup>st</sup> deadline for completion of all outstanding items listed on the May 20<sup>th</sup> letter from Brooker Engineering.

#### **RESOLUTION #131-2011**

Motion by: Rafael Bueno  
Seconded by: Terence Watson  
Motion Carries: All

Mayor Kohut: Following a discussion with the Village Engineers, the Mayor requested the Board change the deadline date requested by Trustee Bueno for completion of the items from July 1<sup>st</sup> to August 1<sup>st</sup> after which time performance bond funds will be used to complete the items, if they have not been completed by that time.

Mayor Kohut entertained a motion to change the completion date to August 1<sup>st</sup>, 2011.

#### **RESOLUTION #132-2011**

Motion by: Rafael Bueno  
Seconded by: Terence Watson  
Motion Carries: All

Jay Hood, Jr., Esq.: Counselor Hood then spoke about the Site Plan Amendment for Building C of Site A, which was changed from condominium units to rental units with a total of three additional units. Following conversations with Max Stach of Turner Miller Group the following language is to be added to the amendment:

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF HAVERSTRAW IN CONNECTION WITH THE APPLICATION OF HARBORS HAVERSTRAW, LLC FOR AMENDED SITE PLAN APPROVAL OF PROPOSED DEVELOPMENT AT “LAND USE AREA A” (SITE A) OF THE DOWNTOWN WATERFRONT REDEVELOPMENT PROJECT (SECTION 27.14, BLOCK 1, LOT 4; SECTION 27.17, BLOCK 1, LOT 20; SECTION 27.18, BLOCK 1, LOT 1; SECTION 27.18, BLOCK 1 LOT 2; SECTION 27.18, BLOCK 1, LOT 3; SECTION 27.62, BLOCK 2, LOT 10; SECTION 27.62, BLOCK 2, LOT 11). AMENDED TO THE SITE PLAN AFFECTING BUILDING C.**

**WHEREAS**, in July 1999, MGD Holdings, LLC (“MGD”) informally proposed a public/private redevelopment project (the “Project”) within the portion of the downtown waterfront of the Village comprised of the parcels of land and land under water known and designated on the Village tax assessment map as Section No. 27.09, Block 1, Lot 3; Section No. 27.10, Block 1, Lots 1, 2; Section 27.14, Block 1, Lots 1, 2, 3, 4, 5; Section No. 27.17, Block 1, Lot 20; Section No. 27.18, Block 1, Lots 1, 4; Section No. 27.46, Block 1, Lots 76, 77, 78, 80, 81, 82, 83, 84, 85; Section No. 27.54, Block 2, Lots 16, 18, 19, 20, 21, 22; Section No. 27.62, Block 2, Lots 7.1, 7.2, 8, 10, 11, 12, 13, 14, 15 (collectively the “Project Area”); and

**WHEREAS**, the Board of Trustees of the Village of Haverstraw (“Village Board”) is committed to the redevelopment of the Project Area through clearance, re-planning, reconstruction, rehabilitation and code enforcement in order to promote the health, safety and welfare of the residents of the Village, and to promote sound growth and economic development of the Village as a whole; and

**WHEREAS**, Article 15 of the New York General Municipal Law (“GML”) authorizes a municipality to plan and undertake one or more urban renewal projects and grants to a municipality the powers necessary or convenient to carry out and effectuate such projects, including the powers to acquire real property necessary for or incidental to an urban renewal project by purchase, gift, devise, lease, condemnation or otherwise, and to dispose of such real property to a qualified and eligible sponsor of such urban renewal project; and

**WHEREAS**, on November 19, 1999, the Village Board considered a Designation Study of the Project Area prepared for the Village by Saccardi & Schiff, Inc.; and

**WHEREAS**, by resolution adopted November 19, 1999, the Village Board: (a) determined that the Project Area constitutes a “substandard or unsanitary” area which is appropriate for urban renewal under pursuant to GML Section 502 and 504; and (b) granted the Developer exclusive right to negotiate agreements with the Village for the redevelopment of the Project Area until a date on which the Village Board either designates or declines to designate MGD as the “qualified and eligible sponsor” of the Project under GML Article 15; and

**WHEREAS**, on December 13, 1999, the Village Board authorized and directed the preparation of an urban renewal plan for the Project Area; and

**WHEREAS**, a revised Designation Study dated September 22, 2000 which includes within the Project Area the parcels of land known and designated on the Village tax

assessment map as: Section No. 27.18. Block 1 Lots p/o 2 and p/o 3, and Section No. 27.46, Block 1, Lot 86 (the “Additional Parcels” and collectively with the Project Area, the “Project Area”) was presented to the Village Board for its consideration; and

**WHEREAS**, on October 2, 2000, the Village Board found and determined that the Additional Parcels are appropriate for urban renewal and authorized and directed the preparation of an urban renewal plan for the redevelopment of the entire Project Area; and

**WHEREAS**, on December 13, 1999, the Village Board declared its intent to be lead agency under the State Environmental Quality Review Act (“SEQRA”) for the review of the Project, as well as for the review under SEQRA of all actions related thereto including, but not limited to, a proposed urban renewal plan for the redevelopment of the Project Area, a proposed local waterfront revitalization program and waterfront consistency law, and proposed amendments to the Zoning Ordinance of the Village of Haverstraw (the “Zoning Ordinance”) and to the Zoning Map of the Village (the Project and all such other actions collectively, the “Proposed Actions”); and

**WHEREAS**, on September 14, 2000, the Village and MGD executed a certain “Interim Development Agreement” dated as of August, 2000, which generally sets forth the obligations of the Village and MGD with respect to the Project subject to the satisfaction of all requirements under SEQRA, and which did not commit the Village to any final course of action; and

**WHEREAS**, on October 2, 2000, the Village Board re-confirmed its intent to be lead agency under SEQRA for review of all of the Proposed Actions and authorized the circulation of a full Environmental Assessment Form for all potentially interested and involved agencies; and

**WHEREAS**, on November 20, 2000, the Village Board: (a) commenced review of the Proposed Actions in accordance with 6 N.Y.C.R.R. 617.6(b)(3); (b) confirmed the classification of the Proposed Actions as “Type I” under SEQRA; (c) determined that the Proposed Actions may have a significant adverse effect on the environment and required that a Draft Environmental Impact Statement (“DEIS”) be prepared; (d) directed that a public scoping session be held at its December 11, 2000 meeting in accordance with 6 N.Y.C.R.R. Section 617.8; and (e) directed that a written notice of its determination of significance and notice of public scoping session, together with a draft DEIS Scope, be sent to all involved and interested agencies; and

**WHEREAS**, a draft DEIS Scope dated November 20, 2000, was prepared in accordance with 6 N.Y.C.R.R. Section 617.8; and

**WHEREAS**, the Village duly published a Notice of Public Scoping and sent copies of that notice with a copy of the draft DEIS Scope to all interested and involved agencies; and

**WHEREAS**, on December 11, 2000, the Village Board conducted a public scoping session at which various speakers commented upon and expressed their concerns with regard to the draft DEIS Scope; and

**WHEREAS**, the draft DEIS Scope was subsequently revised in response to the oral and written comments of the public and involved and interested agencies; and

**WHEREAS**, on February 5, 2001, the Village Board approved and adapted the draft DEIS Scope; and

**WHEREAS**, on November 19, 2001, the Village Board accepted a DEIS for the Project and all of the Proposed Actions prepared jointly by the Village and the Developer as complete and adequate for public review and authorized a public hearing to be held on the DEIS on December 17, 2001; and

**WHEREAS**, a draft urban renewal plan for the redevelopment of the Project Area entitled “Village of Haverstraw Urban Renewal Plan for the Downtown Waterfront Redevelopment Project” (the “Waterfront Urban Renewal Plan”) was prepared by the Village consultants with the assistance of the Developer and reviewed by the Technical Advisory Committee of the Village (the “TAC) and was duly presented to the Village Board for further action in accordance with GML Article 15; and

**WHEREAS**, under the Waterfront Urban Renewal Plan, except for the lands which together constitute Emeline Park, the “Damiani” property (Section 27.46, Block 1, Lots 80 and 81), certain private parcels located on the westerly side of West Street currently owned by Tilcon New York Inc., and certain private parcels identified in the Waterfront Urban Renewal Plan as “Not To Be Acquired”, the Project Area is divided into five (5) land use sub-areas known and designated as “Land Use Area A”, “Land Use Area B”, “Land Use Area C”, “Land Use Area D” and “Land Use Area E” as shown on the map attached hereto and made a part hereof entitled “Map of Land Use Areas in the Waterfront Urban Renewal Area”; and

**WHEREAS**, the Waterfront Renewal Plan contains a “Concept Development Plan for the Waterfront Urban Renewal Project” (the “Concept Development Plan”), and

**WHEREAS**, the Concept Development Plan generally shows the proposed layout of buildings, structures, land uses and public and private open spaces of the Project; and

**WHEREAS**, on June 12, 2001, the Village Board duly referred the Waterfront Urban Renewal Plan to the Planning Board of the Village of Haverstraw (the “Planning Board”) for its reports and recommendation pursuant to GML Section 505; and

**WHEREAS**, on December 17, 2001 the Planning Board duly held a public hearing on the proposed Waterfront Urban Renewal Plan pursuant to GML Section 505; and

**WHEREAS**, on December 17, 2001, the Planning Board transmitted its reports to the Village Board certifying its approval of the draft Waterfront Urban Renewal Plan; and

**WHEREAS**, a draft of proposed amendments to the Zoning Ordinance and the Zoning Map of the Village intended to implement the Waterfront Urban Renewal Plan and the Project entitled “Section 245-21.1. WPD Waterfront Planned Development District” (collectively, the “Zoning Amendment”) was prepared by the Village’s consultants with the assistance of the Developer and reviewed by the TAC and was duly presented to the Village Board for further action in accordance with Section 245-35 of the Zoning Ordinance and New York Village Law Sections 7-706 and 7-708; and

**WHEREAS**, on June 12, 2001, the Village Board duly referred the Zoning Amendment to the Planning Board for its report and recommendation; and

**WHEREAS**, on December 17, 2001, the Planning Board duly held a public hearing on the proposed Zoning Amendment and transmitted its report and recommendation to the Village Board with respect to the Zoning Amendment; and

**WHEREAS**, on December 17, 2003, the Village Board duly held concurrent public hearings (the “Public Hearing”) on the DEIS and on the following Proposed Actions: (a) the adaption of the proposed Zoning Amendment; (b) the adaption of the proposed Waterfront Urban Renewal Plan; (c) the adaption of a proposed “Village of Haverstraw Local Waterfront Revitalization Program” (the “LWEP”) affecting all property located in the Village designated by New York State as Costal Area; and (d) the adaption of a proposed “Village of Haverstraw Waterfront Consistency Review Law” to implement the LWRP; and

**WHEREAS**, on December 17, 2001, the Village Board, as potential condemner, duly held a public hearing under Eminent Domain Procedure Law (“EDPL”) Section 201 to inform the public and to review the public use to be served by the proposed Project and the impact on the residents of the Village of the potential condemnation by the Village of certain property interests in certain parcels of land in the Project Area; and

**WHEREAS**, on January 7, 2002, the Village Board continued and then closed the public hearings, but kept the period for written comments on the DEIS open until January 31, 2002; and

**WHEREAS**, on September 24, 2002, the Village Board transmitted the draft LWRP to the New York Department of State (“NYSDOS”) for its review and approval in accordance with applicable law; and

**WHEREAS**, on January 6, 2003, the Village Board adapted Resolution #1-2003 pursuant to which the Village Board accepted the Final Environmental Impact Statement (“FEIS”) for the Proposed Actions as complete, but did not issue a Notice of Completion of the FEIS or file the FEIS; and

**WHEREAS**, on January 6, 2003, the Village Board requested that the New York Division of Housing and Community Renewal (“DHCR”) review the Project “in order to insure that the Village of Haverstraw is in compliance with all applicable rules, regulations and laws that could apply” to the Project, specifically with regard to the execution of the Interim Development Agreement and the proposed execution of a subsequent Land Acquisition and Disposition Agreement without competitive bidding; and

**WHEREAS**, on March 4, 2003, NYSDOS transmitted its comments (and the comments of all other reporting agencies) on the draft LWRP to the Village Board; and

**WHEREAS**, by letter dated April 16, 2003, DHCR advised the Village that State law specifically permits the negotiated sale of urban renewal property to a redevelopment sponsor without competitive bidding; and

**WHEREAS**, the draft LWRP was subsequently reviewed in response to comments received from NYSDOS and on May 5, 2003, was resubmitted to NYSDOS for further consideration together with the Village’s “Response to Comments-Village of Haverstraw Local Waterfront Revitalization Program”; and

**WHEREAS**, on May 15, 2003, the Village Board again referred to the Planning Board the draft Waterfront Urban Renewal Plan and draft Zoning Amendment for the Planning Board’s consideration of the modifications that had been made by the TAC in response to comments received during the course of the SEQRA review process since the DEIS was accepted as complete; and

**WHEREAS**, on May 15, 2003, the Planning Board recommended approval of the most recent draft Zoning Amendment and certified its approval of the most recent draft Waterfront Urban Renewal Plan; and

**WHEREAS**, by letter dated June 2, 2003, NYSDOS issued further comments on the draft LWRP and on the Village’s May 5, 2003 “Response to Comments”, and included that it required the FEIS to be amended to make the “Response to Comments” and the revised LWRP a part of the FEIS and subject to the ten day “waiting” period under 6 N.Y.C. R. R. §617.11(a); and

**WHEREAS**, on June 6, 2003, the Village transmitted a further revised draft LWRP and “Response to Comments” to NYSDOS; and

**WHEREAS**, on June 9, 2003, NYSDOS completed its review of the draft LWRP and the Village’s “Response to Comments” ; and

**WHEREAS**, on June 16, 2003, the Village Board adapted a resolution amending the FEIS to make the revised, draft LWRP and the Village’s “Response to Comments” a part of the FEIS and issuing a Notice of Completion of the FEIS as so amended; and

**WHEREAS**, on June 16, 2003, the Village Board determined that given the passage of time since January 7, 2002, when the first public hearings on the Proposed Actions were closed, it was in the best interest of the residents of the Village for the Village Board to hold a second public hearings on all of the Proposed Actions and under EDPL Section 201 to

review the public purposes to be served by the proposed Project and the impact on the residents of the Village of the potential condemnation by the Village of certain property interests in certain parcels of land in the Project Area; and

**WHEREAS**, on July 14, 2003, pursuant to General Municipal Law Section 507, the Village Board authorized publication of the Notice of Availability for Public Examination of a proposed Land Acquisition and Disposition Agreement (“LADA”) between the Village and the Developer and of the “Re-developer’s Statement for Public Disclosure” of the Developer respecting the proposed designation of the Developer as the qualified and eligible sponsor of the Project, the proposed disposition to the Developer of parcels in the Project Area and the redevelopment of the Project in the Project Area, and authorized a public hearing to be held thereon on July 28, 2003; and

**WHEREAS**, on July 28, 2003, the Village Board duly held and thereafter closed concurrent second public hearings: (a) on the Proposed Actions; (b) under EDPL Section 201; (c) on the proposed designation of the Developer as the qualified and eligible sponsor of the Project; and (d) on the LADA and the proposed disposition to the Developer of parcels in the Project Area from redevelopment as a part of the Project; and

**WHEREAS**, on August 5, 2003, the Village Board; (a) adapted its written findings statement under SEQRA for the Project and all of the Proposed Actions (the “Findings”); (b) adapted the LWRP; (c) enacted the Village of Haverstraw Waterfront Consistency Law; (d) adapted the Waterfront Urban Renewal Plan; (e) enacted the Zoning Amendment; (f) adapted its findings and determinations under the EDPL; (f) designated Harbors Haverstraw, LLC as the qualified and eligible sponsor of the Project; and (g) approved the LADA; and

**WHEREAS**, on August 11, 2003, the Developer submitted an application (the “Application”) to the Village Board for site plan approval on “Land Use Area A” of Phase I of the Project consisting of twenty (20) buildings containing four hundred and ninety (490) dwelling units in the aggregate and a clubhouse with common facilities (collectively, the “Residential Facilities”), together with related infrastructure and amenities; and

**WHEREAS**, on August 11, 2003, the Village Board duly referred the Application to the Planning Board for its review and advisory report pursuant to Section 245.21-1(D)(3) of the Zoning Ordinance and for a determination of consistency with the policies of the LWRP pursuant to the Village of Haverstraw Waterfront Consistency Review Law; and

**WHEREAS**, on September 16, 2003, the Planning Board held a duly noticed optional public hearing on Application; and

**WHEREAS**, on September 22, 2003, the Planning Board transmitted to the Village Board its advisory report on the Application and its determination that the Application is consistent with the policies of the LWRP; and

**WHEREAS**, on October 8, 2003, the Village Board held a duly noticed public hearing on the Application; and

**WHEREAS**, the originally approved Site Plan Application is shown on the following drawings and plans (collectively the “Site Plan”):

DRAWING NO.	TITLE	PREPARED BY	LAST DATED
	Coversheet	Tectonic Engineering	
1	Conceptual Subdivision Plan	Atzl, Scatassa & Zigler	8/28/03
C-100	Demolition Plan	Tectonic Engineering	9/04/03
C-101	Notes	Tectonic Engineering	9/04/03
C-102	Site Plan and Zoning	Tectonic Engineering	9/04/03
C-103	Grading & Drainage Plan	Tectonic Engineering	9/04/03
C-104	Overall Utility Plan	Tectonic Engineering	9/04/03
<b>C-105</b>	<b>Road Layout &amp;</b>	<b>Tectonic Engineering</b>	<b>4/26/11</b>

	<b>Parking Plan</b>		
C-201	Stage 1 Erosion Control Plan	Tectonic Engineering	9/04/03
C-202	Stage 2 Erosion Control Plan	Tectonic Engineering	9/04/03
C-203	Stage 3&4 Erosion Control Plan	Tectonic Engineering	9/04/03
L-1	Overall Planting Plan & Street Trees-Plant List	IQ Landscape Architects	8/11/03
L-2	Enlarged Plans\\Plant List	IQ Landscape Architects	8/11/03
L-3	Typical Units Plans\\Plant List	IQ Landscape Architects	8/11/03
L-4	Triplex Walkway & Pocket Park Plans & Plant Lists	IQ Landscape Architects	8/11/03
L-5	Site Details	IQ Landscape Architects	8/11/03
L1	Lighting Plan	US Architectural Lighting	9/04/03
C-301	Harbor Point Drive Profile	Tectonic Engineering	9/04/03
C-302	Road Profiles	Tectonic Engineering	9/04/03
C-303	Watermain Profiles	Tectonic Engineering	9/04/03
C-401	Details ( 1 Of 4)	Tectonic Engineering	9/04/03
C-402	Details ( 2 Of 4)	Tectonic Engineering	9/04/03
C-403	Details ( 3 Of 4)	Tectonic Engineering	9/04/03
C-404	Details (4Of 4)	Tectonic Engineering	9/04/03
C-501	Erosion Control Details (1 of 1)	Tectonic Engineering	9/04/03

**WHEREAS**, on April 27, 2011 the Developer submitted an application for Site Plan Amendment to the Village Board for Building C on Land Use Area A of Phase I of the Project consisting of modifications to the number of units in Buildings C and Building A and four new surface parking spaces as well as a modification in the proposed tenure of units in Building C from Condominium to Rental units; and

**WHEREAS**, the Village Board referred the application to the Planning Board for recommendation on May 2, 2011; and

**WHEREAS**, the Planning Board on May 5, 2011, having duly considered the application and having heard testimony from the applicant, its Engineer and Planner adopted a recommendation to approve the amendment; and

**WHEREAS**, Harbors Haverstraw, LLC is a wholly owned subsidiary of Ginsburg Development Companies, LLC the original Sponsor of the Haverstraw Waterfront Redevelopment Project.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of Trustees that the Application for Site Plan amendment for the Building commonly referred to as Building C is hereby approved as follows:

1. The Village Board of Trustees has considered the Environmental Impacts of the proposed changes to the plan for Site A – Building C and finds that the changes will not result in significant physical modification to the site, nor will the project significantly increase the population or number of schoolchildren and therefore the changes are not likely to result in increased environmental impacts as compared with the plan that was the subject of SEQRA Findings Statement to Approve the Haverstraw Waterfront Redevelopment Project adopted on August 6, 2003. Accordingly, the Village Board of Trustees hereby determines that this Site Plan Amended does not exceed any Type 1 threshold under SEQRA, 8 NYCRR, Part 617.4. The Village notes that as lead agency, it has completed a thorough and rigorous review of this Amended Site Plan under SEQRA, and that the Site Plan submitted by the Developer for approval conforms in all material respects of the original site plan, duly adopted by this Board on October 16, 2003, for

“Land Use Area A” (the “Site”) that was specifically studied as a part of that SEQRA review. The Village Board further notes that the Site Plan conforms to the requirements for the redevelopment of the Site A that are set forth in the LADA (duly adopted by this Board on August 11, 2003).

2. The Village Board hereby finds and determines that the amended Site Plan complies with all of the land use controls set forth in Section 245-21.1(B) of the Zoning Ordinance, including, but not limited to, the requirement that an applicant for site plan approval in the WPD Waterfront Planned Development District reserve continuous right-of-way having a minimum width of twenty (20) feet in which a public waterfront trailway (the “Promenade”) shall be developed.
3. Pursuant to Section 245-21.1(D) (2) (a), a site plan or amended site plan submitted for approval in the WPD Waterfront Planned Development District must comply, as to content and completeness, with the specifications of Section 245-16(F) of the Zoning Ordinance. The Village Board hereby finds and determines that the Site Plan complies with the specifications and requirements set forth in Section 245-16(F) of the Zoning Ordinance.
4. Drawing number C-105 entitled Road Layout and Parking, prepared by Tectonic Engineering and filed with the Site Plan Resolution duly adopted by this Board on October 16, 2003 and drawing C-105 entitled Road Layout and Parking, prepared by Tectonic Engineering, dated November 29, 2005 and filed with the Site Plan Resolution duly adopted by this Board on January 6, 2006 are superseded by new drawing C-105 entitled Road Layout and Parking, prepared by Tectonic Engineering, dated April 26, 2011.
5. The Village Board of Trustees has reviewed and studied the response by the Rockland County Planning Department, and required by NY General Municipal Law, Section 239 L and M, of the proposed amended Site A site plan for Harbors Haverstraw, LLC. The Village Board concurs with the recommendations of the Rockland County Planning Department found in its letter to the Village Board of Trustees dated May 20, 2011. Specifically:
  - a. The proposed new site plan layout maps have been revised to show the proposed new lot lines and the related parking for each building;
  - b. The twenty one parking spaces for Building B, that are located on the current Tax Lot for Building C will be noted on the site plan layout maps and the cross access easement for Tax Lot 27.18-1-1,4 over Tax Lot 27.18-1-1,3;
  - c. An access easement for the parking for Tax Lot 27.18-1-1.3 over the proposed new area to be merged with Tax Lot 27.18-1-1.10 has been provided and placed in the deed.
  - d. A map note has been added stating that maintenance for the new tax lot on the southeast corner of Harbor Pointe Drive and West Street will be under the Master Home Owners Association.
  - e. The subdivision map and the site plan map (C-105) have been corrected by designating West Street (instead of Riverside Ave) as the road immediately west of and contiguous to Harbors at Haverstraw entrance.
  - f. The narrative submitted has been corrected and attached to this resolution to consistently clarify that Site A’s density will remain unchanged at 490 units. It further states that to offset the three unit increases in Building C, three units will be decreased in “Building A (50 units to 47 units).”
  - g. The Road layout and Parking Plan has been amended to show the location and internal layout for the garage spaces.

Mayor Kohut entertained a motion to amend the previously passed motion to change the Site Plan to include the SEQRA language.

RESOLUTION #133-2011

Motion by: Rafael Bueno  
Seconded by: Terence Watson  
Motion Carries: All

Jay Hood, Jr., Esq.: With regard to the same issue, Counselor Hood mentioned that he received a General Municipal Law letter from the county with a request to change the map for the Site Plan, indicating that the changes are mostly semantics and clarifications in A through G.

Mayor Kohut entertained a motion to accept the conditions of the GML letter into the Site Plan approval.

RESOLUTION #134-2011

Motion by: Terence Watson  
Seconded by: Rafael Bueno  
Motion Carries: All

Mayor Kohut: With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the meeting.

RESOLUTION #135-2011

Motion by: Terence Watson  
Seconded by: Francisco  
Motion Carries: All

Respectfully submitted by,

Beverly A. Swift  
Senior Steno Clerk  
June 8, 2011