

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, February 3<sup>rd</sup>, 2020, beginning at 7:00 PM.

## PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Present
	Trustee Dominguez	- Present
	Trustee Santana	- Present
	Trustee Carlevaro	- Present
	Mayor Kohut	- Present

Mayor Kohut: The Mayor opened the floor to the public for the first Public Participation portion of the meeting inviting people to ask questions or make comments.

Noel Rappaport, 31 New Main Street: Mr. Rappaport inquired of the Board if the Village Parking Enforcers are limited to just ticketing vehicles. He informed the Board that people are constantly double and triple parking in front of his store and was wondering if the Parking Enforcers have the authority to ticket those vehicles. He has also witnessed people crossing the streets everywhere except at the crosswalks, which is hazardous to drivers.

Mayor Kohut: The Mayor responded that the Board is aware of the actions that take place on the Village roadways with jaywalking, double parking, etc., however, the Village Parking Enforcers are not armed and do not have a radio to call for backup and at times people do become a little unruly and sometimes violent, therefore the Parking Enforcers try to avoid any confrontations. He also mentioned that double parking is a Police matter unless the car is double parked and left unattended, at which time they will issue a ticket. The Mayor stated that it is frustrating for the Board as well, because a serious accident is on everyone's mind, however, the main concern of the Board at this time is for the safety of the Parking Enforcers who also take a lot of abuse from the drivers every day.

Keith Shikowitz, Rockland County Times: Mr. Shikowitz has heard a lot of residents from First Street talking about the winter off-street parking issue that leaves them with nowhere to park their vehicles because the street is so narrow and they end up walking a distance to get to their homes.

Mayor Kohut: The Mayor informed Mr. Shikowitz that the Village accommodated those people by allowing them to park their vehicles overnight in the Emeline Park parking lot.

Larry Levine, 1414 Round Pointe Drive: Mr. Levine noticed that the Orange & Rockland (O&R) property on Maple Avenue has been cleared of all work type items and requested an update on what will be happening with that property going forward.

Mayor Kohut: The Mayor explained that they are finished there for the season but will have to come back in the spring to seed, plant trees, etc. to complete the site. He also informed Mr. Levine that O&R will continue to maintain ownership of the site for the foreseeable future to use as a staging area for their equipment, etc. while they work on the adjacent property at the apartment complex. The Mayor mentioned that he has informed O&R that that the Village would like to take over ownership of that property when they

have completed their project at the site, informing the public that the site could be utilized for parking, a park or whatever is needed at the time.

With no further input from the public, the Mayor continued with the agenda for that night's meeting inviting Frank Phillips to address the Board with a request for an amendment to the Zoning Code.

Frank Phillips, Law Office of Phillips & Millman, 148 South Liberty Drive, Stony Point: Counselor Phillips was there representing Rockland County Rentals along with their owner Danny Freeman. He presented an overview of what is being requested for the property at 85 New Main Street in the Village, which is located in the Professional Office District (POD) and requires an amendment to the Village Zoning Code, which will make it consistent with the Comprehensive Plan to be adopted in the near future by the Board. This amendment would allow residential uses above first floor non-residential uses in the manner that is already permitted in the Central Business District (CBD) and will also provide some parking. He mentioned there are a lot of commercial vacancies in the whole of Rockland County, not just the Village and explained that Mr. Freeman is looking to put 6 residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of this commercial building. Mr. Phillips mentioned that they have presented a text amendment to the Board along with an Environmental Assessment and that they have received comments from the Village Planner which will be addressed accordingly (i.e. - water usage, sewerage, public services, etc.). He requested the Board to be Lead Agency on this Special Use Project pursuant to §245-14 of the Village Code. He explained that based upon their submission it would be declared as an "Unlisted Action", dealing with less than 25 acres of property. He then pointed out that all of the POD districts in the Village consist of less than 12.41 acres which leads to them proposing a "Negative Declaration". He then asked the Board to request comments from both the Zoning and Planning Boards.

Mayor Kohut: To clarify this application, the Mayor informed the public that the property in question is the first building down from the train station on New Main Street. He pointed out that there is not much use for professional offices in the Village or the whole North Rockland area with this particular building currently housing an OB-GYN office on the ground floor and 2 vacant floors above it, which have been vacant for many years.

Jonathan Lockman, Nelson, Pope & Voorhis, Village Planners: Mr. Lockman stated that part of the "Village Comprehensive Plan" is to rezone the POD to allow residential units above commercial properties. He mentioned that the Village would be making changes to the Zoning Code to implement the new plan. He then stated that the Planners have no problem with moving this application forward at this time, except that a SEQRA report would have to be filed.

Mayor Kohut: The Mayor entertained a motion to declare the Village of Haverstraw Board of Trustees as Lead Agency for this project, categorized as an "Unlisted Action".

#### RESOLUTION #19-2020

Motion by: Rafael Bueno

Seconded by: Joel I. A. Santana

Motion Carries: All

Andrew Maniglia, 107 Lake Drive, Valhala, NY: Mr. Maniglia was there representing Ginsburg Development Corporation (GDC). He informed the Board that the SEQRA Review was completed on the proposed Admiral's Cove Project at Harbors. He mentioned that he has been working closely with Max Stach, who has concluded that GDC has finalized their "Notice of Completion".

Jonathan Lockman, Village Planners: Mr. Lockman reported that a part of the "Notice of Completion" for the supplemental DEIS states that a Public Hearing is required and that the Village needs to accept the "Notice of Completion".

Mayor Kohut: The Mayor entertained a motion for the Board to accept the "Notice of Completion" related to the Admiral's Cove Project.

RESOLUTION #20-2020

Motion by: Emily Dominguez  
Seconded by: Joel I. A. Santana  
Motion Carries: All

Mayor Kohut: The Mayor entertained a motion to schedule a Public Hearing on the "Supplemental Draft Environmental Impact Statement" (SDEIS) for the Admirals Cove Site B Project, for Tuesday, February 25<sup>th</sup> at 7:05 PM

RESOLUTION #21-2020

Motion by: Gil Carlevaro  
Seconded by: Emily Dominguez  
Motion Carries: All

Mayor Kohut:

**REPORTS OF VILLAGE OFFICIALS**

**VILLAGE ATTORNEY**, Jay Hood, Jr.: In the absence of Counselor Hood no report was given.

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

**MAYOR'S REPORT**, Mayor Kohut: The Mayor entertained a motion to hire Brian Laufer, a well-known Village resident, to the position of Parking Enforcer/Crossing Guard.

RESOLUTION #22-2020

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

Mayor Kohut: The Mayor entertained a motion to sponsor the Great American Clean-up, "Keep Rockland Beautiful", with a banner and tee-shirt sponsorship in the amount of \$650.00.

RESOLUTION #23-2020

Motion by: Emily Dominguez

Seconded by: Joel I. A. Santana  
Motion Carries: All

Mayor Kohut: The Mayor entertained a motion to authorize the Mayor to sign contracts with “Fillet of Soul” in the amount of \$2,000.00 and “Billy & the Showmen” in the amount of \$2,100.00 for the “Dancing Under the Stars” events to be held on June 19<sup>th</sup> and August 21<sup>st</sup> of this year.

RESOLUTION #24-2020

Motion by: Gil Carlevaro  
Seconded by: Emily Dominguez  
Motion Carries: All

Mayor Kohut: The Mayor then entertained a motion to accept the 2019 “Community Development” (CDBG) grant in the amount of \$135,400.00 for sidewalk improvements in the Village.

RESOLUTION #25-2020

Motion by: Joel I. A. Santana  
Seconded by: Emily Dominguez  
Motion Carries: All

The Mayor then reminded everyone that the next Village Board meeting would be held on Tuesday, January 18<sup>th</sup> instead of Monday, January 17<sup>th</sup> due to the Martin Luther King federal holiday closing. He also mention that it will be “Grievance Night” therefore the Village Board will be available, as Board of Assessment Review, from 4:00 to 8:00 PM to hear from the public, with the Board meeting being held at its usual 7:00 PM time slot.

The Mayor informed the public that Senator Skoufis has announced he has obtained a \$250,000.00 grant for the Village which will be used for road improvements on Hudson Avenue, the longest roadway in the Village.

The Mayor then reported that Senator Skoufis and Assemblyman Zebrowski have announced a \$1.6M grant for road and sidewalk improvements for Route 202 from the cemetery to Meade Road in Garnerville, mentioning that the Village has been trying for many years to have the Haverstraw area of that roadway improved with the addition of sidewalks.

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 January, 2020, submitted by Fire Chief J. Bart Gordon:

Total Alarms	-	29
General Alarms	-	26
Special Calls	-	3
Mutual Aid Calls	-	0

Structure Fire	-	1
Cooking Fires	-	6
CO Alarms	-	1
Pump Out/Water Leaks	-	3
Extrication/Accident Calls-		2
Good Intent/Misc.	-	6
False Alarms	-	9

Total Manpower Responding - 565 members

Trustee Bueno had nothing further to report.

**PUBLIC WORKS, BUILDINGS & GROUNDS – Deputy Mayor Emily**

**Dominguez**: Deputy Mayor Dominguez read the following report submitted by Robert Drexler, Commissioner of Public Works, as of February 3<sup>rd</sup>, 2020:

- 1) Repaired damaged plow on Truck #32.
- 2) Repaired back handle on Garbage Truck #20.
- 3) Repaired roadway by the Greenway Trail with “rip rock”.
- 4) Installed “No parking in front of driveway” signage at 172 Hudson Avenue and 26 Ridge Street.
- 5) Installed signage for new restaurant in the Village on the “Gateway Sign” entering the Village.
- 6) Put up banners in the downtown area.
- 7) Removed and replaced rotted wood in the back of the Brick Museum, followed up with painting.
- 8) Painted Tractors #32, #39 and Roller #38.
- 9) Continue to fill in potholes throughout the Village.
- 10) Cleaned out a room at the Community Center.
- 11) Moved boxes and other items at the Village Hall.

Deputy Mayor Dominguez had nothing further to report.

**YOUTH & FAMILY SERVICES - Trustee Gil Carlevaro**: Trustee Carlevaro gave the following report of activities at the Community Center for the period of January 21<sup>st</sup> thru February 3<sup>rd</sup>, 2020:

- 1) Haverstraw Collaborative - Continues to meet monthly at the Center to plan and promote activities for the betterment of the community. The next meeting will be held February 5<sup>th</sup> from 12:00 to 2:00 PM.
- 2) Point-In-Time Count – The Federal Government requires all communities that receive HUD money for homeless housing to conduct a 24 hour count of unsheltered and sheltered homeless individuals and families each year. This count in Rockland County was held on January 28<sup>th</sup> at the Center which was open from 6:00 AM to 5:59 AM January 29<sup>th</sup>. There were a total of 30 community volunteers including 4 staff members, 2 social workers and 2 homeless guides. A total of 14 people were counted at Haverstraw sites.
- 3) Late Night Fridays - Staff member Tim Sanders runs this program for children grades 3 through 12 from 6:00 to 9:00 PM, who will be able to play games, basketball, use computers, etc. all in the safety of the Haverstraw Center.
- 4) The Jump Program – This program is a junior mentoring program operating in conjunction with “Big Brothers/Big Sisters” who mentor kids from the Center. It is a 1½ hour program with the Center’s young

adults mentoring the young children on how to act, how to be responsible, how to relate to their parents and provide help with homework. The State keeps track of and is interested in the success records of this program, which is still in vital need of English and Spanish speaking mentors.

- 5) For information on all other programs ongoing at the Center please contact the Haverstraw Center or visit the Village of Haverstraw website.

Trustee Carlevaro had nothing further to report.

**BUILDINGS & CODE ENFORCEMENT – Trustee Joel I. A. Santana:**

Trustee Santana read the following report submitted by the Building Inspector, Ruben Berrios, for the period of January 11<sup>th</sup> thru January 24<sup>th</sup>, 2020:

Rental registrations	-	2
Miscellaneous inspections	-	125
Complaints	-	19
Municipal searches	-	13
Construction inspections	-	21
Violations/Tickets	-	15
Building Permits & C.O.'s	-	3

Fines collected at court - \$.00

Trustee Santana had nothing further to report.

**MINUTES** – The Mayor presented the Regular Board Meeting Minutes of December 2<sup>nd</sup> and December 16<sup>th</sup>, 2019 for approval by the Board.

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

**RESOLUTION #26-2020**

Motion by: Emily Dominguez  
Seconded by: Gil Carlevaro  
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 inquired about the amount of money that is brought into the Village when movie or TV filming takes place here.

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Mayor Kohut: The Mayor informed Mr. Rappaport that it all depends on the timeframe and how much property they utilize; therefore, there is no set fee.

Judith Curcio: Ms. Curcio informed the public that the last group utilizing the Village, for a little more than a day for filming and they came in 2 days ahead of time for preparation work, paid the Village approximately \$19,000.00. However, she mentioned it also depends on where they are parking, how many vehicles are involved, if road closures are requested, etc.

Noel Rappaport: Mr. Rappaport then inquired about the lines running under the road along Route 9W.

Mayor Kohut: The Mayor recently met with the company who now believes that they will have all the approvals from the State and have their funding for the project in place shortly to complete this project.

Mel Post, 1422 Round Pointe Drive: Mr. Post believes that the solar speed signs that the Village installed should be on the other side of the road where people are coming down the overpass and not on the side heading towards Dutchtown.

Mayor Kohut: The Mayor responded that it is being looked into.

Mel Post: Mr. Post commented on the various grants the Village has received from Senator Skoufis, however, wanted to know if he has done anything with regard to the North Rockland School District issue and the situation with the "No Bail" law. He also wanted to know if there is anything the Village can do to help get this law changed, which everyone feels is the worst law ever.

Mayor Kohut: With regard to the bail issues, the Mayor stated it is being worked on and adjustments are being made, but there is nothing the Village can do, except to keep encouraging our local officials to address it. As for the Mirant issue, it was found that the school had a substantial surplus, but Senator Skoufus is still trying to work around that issue to give North Rockland residents some relief.

Keith Shikowitz, Rockland County Times: Mr. Shikowitz wanted to know what a "Text Amendment" is.

Mayor Kohut: The Mayor responded that it is an amendment to the Zoning Code text which allows schedules and charts in the Zoning Code to be amended by a sub-category.

Keith Shikowitz: Mr. Shikowitz then inquired if the "Dancing under the Stars" on June 16<sup>th</sup> is the same weekend as the "Juneteenth" celebration to which the Mayor responded "yes". Mr. Shikowitz then inquired if the renaming of that particular street has been done yet.

Mayor Kohut: The Mayor responded that the Village has decided to hold off on that until the spring or the actual celebration date, which was a mutual decision with the "Juneteenth" committee.

Keith Shikowitz: Mr. Shikowitz was unfamiliar with "Grievance Night" and requested an explanation.

Mayor Kohut: The Mayor explained that “Grievance Night” is the night Village residents have the opportunity to challenge their tax assessments. He informed Mr. Shikowitz that there is a Board of Assessment Review meeting held this time each year where residents can approach the Board to challenge their assessments for village tax purposes or even talk with the Village Assessor.

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

RESOLUTION #27-2020

Motion by: Emily Dominguez  
Seconded by: Gil Carlevaro  
Motion Carries: All

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk