

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, November 3<sup>rd</sup>, 2014, beginning at 8:00 PM.

## PLEDGE OF ALLEGIANCE

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

Mayor Kohut: The Mayor opened the meeting with the first Public Participation inviting the public to ask questions or make comments.

Mel Post, 1422 Round Pointe Drive: Mr. Post referred to the meeting previously held regarding the proposed Maple Avenue Project, at which the public was not allowed any input. At this time, however, he wanted to express his concerns about this project to the Board. He is aware that municipalities are looking for higher ratables for tax purposes but he feels the enormity of this project on that corner is just too massive for the amount of space involved and is out of context with the surrounding area. He is also concerned about the traffic push to Maple Avenue which is already overwhelmed by various forms of transportation throughout the day. He then spoke about the terraces attached to the apartments which would be very difficult to regulate stating that people could hang their wash on the terraces and considering Maple Avenue would become a major entryway into the Village would not contribute to the aesthetics of the area in a good way. He then spoke about the remediation of the property, which he believes will probably take 3 to 5 years to complete and whether or not the current tenants/homeowners would come back or if they could come back due to the affordability of the apartments.

Mayor Kohut:

## **REPORTS OF VILLAGE OFFICIALS**

**VILLAGE ATTORNEY**, Jay Hood, Jr.: Counselor Hood had nothing to report.

**VILLAGE TREASURER**, Judith Curcio: Ms. Curcio had nothing to report.

**MAYOR'S REPORT**, Mayor Kohut: The Mayor reminded everyone that several years back the Chair Factory property was taken over by the Village through condemnation and Bond Anticipation Notes (BAN) were taken out since the Village had no inclination how the property would be disposed of. He explained that these notes allowed the Village to pay only the interest due, however, the BAN's will have to be converted to Bonds in February, 2015 with payments made to the principal due on the property, subject to a 30 Day Permissive Referendum. He stated that the Village is not bonding at this point, but simply passing a resolution to start the process for repayment of \$1.5M, which will also allow the Village to Bond in the future should the need arise. The Mayor then read the Bond Resolution as follows:

A RESOLUTION AMENDING THE BOND RESOLUTION DATED JANUARY 25, 2010, AUTHORIZING THE ISSUANCE OF \$1,500,000.00 BONDS OF THE VILLAGE OF HAVERSTRAW, ROCKLAND COUNTY, NEW YORK, TO PAY THE COST OF THE

ACQUISITION OF REAL PROPERTY AT 30 LIBERTY STREET, IN AND FOR SAID VILLAGE TO PROVIDE THAT THE BONDS AUTHORIZED MAY BE AMORTIZED OVER A PERIOD GREATER THAN FIVE YEARS.

WHEREAS, the Board of Trustees of the Village of Haverstraw, Rockland County, New York, adopted a bond resolution of January 25, 2010, authorizing the issuance of \$1,500,000.00 bonds of said Village to pay the cost of the acquisition of real property at 30 Liberty Street in the Village of Haverstraw, known as the "Chair Factory", in and for the Village of Haverstraw, Rockland County, New York, including incidental expenses in connection therewith, and providing for a period of probable usefulness of thirty (30) years with, the provision that the bonds would have a maximum maturity of five years; and

WHEREAS, the Board of Trustees now wishes to remove said five year maturity limitation;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Haverstraw, Rockland County, New York, as follows:

Section A: The bond resolution of this Board of Trustees dated and duly adopted January 25, 2010, authorizing the issuance of \$1,500,000.00 bonds to pay the cost of the acquisition of real property at 30 Liberty Street in the Village of Haverstraw, known as the "Chair Factory, in and for the Village of Haverstraw, Rockland County, New York, including incidental expenses in connection therewith, is hereby amended, in part, to read as follows:

"Section 3: It is hereby determined that the period of probable usefulness of the aforesaid specific object or purpose is thirty years, pursuant to subdivision twenty-one of the Paragraph A of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the bonds herein authorized will exceed five years."

Section B: The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said Village is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section C: Upon this resolution taking effect, the same shall be published in summary form in the *Rockland Journal News*, the official newspaper, together with a notice of the Village Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Section D: This resolution is adopted subject to permissive referendum in accordance with Section 36.00 of the Local Finance Law and Article 9 of the Village Law.

Mayor Kohut entertained a motion to adopt the above resolution as stated heretofore.

RESOLUTION #255-2014

Motion by: Terence Watson, Jr.  
Seconded by: Emily Dominguez  
Motion Carries: All

ROLL CALL VOTE	Trustee Batista	- Yes
	Trustee Bueno	- Absent
	Trustee Watson	- Yes
	Trustee Dominguez	- Yes
	Mayor Kohut	- Yes

Resolution passes with 4 yes votes.

The Mayor received a request from the Bricktown Gospel Fellowship to use the Community Center room to provide a Thanksgiving meal for approximately 30 families on either Saturday, November 15<sup>th</sup> or Saturday, November 22<sup>nd</sup> between the hours of 4:00 and 6:00 PM.

Mayor Kohut entertained a motion to approve usage of the Community Center Rec Room by Bricktown Gospel Fellowship as stated above.

RESOLUTION #256-2014

Motion by: Emily Dominguez  
Seconded by: Francisco Batista  
Motion Carries: All

Mayor Kohut received a letter from Dr. Michael J. Gill, Principal of North Rockland High School, which he read in full. Dr. Gill requested financial support from all the municipalities in the North Rockland area in order to bring Chris Herren, former basketball player with the Boston Celtics, to North Rockland to speak to the students about the dangers of drug, alcohol and bullying abuse taking place in all grade levels throughout the country. Mr. Herren's services do require an honorarium for speaking engagements and he is seeking contributions to pay for this service. Principal Gill, speaking from his own personal experiences, feels Mr. Herren delivers a very powerful message to the youth across America regarding these often occurring instances in the lives of all young people.

Mayor Kohut entertained a motion to make a donation of \$500.00 towards the speaking engagement of Chris Herren as stated above.

RESOLUTION #257-2014

Motion by: Emily Dominguez  
Seconded by: Terence Watson, Jr.  
Motion Carries: All

The Mayor received a request from Emmanouil Zervakis of Middletown, New York, who has been certified as an Electrical Inspector for the County of Rockland and is asking for permission to provide electrical services in the Village. He has furnished all the necessary documentation required verifying his certification.

Mayor Kohut entertained a motion to allow Mr. Zervakos to provide electrical services within the Village.

RESOLUTION #258-2014

Motion by: Emily Dominguez  
Seconded by: Francisco Batista  
Motion Carries: All

The Mayor announced that the annual contract with Big Brothers/Big Sisters of Rockland Jump Program, which is run at the Community Center, is due for renewal.

Mayor Kohut entertained a motion to authorize the Mayor to sign the contract, which is not to exceed \$5,000.00.

RESOLUTION #259-2014

Motion by: Francisco Batista  
Seconded by: Emily Dominguez  
Motion Carries: All

The Mayor then requested authorization from the Board to pay for the damages done to a vehicle belonging to Jose Sucuzhanay this past February during a snowstorm. Three bids have been received with the low bidder being J&E Auto in the amount of \$1,943.57.

Mayor Kohut entertained a motion to authorize payment of the February 16<sup>th</sup> vehicle claim as stated above.

RESOLUTION #260-2014

Motion by: Emily Dominguez  
Seconded by: Terence Watson, Jr.  
Motion Carries: All

The Mayor had nothing further to report.

**Mayor Kohut:**

**REPORTS OF STANDING COMMITTEES**

**FIRE & ORDINANCES** – Trustee Rafael Bueno: In the absence of Trustee Bueno, Trustee Watson read the following report for the month of October, 2014, submitted by Fire Chief Al Lynch:

Total Alarms	-	25
General Alarms	-	21
Special Calls	-	3
Mutual Aid Calls	-	1
Structure Fires	-	1
Cooking Fires	-	2
Brush Fires	-	1
Gas Leaks	-	3
Electrical Calls	-	2
Boat Calls	-	1
Good Intent /Misc.	-	8
False Alarms	-	7

Total Manpower Responding - 550 members.

Trustee Watson had nothing further to report.

**PUBLIC WORKS, BUILDINGS & GROUNDS – Trustee Terence Watson:**

Trustee Watson read the following report submitted by George White, Superintendent of Public Works, as of November 3<sup>rd</sup>, 2014:

- 1) Started picking up leaf bags and removing leaves from the streets.
- 2) Assisted Tilcon in the paving of Tor Avenue, Clove Avenue and Leonard Street.
- 3) Blacktopped and patched potholes in alleyways.
- 4) Cleaned debris at Emeline Park.
- 5) Continued preparing trucks for winter storm operations.
- 6) Painting identifying lines at catch basins so they can be found and opened when they are snow covered.
- 7) Continued painting stop bars and crosswalks.
- 8) Removed wind damaged flags from telephone poles.
- 9) Cleaned up branches, leaves and debris after October 22<sup>nd</sup> storm.

Trustee Watson had nothing further to report.

**YOUTH & FAMILY SERVICES - Trustee Francisco Batista:**

Trustee Batista gave the following report of activities at the Community Center for the period of October 18<sup>th</sup> thru October 31<sup>st</sup>, 2014:

- 1) The Halloween Parade was held on October 31, 2014. The event was well attended with many of the children dressed in beautiful costumes and those without had a choice of costumes to wear that were donated by the North Rockland Teachers Association. There was also a bigger than life puppet donated by Karen Baumann, the Art Director of the NRCSD, which were manned on a spookily decorated float by Tim Sanders and 2 youth from the Center as well as music provided by Hector Torres. It was a fun time for participants as well as spectators viewing the parade. He thanked everyone who helped to make this event a complete success.
- 2) The Strengthening Families Program began on October 2<sup>nd</sup> with 11 families participating.
- 3) The Youth After School Program providing homework help is full with many children on the waiting list.

Trustee Batista then requested approval for both Peter Fata and Jean Galietta to attend a conference on November 12<sup>th</sup>, from 9:00 AM to 3:00 PM in Nyack, at a fee of \$35.00 per person. The conference will provide them with CASAC credit.

Mayor Kohut entertained a motion to approve the attendance of the 2 staff members as stated above.

**RESOLUTION #261-2014**

Motion by: Francisco Batista

Seconded by: Emily Dominguez

Motion Carries: All

Trustee Batista had nothing further to report.

**BUILDINGS & CODE ENFORCEMENT** - Trustee Emily Dominguez: Trustee Dominguez read the following report submitted by the Building Inspector, Ruben Berrios, for the period of October 20<sup>th</sup> through October 31<sup>st</sup>, 2014:

Rental registration	-	1
Municipal searches	-	1
Miscellaneous inspections	-	52
Construction inspections	-	12
Complaints	-	18
Violations & tickets	-	12
Bldg. Permits/C.O.'s	-	8

Trustee Dominguez had nothing further to report, but mentioned that the baseball season is over for this year, as well as the Farmers' Market.

**MINUTES:** The Mayor presented the minutes of the Regular Meetings of August 11<sup>th</sup>, September 2<sup>nd</sup> and September 15<sup>th</sup>, as well as the Special Meeting minutes of September 29<sup>th</sup>, 2014 for approval by the Board.

Mayor Kohut entertained a motion to that effect.

RESOLUTION #262-2014

Motion by: Emily Dominguez

Seconded by: Francisco Batista

Motion Carries: All

Mayor Kohut:

**OLD BUSINESS**

None.

Mayor Kohut:

**NEW BUSINESS**

None.

Mayor Kohut:

**2<sup>nd</sup> PUBLIC PARTICIPATION**

Noel Rappaport: Mr. Rappaport mentioned that he read an article in the Journal News about foreclosure proceedings on property located at 87 Main Street who he believes is the same person that owns the repair shops in the building adjacent to the new overpass. The article also mentioned that the 87 Main Street property has river rights; he inquired if that is right.

Mayor Kohut: The Mayor responded that it may be the Damiani property where they are foreclosing liens, which has to occur in order for the Village to acquire the property for \$450,000.00.

Larry Levine, 1414 Round Pointe Drive: Mr. Levine inquired if the Streetscape will cover both Main Street and Broadway or just Main Street.

Mayor Kohut: The Mayor informed Mr. Levine that the Project will cover New Main Street from minor things at the railroad tracks to the end and Broadway from West Street to Warren Avenue.

Larry Levine: Mr. Levine then requested an update on the Project.

Mayor Kohut: The Mayor explained that the last round of revisions to the construction documents is currently in the State's hands awaiting their approval, which the Board is hopeful will be soon. If approved without any further revisions, bidding will be held over the winter with the project to begin in the spring of 2015.

Mel Post: Mr. Post requested an update on the AAA situation.

Mayor Kohut: The Mayor informed the public that there is nothing new on this issue at the current time due to scheduling issues with both Mr. Ginsburg and the Board.

Mayor Kohut then mentioned that a group of parents from Head Start on Maple Avenue have requested the Village install a speed hump/bump with a marked crosswalk at the north crossing by the staff parking lot.

Mayor Kohut entertained a motion to install a speed hump at the northern crossing by the teacher's parking lot.

**RESOLUTION #263-2014**

Motion by: Francisco Batista

Seconded by: Emily Dominguez

Motion Carries: All

Terence Watson, Jr.: Trustee Watson mentioned that the speed hump will be installed so that it is walkable, which most speed humps are not.

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

Mayor Kohut entertained a motion to that effect.

**RESOLUTION #264-2014**

Motion by: Emily Dominguez

Seconded by: Francisco Batista

Motion Carries: All

Respectfully submitted by,

Beverly A. Swift  
Senior Steno Clerk