

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, June 18th, 2012, 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.

Larry Levine, 1414 Round Pointe Drive: Mr. Levine informed the Board that people are not stopping at stop signs and are speeding through the area of the new overpass and down Maple Avenue, including buses. He suggested installing speed bumps or a camera to catch those violating the laws. He also still feels walking across West Street to Maple Avenue is a very dangerous situation for all pedestrians.

Mayor Kohut: The Mayor informed Mr. Levine that the Village will be installing a crosswalk in that area.

Larry Levine: Mr. Levine inquired if the old brick building by the DPW is going to be demolished.

Mayor Kohut: The Mayor responded that it will be taken down some time in the future.

Larry Levine: Mr. Levine then thanked the board for painting the DPW building.

Gil Musinger, 1416 Round Pointe Drive: Mr. Musinger thanked the Board for taking care of the grass in the area of the overpass. He inquired if there was some other kind of equipment that could handle trimming the grass on that incline, rather than having to use the large number of workers needed to keep the area trimmed.

Mayor Kohut: The Mayor responded that there is a machine with that capability, but it is extremely expensive.

Gil Musinger: Mr. Musinger suggested using groundcover in that area, which does not have to be maintained and would save on the manpower currently being utilized to keep the grass trimmed.

Mayor Kohut: The Mayor mentioned that they might purchase wildflower seeds and spread them throughout the area of the incline, which also would not require any maintenance.

Mel Post, 1422 Round Pointe Drive: Mr. Post reiterated what Mr. Levine discussed regarding the speeding cars coming off the overpass. He feels a speed limit sign needs to be installed somewhere beyond the "STOP" sign coming off the overpass, so people are aware of the actual speed limit in that area.

Mayor Kohut: The Mayor agreed with Mr. Post that a speed limit sign needs to be installed to replace the original sign on Short Clove Road.

Larry Levine: Mr. Levine inquired when the port-a-john would be removed from the area of the overpass.

Mayor Kohut: The Mayor responded that the State is not officially off the job yet, therefore, the port-a-john will remain until the job is complete. There has not yet been a land transfer to the Village, which is one of the items needed for completion of the project.

Mayor Kohut: With nothing further from the public, the Mayor invited Andrew Maniglia to come forward to present a request from GDC.

Andrew Maniglia, Representative of Ginsburg Development Corp.: Mr. Maniglia reminded the Board that he previously presented a request asking for an amendment to two land use area maps that are part of the waterfront development district. He stated that Appendix 1 has laid out all the various land use area maps for A through E and is requesting that the area where the Sales Center is located be remapped and made a part of Site A, which has the ability to house a 10,000 square foot restaurant. They would like to utilize the Sales Center building to house the restaurant, which could be a bistro that would have seating for approximately 35 people and would put the building to good use. They are currently interviewing restaurateurs to operate the restaurant, for which they have been receiving many requests. They are here to apply for that change and to schedule a Public Hearing, after which they will return for Site Plan approval.

Mayor Kohut entertained a motion to schedule a Public Hearing for July 9th at 8:30 PM for an amendment to the land use area maps for Sites A and B of Harbors.

RESOLUTION #144-2012

Motion by: Emily Dominguez

Seconded by: Terence Watson, Jr.

Motion carries: All

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood gave his report following the Mayor's Report.

VILLAGE TREASURER, Judith Curcio: Ms. Curcio presented the following Treasurer's Report for the months of March, April and May, 2012:

DISBURSEMENTS	-	\$2,141,140.00
REVENUE	-	\$1,029,520.00

Ms. Curcio had nothing further to report.

MAYOR'S REPORT, Mayor Kohut: The Mayor received a request from Mr. Polanco of 6 Edgar Street, for a handicapped spot at that address.

Mayor Kohut entertained a motion to approve the installation of a "Handicapped" sign at 6 Edgar Street, pending verification that the handicapped spot at 10 Edgar Street is still a necessity.

RESOLUTION #145-2012

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

Emily Dominguez: Trustee Dominguez requested a list of all the handicapped spots in the Village.

Judith Curcio: Ms. Curcio stated that she is putting together a list of both handicapped spots and speed bumps located throughout the Village.

The Mayor received a request for a speed bump to be installed on Second Street. This was discussed by the Board and a decision was made to install a temporary speed bump in that area.

Mayor Kohut entertained a motion to that effect.

RESOLUTION #146-2012

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

The Mayor mentioned that July 4th is in the middle of week this year and the Town will be holding its festivities and fireworks on Tuesday, July, 3rd at Bowline. He asked for authorization to close the Village at 3:00 PM on the 3rd.

Mayor Kohut entertained a motion to that effect.

RESOLUTION #147-2012

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

The Mayor informed the public that the Village is prepared to go out to bid for a paving and sidewalk project and asked for Board approval to authorize the Village Clerk to advertise for bids on the project.

Mayor Kohut entertained a motion to authorize the clerk to advertise for bids on the above project. The return date for bids is July 9th.

RESOLUTION #148-2012

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

The Mayor announced that the Village is in the process of applying for a continuation grant for the waterfront promenade. The Village was previously awarded a \$1 million grant, however, that will not be sufficient to cover the total cost of the promenade, therefore, the Village would like to apply for

additional grant money. The Mayor read the following resolution for approval by the Board:

“Be it resolved, that Michael Kohut, as Mayor of the Village of Haverstraw, New York, is hereby authorized and directed to file an application for funds from the New York State Office of Parks, Recreation and Historic Preservation in accordance with the provisions of Title 9 of the Environmental Protection Act of 1993, in an amount not to exceed \$500,000.00, and upon approval of said request to enter into and execute a project agreement with the State for such financial assistance to the Village of Haverstraw for construction of the Haverstraw Waterfront Park and, if appropriate, a conservation easement/preservation covenant to the deed of the assisted property.”

Mayor Kohut entertained a motion to authorize the Mayor to execute an agreement with the State for a grant to complete construction of the waterfront promenade as stated above.

RESOLUTION #149-2012

Motion by: Emily Dominguez

Seconded by: Terence Watson, Jr.

Motion Carries: All

The Mayor mentioned that this combined application is contingent upon there being in effect a master plan for waterfront revitalization that is adhered to by the requesting community, which the Village retains as a part of the Local Waterfront Revitalization Plan of 2003. The State requires that it be less than five years old or the Board reaffirms its commitment to the Local Waterfront Revitalization Plan.

Mayor Kohut entertained a motion for the Board to reaffirm its commitment to the Local Waterfront Revitalization Plan.

RESOLUTION #150-2012

Motion by: Francisco Batista

Seconded by: Emily Dominguez

Motion Carries: All

The Mayor mentioned that the Department of Transportation (DOT) requires the Village to annually provide continuing education with regard to storm water regulations. The Village has contracted with the Board of Cornell Cooperative Extension for this purpose with an annual contract cost of \$1,000.00.

Mayor Kohut entertained a motion to continue the contract.

RESOLUTION #151-2012

Motion by: Emily Dominguez

Seconded by: Terence Watson, Jr.

Motion Carries: All

The Mayor stated that according to the Union Contract, Damaris Torres, Deputy Clerk/Treasurer, can no longer remain a member of CSEA. In order to protect her position with the CSEA, the Village is requesting approval for Ms. Torres to maintain her title as Senior Clerk/Spanish Speaking, while also performing her duties as Deputy Clerk/Treasurer in the absence of the Village Clerk/Treasurer. In the event she can no longer remain in the position of

Deputy Clerk/Treasurer, she will be able to continue in her position as Senior Clerk/Spanish Speaking and return to the CSEA Union.

Mayor Kohut entertained a motion to that effect.

RESOLUTION #152-2012

Motion by: Emily Dominguez

Seconded by: Francisco Batista

Motion Carries: All

The Mayor stated that the 2012 Sub-Recipient Agreement with the County of Rockland Office of Community Development needed to be signed. This agreement accepts the funding of the CDBG grant for the Village streetscape improvements in the amount of \$95,000.

Mayor Kohut entertained a motion authorizing him to sign the agreement.

RESOLUTION # 153 – 2012

Motion by: Emily Dominguez

Seconded by: Terence Watson, Jr.

Motion Carries: All

The Mayor made the following announcements:

- 1) Summer schedule for Board Meetings: July 9th and August 13th at 8:00 PM.
- 2) Town fireworks: Tuesday July 3rd at Bowline Park.
- 3) Historical Society of Rockland County: bus trip to explore sites throughout the Village and Town of Haverstraw at a cost of \$59.00 per person, which includes the bus trip and lunch at Union Restaurant. The bus will leave at 9:00 AM, with lunch to follow at 1:30 PM. The tour will be lead by Historian Stephen Cobb. Anyone interested can contact the Historical Society.
- 4) Farmers Market: Began on Sunday, June 17th and was well attended. There are three farmers and an increasing number of vendors will be starting next week.
- 5) Town of Haverstraw will be honoring the 90+ Seniors at their meeting on June 25th at 12:30 PM.

Mayor Kohut had nothing further to report.

VILLAGE ATTORNEY, Jay Hood, Jr., Esq.: Counselor Hood gave an update on the Bowline Pond Plan for the property that GenOn is donating to the Village. He stated he has already prepared the paperwork involved, but GenOn wants to prepare their own paperwork; deeds, etc. Mr. Hood requested the Board approve a drive-by appraisal of the property in order to get a precise value on the property being donated. He has contacted Steve Sherwood of Valuation Plus to prepare the appraisal, however, he has not yet received a quote from him, but asked that the Board approve a drive-by

appraisal at a cost not to exceed \$2,000.00. He will need this information for the grant, which has to be filed by July 16th.

Mayor Kohut entertained a motion to approve the drive-by appraisal of the property by Valuation Plus as stated above.

RESOLUTION #154-2012

Motion by: Terence Watson, Jr.

Seconded by: Francisco Batista

Motion Carries: All

Mayor Kohut entertained a motion to authorize the Mayor to sign the contract with Valuation Plus.

RESOLUTION #155-2012

Motion by: Terence Watson, Jr.

Seconded by: Francisco Batista

Motion Carries: All

Counselor Hood also requested the Board to authorize the Mayor to sign the Henry Hudson Quadra-centennial Promenade Engineering Contract with McClaren Engineers, with the changes requested by the Board.

Mayor Kohut entertained a motion to authorize the Mayor to sign a contract as stated above, subject to final approval by the Village Attorney and Village Planner, Max Stach of the Turner Miller Group.

RESOLUTION #156-2012

Motion by: Terence Watson, Jr.

Seconded by: Emily Dominguez

Motion Carries: All

Counselor Hood then updated the Board on the problem presented at the last meeting by Eric Polemo of 41 Third Street. Counselor Hood has spoken with the landlord and he is willing to work with the Village to do whatever is necessary to resolve the issues at hand. He will start by sending a warning letter and if things do not improve, he will take whatever actions are necessary to rectify the problems.

Mayor Kohut:

REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – Trustee Rafael Bueno: Trustee Watson filled in for Trustee Bueno, submitting the following applications for acceptance to the Haverstraw Fire Department as follows:

Randy Tavaréz - Jr. Firefighter - Cosgriff Hose Company #4
Francisco Veras - Lady Warren Hose Company #5

Both applications are complete and in order.

Mayor Kohut entertained a motion to accept both applicants into the Haverstraw Fire Department.

RESOLUTION #157-2012

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

There was nothing further to report on Fire Department activity.

PUBLIC WORKS, BUILDINGS & GROUNDS – Trustee Terence Watson:

Trustee Watson read the following report submitted by George White Superintendent of Public Works as of June 18th, 2012:

- 1) Cut the grass by the bridge overpass.
- 2) Completed painting of the DPW garage.

Trustee Watson had nothing further to report.

YOUTH & FAMILY SERVICES - Trustee Emily Dominguez: Trustee Dominguez reported on the following activities at the Haverstraw Center:

The center continues to accept applications for summer camp.

Reachout Counseling Services – The staff held counseling sessions for 30 individuals and their family members for group and/or family counseling.

Thanks to United Way and several people from the Village, 15 youngsters were able to attend a Boulders Game on Saturday.

Trustee Dominguez had nothing further to report.

BUILDINGS & CODE ENFORCEMENT - Trustee Francisco Batista: Trustee

Batista read the following report submitted by Building Inspector, Ruben Berrios for the period of June 4th through June 15th:

Municipal searches	-	3
Miscellaneous inspections	-	95
Construction inspections	-	6
Complaints	-	14
Violations & tickets	-	34
Permits	-	4

Trustee Batista had nothing further to report.

MINUTES: The Mayor presented the minutes of the Regular Board Meetings of April 2nd, April 16th, May 7th, May 21st, the Special Meeting of April 30th and the Budget Hearing of April 9th, 2012 for approval by the Board.

Mayor Kohut entertained a motion to approve the above minutes.

RESOLUTION #158-2012

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

Bill Haber, 1423 Round Pointe Drive: Mr. Haber wanted to know the status of the tax refunds from the grievance.

Mayor Kohut: The Mayor stated that the Village has 60 days from April 20th, therefore, the checks will be going out to the attorney shortly and then it is up to him to cut checks to send out to the residents.

Mel Post: Mr. Post spoke about the dust coming from Tilcon, which he considers to be a serious situation. He noticed that they have not been watering the piles, which they used to do. He feels they have enough property to cut down the size of the piles and spread the silt around so the upper winds do not blow it even further. Because it is so fine, he believes everyone in the Village is being affected by the dust, not just the residents of Harbors. He mentioned that the dust is on their windowsills, in closets and in the air conditioning units. He asked the Board for their help in getting a little more cooperation from Tilcon to better control their silt piles.

Mayor Kohut: The Mayor responded that he will send Tilcon a request letter to try to rectify the problem.

Mel Post: Mr. Post requested a copy of the Mayor's letter to Tilcon and also mentioned that he appreciated all the help that Mr. Maniglia has given them.

Andy Maniglia: Mr. Maniglia will contact Tilcon and try to get them out there with their trucks the following day. As far as moving the piles, he explained that the bad economy has hurt everyone including the sale of Tilcon's materials, due to the lack of projects going on at this time, so they are not able to get rid of the piles as quickly as they would like.

Mel Post: Mr. Post was not asking Tilcon to move the piles, but simply to lower them.

Larry Levine: Mr. Levine is keen on the concept of a restaurant, however, based on his experience with the noise from the Elks Club at night, with the loud music, etc., he wanted to be sure that the Board will take that into consideration and do something about the noise levels coming from these places. He then requested an update on the Streetscape.

Mayor Kohut: The Mayor responded that there will be a Public Hearing on the restaurant and everyone will be able to voice their opinions before anything happens. He then informed Mr. Levine that the Village has submitted all the final drafts for the Streetscape to the Department of Transportation (DOT) and

are awaiting their approval. The Board expects to go out to bid on this project this year and will, hopefully, start the project in 2013.

Gil Musinger: Mr. Musinger feels there will be many people at Harbors who will be against a restaurant right next to their neighborhood. He has spoken with many of the Harbors residents who purchased their homes there because of the beauty and quietness in the area. He also mentioned that some of the million dollar townhouses are facing the Sales Center building being considered for this restaurant. He fears that the residents of Harbors will take a loss when trying to sell their homes because of the restaurant nearby. He stated that no-one in Harbors wants to see Mr. Ginsburg go under, but they do not feel this restaurant is warranted in this area. He asked Mr. Maniglia to express these feelings of the Harbors residents to Mr. Ginsburg.

Andy Maniglia: Mr. Maniglia mentioned that they have spoken to many residents of the Harbors who are in favor of this restaurant. He also explained that as the zoning exists today there is permission to put in a 10,000 square foot restaurant in Harbors on Site A. GDC is only asking to put it at a point on Site B, which is what they feel will be far enough away and knowing Mr. Ginsburg's character, he would not be putting in anything but a fine, reputable restaurant. He will be very sensitive to all the residents who are enjoying the tranquility of living in the Harbors.

Gil Musinger: Mr. Musinger inquired if the current location of the Sales Office is on Site B.

Andy Maniglia: Mr. Maniglia responded "yes", explaining that they would not have to do any zone changes if the restaurant is located in that building.

Gil Musinger: Mr. Musinger then questioned whether there would be any ramifications to Harbors because that building is a part of a Brownfield area.

Andy Maniglia: Mr. Maniglia responded "no", explaining that the permission to develop a restaurant is already in the works with DEC.

Terence Watson: Trustee Watson informed the public that all information about the restaurant will be thoroughly explained at the Public Hearing, which will give the residents a better understanding of what type of restaurant it will be.

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 #158-2012

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

Respectfully submitted by,

Beverly A. Swift
Senior Steno Clerk
June 26, 2012