

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, March 4th, 2013, beginning at 8:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Batista	- Absent
	Trustee Bueno	- Present
	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.

Madeline Zivian, 1413 Round Pointe Drive: Ms. Zivian inquired if there were any updates on the promenade repairs from the after effects of Hurricane Sandy.

Mayor Kohut: The Mayor responded that they have a meeting scheduled for the following day with the insurance company and that the Village has also been in contact with FEMA, who wants the Village to prepare cost estimates and construction documentation. Once those have been completed the Village can then start to go out to bid for repairs.

Madeline Zivian: Ms. Zivian inquired if there was any timeframe for the project.

Mayor Kohut: The Mayor believes it will be less then six months. He is hopeful that by summer everything will be ready to go out to bid and possibly work started.

Madeline Zivian: Ms. Zivian asked if signs could be posted in the area due to the large number of children in the area who could get injured trying to access the riverfront.

Mayor Kohut: The Mayor agreed and stated he would have some signage posted. With no further input from the floor, the Mayor continued the meeting announcing a Public Hearing for a proposed "Change of Use" at 2 Dr. Girling Drive.

Mayor Kohut entertained a motion to open the Public Hearing for a proposed "Change of Use" at 2 Dr. Girling Drive.

RESOLUTION #43-2013

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

Andrew Maniglia, Representative for the Property Owner, Martin Ginsburg: Mr. Maniglia informed the public that the property is the former Executive Touch Landscaping facility adjacent to the Department of Public Works. He mentioned this property was acquired through eminent domain by the Village in 2007, has been vacant since 2011, and is considered a non-performing asset on the books of Ginsburg Development. He then informed the public that Mr. Ginsburg would like to rent out the space for a temporary period of time until the economy picks up and his assets again become performing and he can continue with the entire project at Harbors. He

explained that the zone is in the waterfront development district, however, that particular area and Site "B" in general are now subject to an environmental cleanup under the Brownfield's Tax Credit Program, which is now in progress and should take approximately 5 months to complete the entire excavation. Until he is ready to develop buildings on that site, he would like to use it as a storage facility under the old industrial zone and lease it to a porta-san business. He explained that no operations will take place at the site, including no pumping operations, mentioning again that it will strictly be a storage facility for the port-a-sans.

Mayor Kohut: The Mayor requested Mr. Maniglia to describe what the site would look like.

Andy Maniglia: Mr. Maniglia responded that the site would pretty much look exactly as it is at the current time, with most of the work being done in the office part of the structure. He then explained that the port-a-sans would be lined up in a row and stored in that facility.

Emily Dominguez: Trustee Dominguez how the Village could be sure they would not be doing any dumping in that area.

Andrew Maniglia: Mr. Maniglia explained that it is prohibited by law. He went on to explain that the port-a-sans are pumped into a concealed truck at the location of the "port-a-san" and then transported to Harriman to a sewerage treatment facility for dumping. He mentioned again that 2 Dr. Girling Drive would simply be a storage facility for the cleaned port-a-sans.

Terence Watson, Jr.: Trustee Watson inquired if they would be adding landscaping slats to the fencing to conceal the port-a-sans.

Andy Maniglia: Mr. Maniglia believes they will be adding that, however, he did mention that some of the people living in the elevated levels of Building A would be able to see over the fencing.

Mayor Kohut: At this time, the Mayor invited the public to ask questions, make comments or express their concerns.

Ted Buonocore, 9 Edge Water Lane: Mr. Buonocore inquired if there would be any cleaning operations done on the property and the type of cleaning products they would use. He also inquired if there would be any odors coming from the cleaning products or the original substance.

Andy Maniglia: Mr. Maniglia responded that they would use normal household cleaning products such as Windex, Clorox, etc. for the insides of the port-a-sans. He again mentioned that they come back to the facility having already been drained of product.

Ted Buonocore: Mr. Buonocore inquired how units would be stored at the facility and how often they require cleaning.

Andy Maniglia: Mr. Maniglia responded that they would be cleaned after they are used. He believes there would be approximately 500 units stored at this facility, with many being out on sites at various times.

Gwen Canfield, 1107 Round Pointe Drive: Ms. Canfield feels that even though they would be using normal household cleaners that they would probably be commercial strength and there is going to be some kind of odor, especially on breezy, windy days. She also inquired how they would keep

these units from being visible to the public, which she believes would be a justified investment on Mr. Ginsburg's part, considering his housing development is adjacent to this property and whose homeowners are a major tax base in the Village.

Andy Maniglia: Mr. Maniglia responded that there are three garage bays in the building, therefore, as many port-a-sans as possible would be stored in those bays.

Gwen Canfield: Ms. Canfield feels that 500 units would be an overload for that property.

Andy Maniglia: Mr. Maniglia inquired of Abraham Brewer, the owner of the port-a-san company, exactly how many units would be stored at the location.

Abraham Brewer: Mr. Brewer responded approximately 100 units would be stored there. He also mentioned that most units are normally rented out by contractors for an extended period of time, therefore would not be occupying space at this location for very long. Again, he mentioned that 100 units would probably be the maximum number at that location. He then mentioned that the port-a-sans are cleaned on the site where they are being utilized when the unit is picked up, therefore, when it is brought back to the storage facility, it simply needs to be washed down, which would be done inside the bays rather than outside in the yard.

Gwen Canfield: Ms. Canfield then inquired if the trucks would remain at this location.

Abraham Brewer: Mr. Brewer explained that their fleet consists of three trucks. Of the two pump trucks, one runs all year with the second one being used during the heavier summer months. Also he mentioned they do not work on Saturday's or holidays. He again mentioned that the pumping trucks are very self contained and are dumped in a regulated facility, which is currently Hunts Point in the Bronx and Newburgh in Orange County.

David Southren, 1124 Round Pointe Drive: Mr. Southren spoke about Harbors being a residential community and cannot imagine anyone agreeing to allow a business of any kind in the area. He mentioned the restaurant application that was turned down and then inquired what the homeowners would get out of a business being directly adjacent to them. He feels that they are just looking to make money. The only thing of value for the residents is to get what they were promised when they bought their homes in Harbors.

Andy Maniglia: Mr. Maniglia responded it is not that simple and also, the DPW facility still remains in that location. He also mentioned that GDC has held this vacant building for many years and Mr. Ginsburg is now attempting to generate income from this property, which would not be on the backs of the Harbors homeowners. It would actually be an advantage to the homeowners if Mr. Ginsburg could make these buildings into performing assets.

Rita Lowey, Village of Pomona: Ms. Lowey was there on behalf of the Rockland County Water Coalition whose main concern is the riverfront. She believes this has nothing to do with port-a-sans or dumping, but is a Board being asked to downzone an area by a builder. She requested the Board

not be taken in like so many boards are. She feels when a builder wants to downzone a property for a business now and residential later, that builder has a bigger plan in mind. She has seen it again and again, which is one of the reasons the Coalition has started taking notice of what is happening in Haverstraw; the more the riverfront is compromised, the more the river is lost. The Haverstraw Bay part of the Hudson River is the Village's greatest asset and should be cherished, stating that the mighty Hudson River should not have housing developments and toilets. The Coalition feels it should never even get to the point of application for an industry wanting downzones near the river and that the Board needs to start looking towards the future of the river, the riverfront and the Village.

Henry Levine, 1215 Round Pointe Drive: Mr. Levine mentioned that after six years living at the Harbors with his wife they have come to love the beauty that surrounds them. He has listened to Mr. Ginsburg talk about his vision for the area and he cannot believe that this would be a part of the vision that is being considered. He wants to be sure the Board is aware that no more than 50 to 60 feet away from this condemned property there is a Day Care Center and he does not believe that the port-a-sans are being cleaned with everyday household detergent, which would expose all these children, parents, etc. to the dangers of this industrial property. He feels it is a big risk for the children of this community.

Madeline Zivian, 1413 Round Pointe Drive: Ms. Zivian also spoke about Mr. Ginsburg's vision, stating that when they moved there in 2005 there was a vision of beauty for this area. She believes the plan was for all the industrial buildings to be removed by this time. She understands how economics of the time have effected Mr. Ginsburg's plans, but she does not understand why the homeowners at Harbor's, who continue to work very hard to maintain their homes, have to put up with something like this. She feels if he really needs to do something, he should be looking to bring something of value to the area that will not change the original vision he spoke of for that area. She also cannot understand how the Board could even consider any type of industry for that area, knowing how disillusioned the people have already become over what is being presented for that entire area. She will be one of the homeowners that will be overlooking that property and feels it is devastating.

Larry Levine, 1414 Round Pointe Drive: Mr. Levine mentioned that he too owns a unit that would be overlooking the improved DPW and this piece of property and has seen pictures of what these properties look like, which will impact the entire area. He complimented the Board on what they have been doing to upgrade the Village. He now wants to know, however, who is going to guarantee him that when his windows are open there will be no odors, or at 6:00 AM when the trucks go in and out that he will not be disturbed. He is also worried about the children at the Day Care Center who will be put in danger due to the additional trucks on the road. He thinks this is a wonderful community and sees a bright future living here on the waterfront, stating that no-one wants to see the Village move backward. He understands that the economy impacts everyone, however, he still feels that the residents should come first where this property is concerned. He does not know if a deal has already been made, but, if so, he feels it should be reconsidered and Mr. Ginsburg needs to reconsider what he is doing.

Carol Post, 1422 Round Pointe Drive: Ms. Post stated that the economy has decreased all their property values. She understands that as part of Mr. Ginsburg's vision, he would like to one day build and continue his vision for

this property, however, if this property is downzoned and this business is allowed to operate, Mr. Ginsburg will never be able to sell million dollar homes in this area, which will affect everyone, including Mr. Ginsburg.

Mayor Kohut: To clarify, the Mayor informed everyone that there is no need for downsizing the zoning because the property is already located in a permitted industrial use area. The Mayor wants the public to be aware that the zoning is not being changed.

William Shnipper, 31 Harbor Point: Mr. Shnipper wanted to know where the demand for a "porta-san" business on this site, which is supposed to be a part of Harbors, is coming from.

Andy Maniglia: Mr. Maniglia stated that it is a separate piece of property and they have given thought to leasing the property because it has been vacant for so long.

Mayor Kohut: The Mayor stated that they could lease to another landscaping business, etc., they just did not want the property to remain vacant any longer, mentioning again that this would simply be a storage facility.

Emily Dominguez: Trustee Dominguez inquired about the other locations for this business.

Abraham Brewer: Mr. Brewer responded they have a location in Spring Valley and one in Orange County. The location in Spring Valley also housed their Real Estate office, which has since closed due to the economy. About eight years ago the Spring Valley office housed everything they were involved in, which is no longer the case. They are looking for a place where they can have both an office and storage space.

Emily Dominguez: Trustee Dominguez inquired how many units are stored at the Spring Valley location.

Abraham Brewer: Mr. Brewer responded approximately 100 units.

Mayor Kohut: The Mayor inquired if Mr. Brewer would be closing that location or continue to work from there.

Abraham Brewer: Mr. Brewer responded that he would be keeping that location and have some of the units stored there as well, however, it is a property which is now being shared with other businesses.

Arti Taub, 3304 Leeward Drive: Mr. Taub asked the Mayor to explain downzoning, which was mentioned previously.

Mayor Kohut: The Mayor explained that downzoning is taking a parcel of property that requires 5 acres per lot and bringing it down to ½ acre per lot or downzoning a residential property into an industrial property. He also mentioned that many of the properties along the waterfront have multiple uses, which are permitted by the Zoning Code.

Arti Taub: Mr. Taub then inquired of Rita Lowey, the representative from the County Water Coalition if she had qualifications.

Rita Lowey: Ms. Lowey responded that she is a member of the Coalition and very concerned about things being done on the waterfront, especially any kind of industrial use along the river, which they feel is not a good idea.

Arti Taub: Mr. Taub inquired if the DPW will eventually be moved from its current location.

Andy Maniglia: Mr. Maniglia responded that the DPW will remain in its current location until GDC has another site where it could be relocated, but that would incur another large expense.

Mayor Kohut: The Mayor explained that until Mr. Ginsburg provides the Village with another facility, at which time the DPW would be demolished and moved to another site, the DPW will remain in its current location.

Larry Levine: Mr. Levine wanted clarification as to whether or not this piece of property is actually on Site B, to which the Mayor responded "YES". He then inquired if the real estate market turns around next year and Mr. Ginsburg wants to develop Site B, if Mr. Brewer would be forced out of that location.

Andy Maniglia: Mr. Maniglia responded that Mr. Brewer will have a three year lease on the property.

Larry Levine: Mr. Levine inquired what type of protection the Harbors residents would have from odor generation and items of that nature, with this business holding a 3 year lease on the property. He also inquired who exactly would be monitoring that situation.

Mayor Kohut: The Mayor stated it would be a violation of the Site Plan approval, therefore, if those things occurred it would be a violation and the Building Department could move against them.

Gwen Confield: Ms. Confield mentioned that the letter the Harbors residents received with regard to this Public Hearing stated the application was to change something which she thought was downzoning. She asked for some clarification on downzoning and Change of Use.

Mayor Kohut: The Mayor explained that within the Village Zoning Code there are uses by right, uses by Special Permit and uses that are prohibited. This application is for use by Special Permit, which means an applicant has to appear before the Village Board and request permission for a Special Permit. It is a use that is permitted on a site if approved by the Board.

Gwen Confield: Ms. Confield responded that the Mayor and the Board now have a big responsibility to make a decision, which they are hopeful will be in favor of the residents and taxpayers that have been bearing the burden all along. She feels bad for Mr. Ginsburg for the turn the economy has taken and understands that he somehow has to grow his investments, however, this is not a plan that the residents feel would be in good taste.

Larry Levine: Mr. Levine inquired if Mr. Ginsburg is the person paying the taxes on this property. As he understands the situation, the rental of this property is in no way going to affect the tax ratables for the Village, but the negativity from this will affect future buyers.

Mayor Kohut: To clarify the situation, the Mayor informed the public that bringing in this tenant is not going to increase tax levies on the property.

Andy Maniglia: Mr. Maniglia mentioned that it will help Mr. Ginsburg to continue to pay the property taxes.

Larry Levine: Mr. Levine does not believe that renting out this property is large enough to make an impact on his taxes. He also feels there are other businesses out there that would be a lot more acceptable.

Phyllis D'Urso, 1123 Round Pointe Drive: Ms. D'Urso feels that all the residents of Harbors have invested a great deal of money in this area and have planned for their children to grow up here in this community, but it has been a big disappointment. She does not care about Mr. Ginsburg's situation; she cares about her home, her neighbors and the Village, which was supposed to turn out beautiful, however, many things were left undone. She is hopeful that the Board gives this matter a great deal of thought and will not approve this application.

With no further public input, Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION #44-2013

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

Jay Hood, Jr., Esq: Counselor Hood suggested that the Board continue its discussions with regard to this Special Permit application before making any decision.

Mayor Kohut entertained a motion to table the decision on this matter until the Board looks further into this application.

RESOLUTION #45-2013

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

Mayor Kohut: When asked why a decision cannot be made at this point, the Mayor stated that the Board would like to think about what was said at this meeting and discuss the matter further. At this point the Mayor called for a five minute recess.

The Board reconvened at this time to continue the meeting with the regular meeting agenda.

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood reported that he will have drafts of the RFP for Civile's and the concession stand ready for the next meeting.

Counselor Hood had nothing further to report.

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

MAYOR'S REPORT, Mayor Kohut: The Mayor reported that the Village's insurance broker, Sheldon Horowitz of Safe Harbor, has assessed the market to get the best quote for the Village needs. He solicited four different insurance companies, including the current company, Traveler's. He stated that one of the companies completely refused to give the Village a quote and one would not give a quote because the Village was already at a lower rate than what they could quote. The third company, NYMIR, a consortium of municipalities, quoted him \$203,980.00 and would also require a five year buy-in to the consortium, which would have been another \$40,000.00 per year. Traveler's came in with a quote of \$162,860.00 for the year, with the stipulation they will not insure the Village's waterfront properties. The Village will, therefore, have to utilize the National Flood Insurance Program to insure the properties that the Village owns along the waterfront.

Mayor Kohut entertained a motion to renew the Village insurance policy with Traveler's for a period of one year beginning March 1, 2013 through March 1, 2014 as stated above.

RESOLUTION #46-2013

Motion by: Rafael Bueno

Seconded by: Emily Dominguez

Motion Carries: All

The Mayor reported that the Village Planners, the Turner/Miller Group, did a presentation at the Board's workshop that night, along with representatives from the law firm representing Tilcon. This presentation, involved a Draft Environmental Impact Statement (DEIS) proposal from 2010, at which time a Public Hearing was held to take a portion of property, some of which is owned by the Village, on Old Short Clove Road out of the Village's Mountain Protection Zone. At the same time, there were several heavy storms, which caused major problems on Riverside Avenue. At that time, the Village requested Tilcon's law firm and the company doing their studies, SPECTRA Engineering, to look into the flooding to determine if the flooding had anything to do with the installation of the new road or Tilcon, etc. They have now completed the study and want to present their findings to the Board. The Village planners have determined that the documents are ready to be presented at a Public Hearing and have requested the Board to accept the supplemental DEIS and schedule a Public Hearing for April 15th on the original DEIS, the supplemental DEIS, the zone change and other land use matters.

Mayor Kohut entertained a motion to accept the supplemental DEIS and schedule a Public Hearing as stated above.

RESOLUTION #47-2013

Motion by: Emily Dominguez

Seconded by: Terence Watson, Jr.

Motion Carries: All

The Mayor reported that the Board has had discussions regarding the Village parking meters and what type to install in the future when the

Streetscape work begins. The company that presently supplies the Village with its parking meters has spoken with the Mayor and Ms. Curcio regarding replacement of the current meters. In reviewing this with the company, they feel it would not be economically feasible for the Village to install this type of parking meter. The Village, therefore, intends to stick with the present type of metering system, however, the appearance of the meters will be upgraded. The company also mentioned that the Village is significantly under valued with the fees charged on the meters. As a result, the Board will be repricing the meter fees from 50¢ per hour to 75¢ per hour to take effect within the next two to three months.

Mayor Kohut entertained a motion to change the meter fee as stated above.

RESOLUTION #48-2013

Motion by: Rafael Bueno
Seconded by: Emily Dominguez
Motion Carries: All

The Mayor reported that the Board has received a proposal from Brooker Engineering for fixed fee engineering services totaling \$15,600.00 for the budget year, June 1st, 2013 to May 31st, 2014, payable monthly installments of \$1,300.00, plus an hourly fee for additional services required.

Mayor Kohut entertained a motion to approve the above stated proposal.

RESOLUTION #49-2013

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

The Mayor reported that a DPW truck was involved in an accident on our property with one employee backing out of the garage and hitting another employee's car. The lowest bid for repairs to the car was B&B Auto in the amount of \$1,718.50.

Mayor Kohut entertained a motion to repair the car as stated above.

RESOLUTION #50-2013

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

The Mayor received a request from Cosgriff Hose Co. #4 to host the 2014 Rockland County Volunteer Firefighters annual convention and parade. The convention will take place on Friday, September 6th and the parade will take place on Saturday, September 7th.

Mayor Kohut entertained a motion to approve their request as stated above.

RESOLUTION #51-2013

Motion by: Emily Dominguez
Seconded by: Rafael Bueno
Motion Carries: All

The Mayor announced the following budget adjustments to be made:

INCREASE	INCREASE	DECREASE
EST. REVENUE	APPROPRIATIONS	APPROPRIATIONS

A1289	Other general income	\$30,000.00	
A.1440.42	Engineering contractual Tilcon Escrow	\$ 30,000.00	
A.1440.4	Engineering Special	200,000.00	
A.1440.41	Engineering To correct prior amendment to wrong account		\$ 200,000.00
A5010.11	Clerk DPW	18,914.00	
A1990.41	Overtime Contingency Clerk PT to FT		18,914.00
A.1910.4	Unallocated Insurance	6,000.00	
A.5110.4	DPW Contractual Over expenditure on Gateway	2,225.00	
A.1320.04	Auditor Actuary for financials	2,000.00	
A.3620.4	Inspector Contractual New Program	17,500.00	
A.1420.4	Law Contractual	10,000.00	
A.7310.45	Big Brothers Missed 1 payment last year	417.00	
A.3120.4	Police Contractual	1,300.00	
A.9040.8	Workers Comp.	62,000.00	
A.1650.4	Communication IRIS System	4,250.00	
A.1990.4	Contingent		105,692.00

Mayor Kohut entertained a motion to approve the above budget adjustments.

RESOLUTION #52-2013

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: Trustee Bueno read the following report for the month of February, 2013, submitted by Fire Chief Patrick McNamee:

Total Alarms	-	15
General Alarms	-	13
Special Calls	-	1
Mutual Aid Calls	-	1
Structure Fires	-	0
Cooking Fires	-	3
C O Alarms	-	2
Electrical	-	1
Snowstorm Standby	-	1
Good Intent/Miscellaneous		4
False Alarms	-	1

Total Manpower Responding - 270 members

Trustee Bueno 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 March 4th, 2013:

- 1) Hand swept streets due to the sweeper being broken.
- 2) Completed the salt brine for truck #4-97.
- 3) Completed perimeter fence at the DPW garage.
- 4) Cleaned the shoreline in back of the DPW yard.
- 5) Crew was sent out to cut over hanging branches throughout the Village.

Trustee Watson had nothing further to report.

YOUTH & FAMILY SERVICES - Trustee Emily Dominguez: Trustee Dominguez gave the following report of activities at the Community Center for the period of February 14th to February 27th, 2013:

Eight students from the center participated in the FLASH MOB at the Palisades Mall on Valentine's Day as a part of the Rockland Center for Safety & Change, which was a very successful event.

During the previous week, the Union Restaurant held their annual "WE CARE" event with over 70 children from Reachout and the Community Center receiving meals each day. Union received a thank you from all the children that participated.

This year's "Unity in the Community" event will be held on March 25th through March 27th. They are looking for donations to sponsor the three day event.

Reachout Counseling Services – The staff held counseling sessions for 45 individuals and/or their family members for group and/or family canceling.

Homework Program – The Center continues with its Homework Program with 64 children who attend on a daily basis. There is currently a waiting list for this program.

Late Night Friday Night's – There have been approximately 80 young people in attendance.

Trustee Dominguez had nothing further to report.

BUILDINGS & CODE ENFORCEMENT - Trustee Francisco Batista: In the absence of Trustee Batista there was no report.

MINUTES: The Mayor presented the minutes of the January 7th and January 22nd Regular Meeting Minutes for approval by the Board.

Mayor Kohut entertained a motion to approve the minutes of January 7th, which have been reviewed by members of the Board.

RESOLUTION #53-2013

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

Mayor Kohut:

OLD BUSINESS

None.

Mayor Kohut:

NEW BUSINESS

None.

Mayor Kohut:

2nd PUBLIC PARTICIPATION

Noel Rappaport, 31 New Main Street: Mr. Rappaport mentioned the DPW cleaned out the storm drains on New Main Street, which he noted was not mentioned in their report, stating also that they did a great job. He then inquired about the sign on New Main Street.

Emily Dominguez: Trustee Dominguez responded that the sign was taken down due to the high winds. There were also a couple that were not installed properly so additional holes have to be drilled.

Mayor Kohut: The Mayor further explained that they were taken down before the blizzard because of the high winds that were expected and will be put back up this week.

Arti Taub: Mr. Taub wanted to make the Board aware that this was a decent turnout of residents for the meeting that night and for the Board just to be aware of that when it comes time for elections.

Larry Levine: Mr. Levine again thanked the Board for what they have done in the area by the water, but asked that a couple of pieces of fencing be installed for aesthetic reasons. He inquired about all the painted lines on the streets near the buildings.

Terence Watson, Jr.: Trustee Watson responded that they were put there by the Water Company.

Mayor Kohut: The Mayor added that the lines are for the Brownfields decontamination. The Sales Center is being taken down, therefore, Brownfields work has to be done in that area, as well as part of the ferry lot and DPW lot. For the company to be able to do any digging they have to call for mark outs from the Water Company. He mentioned that Mr. Maniglia had touched on that when he did his presentation. With the building coming down all the soil has to be dug up, the area decontaminated and fresh soil put in.

Arti Taub: Mr. Levine, along with all the Harbor residents, wanted to reiterate the importance of how much they value where they live and hope that the Board will take everything they have said into consideration. He even stated they might not mind a nice nursery going in that area, if there has to be something. He pleaded with the Board once again to deeply

consider how the residents feel before making any decisions on allowing the port-a-san business to move into that spot.

Mayor Kohut: The Mayor, not that he in any way defending the proposal, stated that the problem is because Mr. Ginsburg wants a short term commitment, because of his plans to continue developing the property, and it is hard to find a tenant that would only want to be there for a certain amount of time.

Larry Levine: Mr. Levine questioned what will be happening with Civile's land.

Mayor Kohut: The Mayor responded that the Village Attorney is preparing a "Request for Proposal" to go out to solicit interest in the property from restaurateurs in order to possibly start receiving proposals back by the April or May meetings and to hopefully have the building re-leased before the summer.

Larry Levine: Mr. Levine questioned the Board with regard to the "STOP" signs he requested.

Mayor Kohut: The Mayor informed Mr. Levine that the request is on hold for now.

Madeline Zivian: Ms. Zivian wanted more information on the Civile property, especially in regard to receiving FEMA funds to redevelop that area.

Mayor Kohut: The Mayor responded that the Village is waiting to hear from the insurance company whether or not they will be receiving any funds from them. The Village has also been in contact with FEMA, but paperwork has to be prepared and submitted before FEMA will act on this area and it is a long process.

Madeline Zivian: Ms. Zivian inquired if the Village will have to wait for FEMA to start any repairs and if someone taking that spot would depend on the shape of the building and grounds.

Mayor Kohut: The Mayor responded that the Village can take on the repairs, etc. and then wait for FEMA funds to come, which is the Board's intention at this point. The Mayor then mentioned that the Rockland County Sewer Board recently received their reimbursement for Hurricane Irene, which was two years ago.

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 #54-2013

Motion by: Emily Dominguez

Seconded by: Terence Watson, Jr.

Motion Carries: All

Respectfully submitted by,

Beverly A. Swift
Senior Steno Clerk
March 14, 2013