

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, February 5<sup>th</sup>, 2018, beginning at 7:00 PM.

## PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Absent
	Trustee Watson	- Absent
	Trustee Dominguez	- Present
	Trustee Santana	- 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.

Noel Rappaport, 31 New Main Street: Mr. Rappaport is concerned about taxi drivers parking their vehicles along New Main Street after 5:00 PM. He informed the Board that there were 5 taxi's parked in front of the taxi stand that past Friday. He then inquired how much the Village will be getting from the new Champlain Transmission Line Project being installed along Route 9W. He is also very concerned about business disruption in the Village while this project is ongoing.

Mayor Kohut: The Mayor informed Mr. Rappaport that he does not believe there will be too much disruption for the Village businesses because they will basically be digging a trench, laying cable and moving on, perhaps a 2 month process. More precise information will be obtained during the Public Forum to be held at the Community Center on Tuesday, March 6<sup>th</sup> at 7:00 PM. Engineers and other people involved with the project will be on hand to answer any questions regarding the project. The Mayor informed the public that the Village will be receiving \$7.3M from this project.

Noel Rappaport: Mr. Rappaport then informed the Board that REC is relocating their business from the Village to the Garnerville Terminal and also that the beauty supply business next to him is also moving out. He mentioned that a delicatessen is opening up on New Main Street and he is hoping that the Board will be able to find a way to bring in more businesses like this rather than more bodegas and bars.

Mayor Kohut: The Mayor is hopeful that with the beautification of the downtown that the Village will be able to attract quality tenants such as the new deli, however, the Village cannot prohibit most businesses unless they are zoned out of the district (i.e. adult entertainment).

Jay Hood, Jr., Esq., Village Attorney: As an attorney & Legislature in the County, Counselor Hood deals with all municipalities and commented that the Village of Haverstraw is one of the easiest to deal with as far as working with new businesses.

Mel Post, 1422 Round Pointe Drive: Mr. Post inquired about the area the Champlain Transmission Line Project will cover.

Mayor Kohut: The Mayor advised the public that the project will run from Stony Point to Clarkstown, however, he does not know exactly what parts of the roadway would be involved. The engineers for this project will have all the information for the public at the forum in March. The Mayor stated that the Champlain Transmission Line had been approved by the Public Service Commission to run along the railroad lines, which has since been changed to run along Route 9W and all municipalities involved have signed a "Memorandum of Understanding" approving that change. He explained that

the public forum is not to obtain approval of any municipality, but to present the facts about the project.

With no further input from the public, the Mayor continued with the agenda for that night's meeting, a Public Hearing on the Community Development Block Grants (CDBG).

Mayor Kohut entertained a motion to open the Public Hearing regarding CDBG.

**RESOLUTION #19-2018**

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

The Mayor explained that every year the Rockland County CDBG Consortium is required to hold Public Hearings in all the municipalities involved with the Consortium to discuss how the CDBG Program is run. He invited the public to make comments or ask questions.

Me Post: Mr. Post inquired if any part of this hearing has anything to do with GDC or the Maple Avenue Apartments.

Mayor Kohut: The Mayor informed Mr. Post that this has absolutely nothing to do with either of those matters, mentioning that the Village has not yet proposed anything for the CDBG for this upcoming year. Applications for this funding have to be submitted by March 2<sup>nd</sup>.

With no further input from the floor, Mayor Kohut entertained a motion to close the Public Hearing.

**RESOLUTION #20-2018**

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

Mayor Kohut: The Mayor entertained a motion authorizing him to submit an application to Community Development for CDBG funding for sidewalks and the possible acquisition of the Sons of Jacob building on Clove Avenue in the Village.

**RESOLUTION #21-2018**

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

Mayor Kohut:

**REPORTS OF VILLAGE OFFICIALS**

**VILLAGE ATTORNEY, Jay Hood, Jr.:** Counselor Hood requested the Board's approval for a new employee policy entitled "Fit for Duty Medical Examination". This policy would ascertain for the Village whether or not an employee is fit to perform the duties prescribed in his/her job description.

The resolution in full reads as follows:

**NOW THEREFORE BE IT RESOLVED:**

That the Board of Trustees of the Village of Haverstraw has approved the following administrative Village policy entitled "Fit For Duty Medical Examination" which is designed to recognize the need to return injured/ill employees to work as soon as possible, will provide specific documented clearance by a licensed healthcare provider that the employee can perform their duties at full capacity and without medical restrictions, and will assure the administration of the Village of Haverstraw that the health and safety of the employee and their coworkers is not compromised or in jeopardy.

- That the appointing authority of the Village of Haverstraw may, from time to time, require an employee to undergo a "Fit For Duty" medical exam by a licensed healthcare provider designated by the appointing authority and at the expense of the Village, or from an employee's personal licensed health care provider, under the following circumstances:
  - A previously injured employee, on or off the job, which resulted in 4 or more consecutive days of lost work time.
  - An employee who has lost work time due to injuries sustained on or off the job.
  - An employee who has lost 4 or more consecutive days of work time due to illness or medical conditions.
  - An employee observed by his/her supervisor or coworkers as being unable to perform his/her duties to the fullest extent necessary.
- Immediately upon receipt of a completed "Fit For Duty" packet from the licensed health care provider, and with full clearance verified by the health care provider, the employee can return to full duty.

Mayor Kohut entertained a motion to approve the "Fit for Duty Medical Examination" policy as stated above.

**RESOLUTION #22-2018**

Motion by: Emily Dominguez  
Seconded by: Joel I. A. Santana  
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 Board has met with proposed operators for the premises at 16 Front Street. Some details are still being worked out with them, but hopefully an Agreement will be ready for the February 20<sup>th</sup> Board Meeting.

The Mayor informed the public that due to the President's Day holiday on Monday, February 19<sup>th</sup>, the 2<sup>nd</sup> Board Meeting of the month has been changed to Tuesday, February 20<sup>th</sup> at 7:00 PM.

The Mayor has received a request from the North Rockland Rotary Club to utilize the Village Parking Lot adjacent to the Knights of Columbus to host a carnival from May 3<sup>rd</sup> thru May 6<sup>th</sup> as one of their fundraising events.

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

**RESOLUTION #23-2018**

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

The Mayor received a request from Haverstraw RiverArts to host a "NY Beverage Garden & Food Crawl" on Sunday, June 3<sup>rd</sup>, 2018 from 1:00 PM to 5:00 PM. The Food Crawl would go on as usual, with an open beer and wine garden on West Street between the Bank Corner and Fairmount Avenue. The Board feels this would be a positive event for the Village and that it will attract people from around the County and surrounding areas. Security and age-proofing will be established for the event.

Mayor Kohut entertained a motion to approve the Craft Beverage Garden & Food Crawl as stated above.

**RESOLUTION #24-2018**

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

The Mayor announced that there will be a presentation on the Chair Factory Downtown Redevelopment Project on Wednesday, March 14<sup>th</sup>, 7:00 PM, at the Haverstraw Center. There will be a 3D presentation as well as a verbal presentation as to what the Committee would like to see happen at this location.

Mayor Kohut entertained a motion for the Board to approve his signing of the 2018 Town of Haverstraw Agreement with the Village for youth & family services provided at the Haverstraw Center.

**RESOLUTION #25-2018**

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

Mayor Kohut then entertained a motion for the Board to approve his signing of the 2017-2018 Big Brothers/Big Sisters Contract.

**RESOLUTION #26-2018**

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

The Mayor received a request from Union Restaurant, who is once again hosting their "We Care" event from February 26<sup>th</sup> thru February 28<sup>th</sup>, to borrow barricades from the Village for crowd control.

Mayor Kohut entertained a motion to approve lending barricades to Union Restaurant as stated above.

**RESOLUTION #27-2018**

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

The Mayor had nothing further to report.

**Mayor Kohut:**  
**REPORTS OF STANDING COMMITTEES**

**FIRE & ORDINANCES – Trustee Rafael Bueno:** In the absence of Trustee Bueno, the following report of fire activity for the month of January, 2018, submitted by Fire Chief Thomas Price was read by Trustee Santana:

Total Alarms	-	21
General Alarms	-	13
Special Calls	-	8
Mutual Aid Calls	-	0
Structural Fires	-	0
Cooking Fires	-	2
Electrical Fires	-	2
Gas Leaks	-	1
CO Alarms	-	2
Pump Outs	-	10
Good Intent/Misc.	-	2
False Alarms	-	2

Total Manpower Responding - 427 members

There was nothing further to report.

**PUBLIC WORKS, BUILDINGS & GROUNDS – Trustee Terence Watson:**

In the absence of Trustee Watson, there was no report given, however, the Mayor informed the public that the DPW crew was out that morning for another snow emergency. The Mayor then announced with great sadness, the passing of the Villages' previous DPW Superintendent, George White, who will be sorely missed in the Haverstraw community. There was nothing further to report.

**YOUTH & FAMILY SERVICES - Trustee Joel Santana:** Trustee Santana did not have a report, but informed the public of the following events taking place at Community Center:

- 1) Unity in the Community - will be held from April 2<sup>nd</sup> thru April 6<sup>th</sup> from 11:00 AM to 5:00 PM.
- 2) Strengthening Families – will be held from March 8<sup>th</sup> thru April 19<sup>th</sup>.
- 3) Celebrating Families – will begin February 21<sup>st</sup>.
- 4) Basketball Tournament Opening Ceremony – Sunday, February 11<sup>th</sup>, 4:30 PM at the Haverstraw Center.

Trustee Santana had nothing further to report.

**BUILDINGS & CODE ENFORCEMENT – Deputy Mayor Emily Dominguez:**

The Deputy Mayor read the following report submitted by the Building Inspector, Ruben Berrios, for the period of January 16<sup>th</sup> thru February 2<sup>nd</sup>, 2018:

Miscellaneous inspections	-	117
Complaints	-	10
Municipal searches	-	7
Construction inspections	-	4
Violations/Tickets	-	24

Fines collected at court - \$2,500.00

Deputy Mayor Dominguez had nothing further to report.

**MINUTES:** The Mayor presented the following minutes for approval by the Board:

- 1) 2017 Regular Meetings of November 20<sup>th</sup>, December 4<sup>th</sup> and December 18<sup>th</sup>.
- 2) 2018 Regular Meeting Minutes of January 2<sup>nd</sup>.

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

RESOLUTION #28-2018

Motion by: Emily Dominguez  
Seconded by: Joel I. A. Santana  
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 informed the Board that there are wires hanging all over the front of the building across from Lucas Candy which look like they may be illegal.

Mayor Kohut: The Mayor has noticed that and the Village is looking into it, although he does not believe they are illegal.

Noel Rappaport: Mr. Rappaport mentioned that Terrace on the Hudson Restaurant is now open. He and his wife had dinner there and gave the restaurant great reviews. He then inquired if the Village will be having a plaque prepared in memory of George White.

Mayor Kohut: The Mayor responded that the Board has not as yet, but will be doing something in the near future.

Stuart Suchotliff, 1413 Round Pointe Drive: Mr. Suchotliff inquired if there is anything new with the Chair Factory litigation matter, to which the Mayor responded "nothing new". Mr. Suchotliff then requested an update on the Maple Avenue Apartments.

Mayor Kohut: The Mayor responded that the representatives will hopefully be coming in to make an informal presentation later in the month on proposed plans for Maple Avenue Apartments. Whatever happens there, it will be a long process with the property having to be vacated and relocating the tenants,

zoning change requirements, remediation at the site by Orange & Rockland etc. Everything involved will probably take 3 or more years.

Stuart Suchotliff: Mr. Suchotliff inquired if a study was done with regard to density, the traffic situation, etc.

Mayor Kohut: The Mayor responded all that would have to be done before anything can get started. He mentioned that some of the work had previously been done by GDC when the whole SEQRA process was done for the waterfront, some of which may be applicable or may have to be updated.

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

Mayor Kohut: The Mayor informed Mr. Post that currently, the Village is working with Mr. Ginsburg whose plan is to build the remaining waterfront units, reducing the number from 47 down to 40 units to retain better vistas on the waterfront. Mr. Ginsburg would like to proceed with the Site "B" application, but the Village is pushing him to resolve all outstanding issues, therefore, at this point there are no litigation issues.

Stuart Suchotliff: Mr. Suchotliff inquired if one of the items being negotiated is tax abatements and if so will this create a hardship for everyone else in the community. He feels if the Village is not collecting appropriate revenue where it can, it will put a burden on everyone else to cover all the services the Village provides.

Mayor Kohut: The Mayor responded it is not diminishing anything already collected and although it might be less than what would otherwise be collected the alternative would be that nothing happens and everything stays the same, which is the decision the Village is facing.

Mel Post: Mr. Post inquired if Mr. Ginsburg is requesting a tax abatement for the Site "A" building or only for Site "B".

Mayor Kohut: The Mayor responded only for Site "B", which are proposed rentals, whereas Site "A" is all "for sale" units.

Mel Post: Mr. Post then inquired about Mr. Ginsburg's solution for parking spaces on Site "A".

Mayor Kohut: The Mayor is not sure about the parking, but Mr. Ginsburg would have to provide whatever is required under the Village Code, which will all be a part of the discussion with the engineers and attorneys regarding this site.

Mel Post: Mr. Post informed the Board that a letter was sent to GDC with regard to all the problems in his building, which he believes are quite substantial. He will have a copy of that letter forwarded to the Mayor. Mr. Post would appreciate the Mayor's continuance with GDC on this matter.

Mayor Kohut: When the Mayor asked Mr. Ginsburg his plans for this building, Mr. Ginsburg was unaware of any problems. He wanted Mr. Post to know that he did raise the issue with Mr. Ginsburg when he spoke with him.

Arty Taub, 3304 Leeward: Mr. Taub inquired if Andy Maniglia was part of the discussions because Mr. Maniglia met with all the Boards and he is well aware of all the problems.

Mayor Kohut: The Mayor is aware that the Harbors Boards have other issues that need addressing, which are separate from the issues that Mr. Post is dealing with in his building.

Stuart Suchotliff: Mr. Suchotliff wanted to clarify if the problems Mr. Post is referring to are within the building or immediately at the exterior of the building.

Mel Post: Mr. Post responded that the problems are inside the building from structural repairs to the garage as well as other parts of the building.

Stuart Suchotliff: Mr. Suchotliff mentioned a structural analysis of the walkway bridge was done and the Engineer's Report stated it was in good repair except for cosmetic issues.

Mayor Kohut: The Mayor informed Mr. Suchotliff that it will be scrapped and painted as soon as the DPW can get to it.

Mayor Kohut: With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the meeting in memory of George White, Agnes Hubner and Antoinette Crispino, asking everyone to stand for a moment of silence.

RESOLUTION #29-2018

Motion by: Emily Dominguez

Seconded by: Joel I. A. Santana

Motion Carries: All

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk