

The minutes of the Village of Haverstraw Planning Board Meeting held on Tuesday, October 17<sup>th</sup>, 2017, beginning at 7:00 PM.

## PLEDGE OF ALLEGIANCE

<u>ROLL CALL</u>	Joseph Natale-Chairman	-Present
	Gil Carlevaro	-Absent
	Diogenes Dominguez	-Present
	Edwin Molina	-Present
	Danny Scaffidi	- Present
	Ruben Berrios, Bldg. Inspector	- Present
	Liz Melo	- Absent
	Dennis Michaels-Attorney	- Present
	Michelle Ventura, Clerk Typist	- Present
	Mariely Urena, Clerk Typist	-Present

Joseph Natale: Chairman Natale opened up the meeting with the first item on the agenda, Baseball Instruction, 139 Route 9W. **26.51-1-50**

Alfred Conti: Alfred Conti, 133 Kings Highway, New City NY 10956.

Joseph Natale: Tell us what you want to do.

Alfred Conti: Basically it will be for storage and some instruction with some turf and netting. That's pretty much it. It's a small space.

Joseph Natale: Where exactly is this, I'm not sure?

Alfred Conti: Where the gym is.

Ruben Berrios: It's on the lower section of the gym. I spoke with Liz Mello briefly about this today. It is a permitted use and there's ample parking. So she doesn't see a problem as far as the site plan. I was looking to see if I could find the original site plan for that but I had no luck. It's way back there before my time. I even looked in the basement and from what I understand, before they moved into this building they had some sort of flooding in one building and a lot of things got damaged. So I'm assuming those documents were damaged in the flood.

Joseph Natale: I might have something on it but I don't know where it is and I wouldn't be able to get my hands on it quick. So we would need to know the days you want to be opened as well as the hours because this is going to be a sports thing.

Alfred Conti: Like Monday through Friday 3-9pm. Saturday and Sundays 9-3pm.

Joseph Natale: Do you need anything better than this? (Shows hand drawn survey to Ruben)

Ruben Berrios: Well I spoke to Alfred's wife Stephanie, and I explained to her that on approval they would have to get a floor plan by a designed professional indicating egress and all the code requirements. But we didn't want to go through the expense unless it was approved.

Joseph Natale: Ok so this is going to be your requirements?

Ruben Berrios: Correct.

Diogenes Dominguez: This is what for all ages?

Alfred Conti: Mostly youth.

Ruben Berrios: Is this something similar to the one down here?

Alfred Conti: Yes.

Ruben Berrios: A lot of people use that.

Chairman Natale asks the board if they have any questions, concerns, or problems regarding this project?

Danny Scaffidi: Is this your first place?

Alfred Conti: No I have another place now in Valley Cottage.

Diogenes Dominguez: An industrial park?

Alfred Conti: An industrial park correct in Valley Cottage.

Danny Scaffidi: How many people do you think will be using this space at a time?

Alfred Conti: The space is small so between 5-10 people.

Danny Scaffidi: Ok, there'll be plenty of parking for that.

Joseph Natale: Is that a scheduled thing when they come in or people can just drive up?

Alfred Conti: No, everything is prescheduled all in advance.

Joseph Natale: I don't have any questions. Does anyone else have any other questions?

Diogenes Dominguez: No.

Edwin Molina: No.

Ruben Berrios. No.

Diogenes Dominguez: Everything's in place here as far as fire codes?

Ruben Berrios: Well that's why he would have to bring me a floor plan with a code review with a public assembly that's required for them to bring.

Alfred Conti: So what we need is a floor plan?

Ruben Berrios: The floor plan with a code review. You can go to a designed professional and he'll know or you can have him call me. It's mostly indicating egress and things of that nature.

Alfred Conti: Ok.

Dennis Michaels: Do you need any signs? Also, no alcohol is permitted outside.

Alfred Conti: I'll follow what everyone else does.

Ruben Berrios: Now if you're going to get a sign outside we have an architecture review board that meets the last Thursday of the month. So you would have to put in an application for that as well unless there are box signs.

Alfred Conti: There are box signs there.

Ruben Berrios: If you're just changing the Plexiglas then no.

Alfred Conti: That's all I'm doing.

Ruben Berrios: Ok.

Mr. Chairmen proposed the board to make a motion to approve the new Change of Views.

RESOLUTION #30-2017

Motion by: Diogenes Dominguez  
Seconded by: Edwin Molina  
Motion: All

ROLL CALL VOTE

Joseph Natale, Chairman - Yes  
Diogenes Dominguez - Yes  
Edwin Molina - Yes  
Danny Scaffidi - Yes  
Motion passes with majority vote.

Joseph Natale: Chairmen Natale asks if the Clerk to the board Michelle Ventura can read the Public Hearing letter on Gary & Yvette Martino. **26.60-1-20&21.**

Dennis Michaels: So just a brief explanation, we're going to open the public hearing on Gary & Yvette Martino on 150 New Main Street Hillside Avenue. It's a lot line change to accommodate the pool and install a retaining wall and drainage. The applicant asked that we continue the public hearing rather than postpone it in order to not have to mail out the neighbor notices again, which would have to be done by certified mail, return receipt requested. The process is very time consuming and expensive. There also has to be postings and I'm not sure if you require publication in the newspaper but sometimes you do. It's expensive. If you open the public hearing and make an announcement that the public hearing will remain open and continue to the next date, time and location, there's no requirement for any further public notices for that next meeting. You may wonder why? It's because the notices have all gone out which by the way I went through the material, return receipts and affidavit postings and everything is in order. The idea is that whoever is interested in the application would be here. So by making that announcement you're letting those people who are interested to this application know that it's going to continue to another meeting stating the date, time and location. So that's the legal reasoning behind it because there's a case law, an attorney and general opinions. At the applicants request we are going to open the public hearing. I'm making the announcement although there's nobody here and we will continue it in November.

Danny Scaffidi: So what I'm getting at is the notices went out, today is the public hearing, and he postponed it?

Dennis Michaels: Correct.

Danny Scaffidi: So he's not ready?

Dennis Michaels: He's not ready or he's rethinking the application.

Danny Scaffidi: So now, people got notices in the mail and nobody showed up.

Dennis Michaels: Correct.

Danny Scaffidi: So I'd like to keep it open.

Joseph Natale: Yes, that's what we are doing.

Mr. Chairmen asks that we officially open the public hearing and have Michelle Ventura the Clerk to the board read the notice of public hearing.

Michelle Ventura: GARY MARTINO and YVETTE MARTINO, Applicant: Application for Preliminary and Final, Subdivision Plat approval of a proposed Resubdivision/ Lot Line

