

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, March 7th, 2016, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

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

Mayor Kohut: The Mayor entertained a motion to open the Board of Assessment Review.

RESOLUTION #41-2016

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

The Mayor reminded the public that during the third week in February, the Board sits as the Board of Assessment Review to receive or hear grievances from the residents of the Village with regard to their tax assessments. The Village Assessor, Edye McCarthy, has reviewed all the grievances submitted by residents and has developed a list with the final determinations.

Mayor Kohut entertained a motion to approve the changes to assessments as submitted by the Village Assessor.

RESOLUTION #42-2016

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

Mayor Kohut entertained a motion to close the meeting of Board of Assessment Review.

RESOLUTION #43-2016

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

The Mayor continued with the Regular Meeting agenda for that night announcing the first Public Participation and inviting the public to ask questions or make comments.

Larry Levine, 1414 Round Pointe Drive: Mr. Levine wanted to remind the Board about his request to have lines painted on several of the Village streets. He realizes the Village has to wait for the County equipment to be available to work on this issue but is hopeful it will be done soon.

Stuart Suchotliff, 1413 Round Pointe Drive: Mr. Suchotliff wanted to make the Board aware that the garage on Dr. Girling Drive has up to 70 cars in their lot that are there most of the time. He also mentioned that the designated hours allotted to this business are not being adhered to. He has seen the garage open at 10:00 PM some nights and also pointed out that he has actually called the Police at times because things looked suspicious.

Mayor Kohut: The Mayor asked if it was the same operator that previously appeared at a Public Hearing requesting use of this property as a garage because he has seen things changing at that site as well and he will definitely follow up on the activity taking place there. The Mayor then explained that when the Board gave permission for a garage on that property there were certain conditions put forth which are evidently not being adhered to.

Mel Post, 1422 Round Pointe Drive: Mr. Post requested an update on the Village vs. Ginsburg matter.

Mayor Kohut: The Mayor reported that GDC has made a proposal to extend the Interim Agreement between both parties, however, the Village is not enticed by the proposal so the situation is still be negotiated.

Mel Post: Mr. Post inquired if GDC is adhering to the Interim Agreement as it was drawn up and how long of an extension they are requesting.

Mayor Kohut: The Mayor responded that so far GDC is adhering to the Agreement. He also mentioned that if the Village is going to be willing to extend this agreement there has to be a very good reason behind their request for an extension, which would be for an additional year.

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

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood reported that he is waiting for the final Title Report for the Damiani property purchase to be sure everything is clear in order for the Village to move forward with the purchase of this property. He mentioned that the bonding has already been approved and he is hopeful that it will all be finalized in April.

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 renewal of the General Insurance Policy for the Village, which covers village properties, liability, automobiles, umbrella, crime and fiduciary liability is due for renewal and must be approved by the Board. The insurance is with Traveler's Insurance Co. and the renewal price is \$196,000.00 for village properties, vehicles and umbrella coverage, \$33,009.00 for crime coverage and for the fiduciary and liability policy the fee is \$2,103.00.

Mayor Kohut entertained a motion to renew the general insurance policy for the Village as stated above.

RESOLUTION #44-2016

Motion by: Emily Dominguez

Seconded by: Terence Watson, Jr.

Motion Carries: All

The Mayor then inquired if the Board is interested in acquiring "Cyber Liability", which would insure the Village for up to \$1M. Everyone was interested in obtaining the cyber coverage but would like more information on it.

The Mayor mentioned that Good Friday is coming up and requested approval of the Board to close the Village at 2:00 PM that day.

Mayor Kohut entertained a motion for early closing on Good Friday as stated above.

RESOLUTION #45-2016

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

The Mayor received a letter from the Girl Scouts Heart of the Hudson to use the Village Parking Lot on Broad Street, adjacent to the Knights of Columbus, as a bus stop for their summer day camp pickup and drop off location as they have done in years past.

Mayor Kohut entertained a motion to give the Girl Scouts permission to use the Village Parking Lot on Broad Street as stated above.

RESOLUTION #46-2016

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

The Mayor has received a request from Andrea Caccuro, owner of Casa Hudson, the Bed & Breakfast located on First Street, to waive the 30 day advance notification required to apply for a Beer, Wine & Cider License.

Mayor Kohut entertained a motion to waive the 30 day notification requirement as stated above.

RESOLUTION #47-2016

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

The Mayor received a proposal from Brooker Engineering to prepare the Annual MS4 Report for the Village at a fee of \$1,200.00

Mayor Kohut entertained a motion to approve the proposal to prepare the MS4 Report as stated above.

RESOLUTION #48-2016

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

The Mayor has received a request from Daniel Duthie, Esq., who has been used by the Village on previous occasions, to work with him once again with regard to Suez Water New York which has filed for a 13.7% increase in water rates. His fee for members of the Municipal Consortium to fight this increase is \$2,500.00.

Mayor Kohut entertained a motion to once again utilize Counselor Duthie's services to fight the water rate increase as stated above.

RESOLUTION #49-2016

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

Mayor Kohut entertained a motion to make a donation of \$250.00 to Keep Rockland Beautiful, which the Village has been doing for many years.

RESOLUTION #50-2016

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

The Mayor presented the following adjustments to the Budget submitted by Joseph Modafferi, Village Accountant:

BUDGET AMENDMENTS				
2015/2016 Budget				
Account #	Account Name	Increase	Decrease	Increase
		Appropriations	Appropriations	Revenue
A5182.0400	Street Lighting	\$ 4,000.00		
A8160.0400	Refuse Collection	\$ 2,000.00		
A3410.0410	Fire Hydrant	\$ 5,400.00		
A1650.0450	Communications Alarm	\$ 2,000.00		
A9950.0910	Contribution Capital Fund	\$ 9,000.00		
A1990.0400	Contingent		\$ 22,400.00	

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

RESOLUTION #51-2016

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

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – **Trustee Rafael Bueno**: Trustee Bueno submitted the following application for admittance to the Haverstraw Fire Department:

Jimmy Luong - Relief Hose Company #2

The application is complete and duly notarized.

Mayor Kohut entertained a motion to accept Mr. Luong into the Haverstraw Fire Department assigned to Relief Hose Company #2.

RESOLUTION #52-2016

Motion by: Rafael Bueno

Seconded by: Emily Dominguez

Motion Carries: All

Trustee Bueno then read the following report of fire activity for the month of February, 2016, submitted by Fire Chief Robert Drexler, Jr.:

Total Alarms	-	22
General Alarms	-	18
Special Calls	-	1
Mutual Aid Calls	-	3
Structure Fires	-	0
Cooking Fires	-	2
Frozen Pipes/Water Leaks		5
Gas Leaks	-	4
Electrical Problems	-	1
Good Intent/Misc.	-	3
False Alarms	-	4

Total Manpower Responding - 433 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 7th, 2016:

- 1) Called out for snow storm on March 7th.
- 2) Put up banners and flags throughout the Village.
- 3) Worked on drainage at 20 Westside Avenue.
- 4) Fixed potholes throughout the Village.
- 5) Repaired damaged street signs throughout the Village.
- 6) Cleaned village sewer stations.

Trustee Watson had nothing further to report.

YOUTH & FAMILY SERVICES - Trustee Francisco Batista: Trustee Batista read the following report of activities at the Community Center for the period of February 16th thru March 7th, 2016:

- 1) Youth and families who attend activities at the Haverstraw Center were invited to the 7th Annual "WE CARE" event at the Union Restaurant where they enjoyed an evening of warmth, love and a hot meal. A special THANK YOU goes out to "WE CARE" and the Union Restaurant.
- 2) The Haverstraw Collaborative met on Wednesday, March 2nd from 12:00 to 2:00 PM. Highlight of the meeting was a presentation on Planned Parenthood services given by Alexander Drabb and was well received by all.
- 3) The Spanish Speaking Parents Group met on March 2nd, at 6:00 PM at the Haverstraw Elementary School with a total of 68 parents participating.

UPCOMING EVENTS AT THE HAVERSTRAW CENTER

- 4) **UNITY IN THE COMMUNITY** – This event will take place on April 25th & April 26th. This program offers children of the community an opportunity to attend recreational activities, educational workshops and other programs presented by members of the Haverstraw Collaborative and various organizations throughout the County FREE from 11:00 AM to 6:00 PM. The children also receive lunch and snacks. All children in grades 3 thru 8 are welcome.
- 5) Individual Family Counseling had a total of 35 participants.
- 6) Anger Management had 2 participants.
- 7) Smokers Aftercare had 15 participants.
- 8) Project Shift had 5 participants.
- 9) Girls Life Skills (Ages 11-14) had 12 participants.
- 10) Girls Life Skills (Ages 8-10) had 8 participants.
- 11) Homework Help has 65 participants daily.
- 12) Sharpshooters had 27 participants.
- 13) Late Night Friday had 45 participants.
- 14) Boys Life Skills (Ages 11-14) had 16 participants.
- 15) North Rockland High School Extension in collaboration with YMCA Fitness Program had 150 participants.

Trustee Batista had nothing further to report.

BUILDINGS & CODE ENFORCEMENT - Trustee Emily Dominguez: Trustee Dominguez read the following report submitted by the Building Inspector, Ruben Berrios, for the period of February 15th through March 4th, 2016:

Rental registrations	-	12
Miscellaneous inspections	-	110
Complaints	-	7
Searches	-	5
Construction inspections	-	6
Building Permits & C.O.'s	-	4
Violations	-	28

Trustee Dominguez had nothing further to report.

Mayor Kohut: The Mayor made the following announcements:

- 1) Habitat for Humanity Homes has started construction on its first home in the Village having the first floor of the house on Ridge Street framed. Many youth from the RCC Branch of Habitat were on hand to help with the construction. Definitely a good day for the Village.
- 2) He invited everyone to visit the Historical Society to see their new exhibit created by Corinne McGeorge showcasing Dutchtown and the Benedict Arnold treason. The opening day of the exhibit is March 12th at 12:00 noon.

Mayor Kohut:

OLD BUSINESS

None.

Mayor Kohut:

NEW BUSINESS

None.

Mayor Kohut:

2nd PUBLIC PARTICIPATION

Mel Post: Mr. Post inquired about the status of the property at 56 New Main Street. He feels it is still an eyesore to the community.

Mayor Kohut: The Mayor responded that the eastern side of the building has been sided. If they do not continue with the rest of the job the Village will issue violations.

Stuart Suchotloff: Mr. Suchotloff requested an update on the Streetscape Project.

Mayor Kohut: The Mayor responded that the Village is trying to finalize the Contract with the Construction Administrator of the Project. The Board would be meeting with him the following day to figure out his costs. Once that is accomplished and a contract is signed, everything can be submitted and the Village can sign off with the General Contractor for a spring start. Nothing other than the utility poles has been done to date. The Mayor explained that the cost for the contractor is set. The Village went out to bid and awarded a contractor, therefore, that part is complete.

Larry Levine: Mr. Levine inquired about the Damiani property and what it will be used for.

Mayor Kohut: The Mayor informed Mr. Levine that the Damiani property will be combined with the Chair Factory property. The Damiani property is critical because its location will provide the easiest access to the Chair Factory property.

Larry Levine: Mr. Levine then inquired if the Board has any real plans in mind for that piece of property.

Mayor Kohut: The Mayor reported that the Board has been meeting with several developers, but for various reasons have not yet decided what will be done at that site.

Stu Suchotloff: Mr. Suchotloff thought the Village was involved in some sort of litigation with the Chair Factory and therefore, cannot proceed.

Mayor Kohut: The Mayor responded that the Village can proceed but the Village does not know the ultimate acquisition cost. The Village has prepaid the value of the property based on appraisals the Village had done, which is why the Village is leery about developing the property until they have a final price tag.

Stu Suchotloff: Mr. Suchotloff believes if it is an exorbitant amount that will mean the Village will have to take out another bond for the remainder.

Mayor Kohut: The Mayor responded that there could be a need for another bond unless the Village has a deal to sell the property with a fixed figure that will pay off the Village expenses.

Barry Berman, 21 Broadway: Mr. Berman believes that Mr. Ginsburg is looking to purchase or swap the property that now houses the Department of Public Works.

Mayor Kohut: The Mayor explained that the Land Acquisition Agreement states that Mr. Ginsburg will build the Village a DPW facility elsewhere in the Village at which time the Village will swap him for the existing DPW property.

Barry Berman: Mr. Berman inquired if there was ever a price mentioned in the Agreement about how much money would be given to the Village.

Mayor Kohut: The Mayor responded there was nothing in the Agreement except the \$500,000.00 used toward the Ball Field and/or the Museum.

Barry Berman: Mr. Berman inquired if the Village is obligated to make the trade with GDC for the DPW property.

Mayor Kohut: The Mayor informed Mr. Berman that the deal is irrelevant until Mr. Ginsburg decides what he wants to do with the property. A plan still needs to be developed for Admiral's Cove, the property in question, and until that time the Village owns that property.

Barry Berman: Mr. Berman then asked if new developers want to build on the Chair Factory property learn about the DPW property, would they be allowed the opportunity to build on that property.

Mayor Kohut: The Mayor explained that currently the Village is still under contract with Mr. Ginsburg for everything except the Chair Factory property. He stated that the Village would not breach the Agreement even though Mr. Ginsburg could technically be held in default, however, there may come a time when that falls apart and the rest of Mr. Ginsburg's plans do not happen. At that point, the Village can look to other developers for the DPW site, if the Board feels that is the best way to go. He reminded Mr. Berman that Mr. Ginsburg still owns half of that peninsula, including the Ferry Landing, Marina, etc. If another developer was to look at the DPW property, it would, in reality, probably not be enough property for a contractor to develop.

Barry Berman: Mr. Berman inquired if there is a time frame for Mr. Ginsburg to take care of the outstanding problems he is facing.

Mayor Kohut: The Mayor responded that it was originally a 1 year Interim Agreement that is nearing its end, which the Village is trying to extend for an additional year. The Mayor reiterated that Mr. Ginsburg is under contract to pay the Village \$400,000.00 in principle and the interest payments for that same year and 1 additional year.

Barry Berman: Mr. Berman inquired if Mr. Ginsburg is paying for the Village Attorneys.

Mayor Kohut: The Mayor responded that Mr. Ginsburg is only paying his own attorney fees.

Barry Berman: Mr. Berman feels that the Village Attorney, Jay Hood, Jr., should be paid for the extra time that he is putting in on this matter.

Francisco Batista: Trustee Batista informed Mr. Berman that Counselor Hood, the Village Attorney, is paid by the Village for all Village matters.

Mel Post: Mr. Post was under the impression that the Village is using a New York attorney for these matters with Mr. Ginsburg.

Mayor Kohut: The Mayor responded that the Village is utilizing an attorney from New York, however, Counselor Hood is still involved in all aspects of the matter, but is not getting the high fees that the other attorney is receiving.

Mel Post: Mr. Post then inquired if the Village is using the same New York attorneys for the Chair Factory property.

Mayor Kohut: The Mayor informed Mr. Post that the Condemnation Counselor is a specialized attorney who strictly deals with condemnations. The Attorney for the GDC matter is a litigation specialist.

Mayor Kohut: With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the meeting and move to Executive Session to discuss personnel matters.

RESOLUTION #53-2016

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

Mayor Kohut: With no further village business to be conducted by the Board, the Mayor entertained a motion to adjourn the Executive Session and the Regular Board Meeting.

RESOLUTION #54-2016

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

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk