

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Tuesday, September 6, 2016, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Batista	- Vacation
	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.

Mel Post, 1422 Round Pointe Drive: Mr. Post informed the Board that the signage the Village installed in the Harbors by the Clubhouse building does not allow room for cars to turn around. He then informed the Board that on the opposite side of the street there are no "No Parking" signs, therefore, people can legitimately park along that side of the street and they are blocking the whole road by doing that. He feels there is a real need for a couple of "No Parking" signs along that curb.

Mayor Kohut: The Mayor responded that for protocol purposes, Mr. Post should bring that matter up with the Homeowners Association and then have them bring it to the Board. The reason the first sign went up is because the Homeowners Association requested it.

Mel Post: Mr. Post mentioned that he went on the Village Website and noticed there was a public meeting posted that turned into an Executive Session regarding a litigation matter. He was wondering if the Board could give the public any information on that meeting at this point.

Mayor Kohut: The Mayor informed Mr. Post it had nothing to do with the Harbors litigation, but involved the Chair Factory condemnation and was basically an update from the attorneys handling the case for the Village.

Mel Post: Mr. Post then requested an update on the GDC matter.

Mayor Kohut: The Mayor reported that in the original AAA condemnation case there was an award under the Eminent Domain Proceedings Law. He explained that the attorney for AAA can ask for additional fees, based on the assumption that they put in a lot of extra work to accomplish the result. They brought that motion for additional fees and the Court agreed to reduce them by only \$3,000.00, awarding them \$1.1M in additional fees. The Village will be appealing that decision and the case will remain open.

Stuart Suchotliff, 1313 Round Pointe Drive: Mr. Suchotliff inquired about who is paying the Attorney fees on this matter.

Mayor Kohut: The Mayor responded (too many people talking could not hear his response.)

Mel Post: Mr. Post then inquired about Francisco Batista, Deputy Mayor, retiring from the Village.

Mayor Kohut: The Mayor responded that Deputy Mayor Batista would be retiring at the end of his term this year.

Mel Post: Mr. Post wanted to know who will be the new Deputy Mayor.

Mayor Kohut: The Mayor responded that decision will be made after the elections and the new Board takes over.

Larry Levine, 1414 Round Pointe Drive: Mr. Levine has noticed that striping the streets still has not been done in the Village. He pointed out that it was April or May of this year that he requested striping be done. He believes it is a safety issue because drivers on the road do not care about anyone except themselves, mentioning that even in the Harbors people do not stop at the "STOP" signs.

Mayor Kohut: The Mayor agreed and responded that the Village is still waiting for the County to come in with their striping machine, mentioning that it is the County employees that do the striping, which he has been informed should take place within the next couple of weeks.

With no further input from the public, the Mayor continued with the agenda for that night's meeting.

Mayor Kohut: The Mayor invited Kevin Lynch to present his proposal for a building on Route 9W to the Board.

Kevin Lynch, 145 West Main Street, Stony Point, New York: Mr. Lynch reported that he took the building over approximately 1 year ago with the intention of renovating it into a restaurant, which he realized with the parking, competition in the surrounding area, etc., would not work. He is currently looking to turn the building into a "Dog Day Care". It would be a high end hotel and daycare, totally different than the traditional dog kennels where dogs are basically kept in a cage for the duration of time they are there. The new concept in day care and boarding will be to treat the animals as if they are in their home environment. There would be 13 sleeping suites on the 2nd floor ranging in size from 64 sq. ft. to 222 sq. ft., with 222 sq. ft. being for a family of dogs or a dog that requires a lot of space. Each of the rooms will have a camera, piped in classical music, air conditioning, fully ventilated and climate controlled. There will also be a therapy room for belly rubs, etc., basically, an overnight camp for canines. He mentioned other areas of the Country that are now getting involved with "Dog Hotels" because this is the type of place that most dog owners want to board their animals when they have to leave them. They will also do grooming and training at this facility, as well as making their own organic dog food and biscuits to feed the animals and to sell to dog owners. He then mentioned there is no competition in this area for this type of facility, mentioning that people would have to go across the river or to New Jersey to find this type of facility for their dogs. He is requesting the Board consider this application for a high end dog hotel. He has already started to make repairs to the building and feels it will present itself much better than the run down bar that the building originally housed. They will also be installing a 6 ft. tall privacy fence with limited hours that the dogs would be allowed outside and with the building being climate controlled it will keep any noise down.

Mayor Kohut: The Mayor informed Mr. Lynch that there would have to be a Public Hearing held because this would be considered a text amendment to the Zoning Code.

Mayor Kohut entertained a motion to schedule a Public Hearing for a proposed text amendment to the Zoning Code at the Board Meeting of October 3rd at 7:05 PM.

RESOLUTION #194-2016

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

Emily Dominguez: Trustee Dominguez suggested Mr. Lynch bring any material on the facilities he spoke about at this meeting to give people a better idea of what he wishes to do.

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood requested the Board to schedule a Public Hearing for an “Outdoor Patio Dining Law” to set a time the outside patios have to be closed due to noise restrictions.

Mayor Kohut entertained a motion to schedule a Public Hearing for the September 19th Regular Board Meeting at 7:05 PM to review the “Outdoor Patio Dining Law”.

RESOLUTION #195-2016

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

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 Streetscape Project has begun with the sidewalk installation on upper New Main Street. Upon completion in that area the contractors will begin work on the sidewalks in the area of the library and work their way down to Broadway. The Mayor also mentioned that at some point between now and then, the Village will have an official groundbreaking ceremony. He also informed everyone that the Village has started a repaving project at Village on the Green.

The Mayor received a requested from Sentrale Construction Corp. to change the start time for their crew from an 8:00 AM start to a 7:00 AM start time.

Mayor Kohut entertained a motion to adjust the start times for the Sentral crew as stated above.

RESOLUTION #196-2016

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

The Mayor received a request from Trustee Watson to attend the NYCOM Conference of Mayors from September 12th to September 16th at a cost of \$1,461.00.

Mayor Kohut entertained a motion to approve Trustee Watson's attendance at the NYCOM Conference as stated above.

RESOLUTION #197-2016

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

The Mayor received a request from the Seventh Day Adventist Church to park their Wellness Van and use of a portion of the parking lot adjacent to the Village Hall on October 29th from 9:00AM to 6:00PM to conduct a Community Health Expo. They have their insurance in place and will be limited to using the Village Employee parking spots.

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

RESOLUTION #198-2016

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

The Mayor reported that the Board had a bid opening for the 2016 Curb & Sidewalk Project. The project is being awarded to Gemrose Construction at a cost of \$242,890.00, however parts of the project are being removed from the award which will reduce the cost to approximately \$101,000.00.

Mayor Kohut entertained a motion to award the 2016 Curb & Sidewalk Project to Gemrose Construction as stated above.

RESOLUTION #199-2016

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

The Mayor received a request from Peter Fata, Ass't. Director Youth & Family Services Center, for permission to utilize interns from local colleges to assist the Division of Youth and Family Services, on an unpaid, voluntary basis. The interns are participants in Masters level programs.

Mayor Kohut entertained a motion to allow the Youth & Family Services Center to utilize college interns as stated above.

RESOLUTION #200-2016

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

The Mayor received a copy of a resolution that local municipalities are using in opposition to the proposed moorings of barges in the Hudson River. He explained that the U.S. Coast Guard is presently proposing multiple moorings between the lowest part of the Hudson River up to Albany to allow barges, mostly fuel oil barges, a waiting area to get into the Port of Albany

to either pick up or discharge fuel. The Hudson River communities do not want the fuel oil barges being transported more often along the River, nor do we want the unsightly barges to be anchored for an unlimited amount of time off the shoreline by Indian Point. The Mayor then read the resolution presented by the Village of Ossining. The Village of Haverstraw will also present a similar resolution in opposition of the proposed anchorages of these barges along the Hudson River Shoreline.

Mayor Kohut entertained a motion to approve a similar resolution opposing the proposed anchorage of barges be submitted for the Village of Haverstraw.

RESOLUTION #201-2016

Motion by: Emily Dominguez

Seconded by: Terence Watson, Jr.

Motion Carries: All

The Mayor then announced upcoming events as follows:

- 1) September 11th at 2:00 PM - Dutchtown & Major Andre' Exhibit – Haverstraw Brick Museum.
- 2) September 16th – Dancing Under the Stars – held at the Garnerville Terminal with the grand opening of the Industrial Arts Brewery.
- 3) September 17th – River Arts Festival, Emeline Park
- 4) September 17th – Haverstraw Senior Picnic – Bowline Park
- 5) September 19th - A Taste of North Rockland – North Rockland restaurants participating will be serving samples of their food at the West Haverstraw Community Center at a cost of \$35.00 to \$40.00. This is being held for the benefit of the North Rockland Lions Club and Rotary.

The Mayor had nothing further to report.

Mayor Kohut:

REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – Trustee Rafael Bueno: Trustee Bueno read the following report of fire activity for the month of August, 2016, submitted by Fire Chief Robert Drexler, Jr.:

Total Alarms	-	22
General Alarms	-	13
Special Calls	-	8
Mutual Aid Calls	-	0
Structure Fires	-	1
Cooking Fires	-	1
Extrication Calls	-	3
Brush Fires	-	1
Assist P.D.	-	1
Good Intent/Misc.	-	4
False Alarms	-	8

Total Manpower Responding - 467 members

Trustee Bueno had nothing further to report.

PUBLIC WORKS, BUILDINGS & GROUNDS – Trustee Terence Watson:

Trustee Watson had nothing to report.

YOUTH & FAMILY SERVICES - Trustee Francisco Batista: In the absence of Trustee Batista the report was read by Trustee Dominguez for the period of August 16th thru September 6th, 2016:

- 1) **HAVERSTRAW COLLABORATIVE:** The Collaborative is a group of service providers who meet at the Center on a monthly basis to plan and promote activities for the betterment of the Community. The Collaborative is scheduled to meet again on Wednesday, September 7th, at 12:00 PM.
- 2) **VILLAGE OF HAVERSTRAW SUMMER CAMP:** Summer Camp ended on Friday, August 19th having approximately 180 children attending on a daily basis. Everyone enjoyed several bus trips to different destinations along with weekly trips to Bowline for swimming, the movies and other fun activities provided at the Center. Thanks to Esteban Diaz, Frankie Vazquez and Tim Sanders for managing another successful summer camp.
- 3) **SUMMER YOUTH PROGRAM:** This program is for teens entering 9th through 12th grade who have to attend summer school or cannot find employment. Their weeks consisted of volunteering with AmeriCorps, an educational workshop every Wednesday, weekly trips to Bowline, the movies, as well as recreational activities at the Center. Thanks to Nikki Merriman for conducting this well received and very successful summer program, which ended on August 19th.
- 4) **HOMEWORK HELP PROGRAM:** The Center's homework help program is scheduled to begin on September 6th, the first day of school. There are currently 65 children from Grades 3 through 12 signed up for this program, with a long waiting list behind them.

Other programs available and ongoing at the Center during this time period are:

- 1) Individual/Family Counseling/Assessments.
- 2) Managing Emotions
- 3) Butts Out/Smokers Aftercare
- 4) Project Shift (A Call to Action)
- 5) Girl's Life Skills - Ages 11 to 14 and Ages 8 to 10
- 6) Sharpshooters
- 7) Late Night Fridays
- 8) Boy's Life Skills - Ages 11 to 14
- 9) In the Bag

Trustee Dominguez 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 August 12th through September 2nd, 2016:

Rental registrations	-	3
Municipal searches	-	8
Miscellaneous inspections	-	153
Complaints	-	22
Construction inspections	-	30

Building Permits & C.O.'s - 10
Violations/Tickets - 26

Fines collected at Court - \$3,400.00

Trustee Dominguez had nothing further to report.

MINUTES: The Mayor presented the minutes of the Special Meeting of May 31st, 2016 and the Regular Meeting of June 20th, 2016 for approval by the Board.

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

RESOLUTION #202-2016

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

Stuart Suchotliff: Mr. Suchotliff requested an update on the garage located on Dr. Girling Drive.

Mayor Kohut: The Mayor mentioned that the gentleman was supposed to appear before the Board on a couple of occasions, but never showed up. He suggested that he document his complaints and send them to both the Building Inspector and GDC, especially hours of operation because they do have limited hours to be open.

Gil Musinger, 1416 Round Pointe Drive: Mr. Musinger spoke about the barges being able to anchor on the Hudson River, which he feels is a major concern because they will be carrying fuel oil. He understands that moving fuel from one place to another is an economic necessity, however, pipelines are now being installed everywhere, which no-one wants in their backyards and now they want to pollute the river with fuel carrying barges. Even though he is not in agreement with either one of these, his real fear is the tanker cars on trains carrying fuel everywhere, including through residential areas that could create a catastrophic event if even 1 car derailed. There have already been so many tragedies occur from train derailments. For him this is his #1 concern, especially living right beneath the train tracks. He would like the Board to give a lot of thought to this situation and he feels the tanker cars would be the worst case scenario for the Village.

Mayor Kohut: The Mayor informed Mr. Musinger that the Board has had this discussion numerous times at previous meetings and they have been working with local, state and federal governments to improve railroad tank car quality to the point where it could be utilized for this purpose because it is not just the Harbors that would be affected, but with a train accident anywhere in the Village, we could lose 1/3 of the Village's population.

Larry Levine: Mr. Levine was happy to hear that the Village is finally able to move forward with the Streetscape Project. He requested the Mayor to give some sort of overview of what will be done in the Village through this project.

Mayor Kohut: The Mayor informed Mr. Levine that there is a sample board in the front office with sketches. He explained that from Clove Avenue to the railroad will not be as detailed as the rest of the Project, but new sidewalks and curbing were needed in that area. Coming down through the business district, however, there will be new sidewalks with granite curbing, mentioning that granite is very durable. Between the curbs and the sidewalks, there will be a brick strip to pay homage to the Village legacy of being the brick making capital of the world. Along the street there will be decorative lighting that will be spaced out every 70 feet alternating on both sides of the street to provide proper lighting in the downtown and trees will be planted throughout the business district. The coloring for most things, including the mountings on the street lights, the double-headed parking meters, trash receptacles, some street furniture, etc. will be a green tone similar to the clock. A new traffic light, to replace the one that existed many years ago, will be reinstalled on the Bank Corner to help control traffic downtown.

Larry Levine: Mr. Levine inquired if there are street benches being installed and if there will be a limit to the time a person can spend on the benches, especially at night.

Mayor Kohut: The Mayor explained that a municipality cannot put a time limit on people being on the street or sitting on a bench.

Mel Post: Mr. Post feels that the benches should be eliminated from the streets for at least the first 5 years to discourage loitering because most people don't like to walk up and down the streets if they have to walk past a bunch of people just hanging out on the streets. He feels it would benefit the Village if people feel free to walk up and down the streets to shop or visit a restaurant, etc., but they have to feel comfortable doing that.

Mayor Kohut: The Mayor feels there are positives and negatives in everything. In certain areas such as Main Street there is not enough room for a bench, but on Broadway where the sidewalks are a lot wider a bench at a bus stop might be a good thing.

Larry Levine: Mr. Levine mentioned that there are no benches anywhere in New City on the main thoroughfares that have been through a restoration.

Mel Post: Mr. Post then mentioned that he has recently visited Beacon and Rhinebeck and neither allow any residential rentals on the main floor of any of their buildings. The bottom level is all retail, which is very inviting to everyone.

Emily Dominguez: Trustee Dominguez stated that is the goal of the Village of Haverstraw to have all retail on the main floors of all the buildings.

Mayor Kohut: The Mayor mentioned that the residential rentals on the main floors of some of the buildings downtown have been grandfathered in. The Village does not allow any new residential areas on the ground floor. He also mentioned that they have tried to have building owners keep their main floors retail, by allowing them to build up and if there is enough property in the back of the building, putting the apartments in those areas of the building instead of on the main floor. The Mayor feels the Village of Haverstraw just does not have the type of demand that encourages the landlords to remove the rentals yet on the ground floor. He reiterated that the Village does not approve new and only allows what is presently there and was grandfathered in.

Mel Post: Mr. Post inquired who is in charge of the Tilcon anchorages and where they are placed.

Mayor Kohut: The Mayor responded that Tilcon owns that part of the river, just like the Village owns a good portion of what is in front of any Village properties. He believes their anchorages are on their own property.

Mel Post: Mr. Post was astonished to find out that Tilcon or anybody owns a portion of the Hudson River.

Mayor Kohut: The Mayor informed everyone that there is a designation of river rights and Tilcon is among those who own a specified amount of the River as do a lot of waterfront properties on both sides of the River. He does not believe any of the river anchorages appear on any map that he knows of and he believes that anyone having these anchorage privileges has probably had them since their beginnings.

Mel Post: Mr. Post was interested to know if anyone could find out about these anchorages through the Coast Guard since they control the River.

Jay Hood, Jr., Esq.: Counselor Hood also suggested that the Army Corp. of Engineers might be able to answer some of these questions.

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

RESOLUTION #203-2016

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

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk