

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, June 18, 2018 beginning at 7:00 PM.

#### PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Present
	Trustee Watson	- Absent
	Trustee Dominguez	- Present
	Trustee Santana	- Present
	Mayor Kohut	- Present

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

Mel Post, 1422 Round Pointe Drive: Mr. Post heard that there was a settlement with GDC and was interested in the outcome of the settlement.

Mayor Kohut: The Mayor informed Mr. Post that the Village has not yet reached a settlement with Mr. Ginsburg. Both parties are getting closer to resolving some issues, but are still not at the final settlement point.

Mel Post: Mr. Post had previously discussed with the Mayor using synthetic roping along the promenade, which would not wear quickly like the current roping. He was able to find some information on where to purchase this product which he passed on to the Board.

Stuart Suchotliff, 1413 Round Pointe Drive: Mr. Suchotliff requested an update on the litigation matter with the Chair Factory property.

Mayor Kohut: The Mayor informed Mr. Suchotliff that the Village paid \$4.4M into escrow to stop the interest from that day forward. The Village is hopeful that this will be all the Village will be required to pay.

Larry Levine, 1414 Round Pointe Drive: Mr. Levine inquired if the Streetscape is now complete.

Mayor Kohut: The Mayor responded that the entire Streetscape Project has been completed.

Mel Post: Mr. Post inquired about the construction taking place on Maple Avenue.

Mayor Kohut: The Mayor informed Mr. Post that there is nothing being built on that property, but it is the next phase of the Orange & Rockland Utilities (O&R) cleanup of an old coal fired gas manufacturing plant. O&R has a private contractor cleaning up that property.

Mel Post: Mr. Post then inquired about the status of the townhouses on Maple Avenue.

Mayor Kohut: The Mayor informed Mr. Post that there is currently nothing new happening at that site because there have been no successful negotiations between the property owner and O&R on the cleanup of that site.

With no further input from the public, the Mayor continued with the agenda for that night's meeting, a Public Hearing with regard to "Alternate ZBA Members". The Mayor requested Village Attorney, Jay Hood, Jr. to present and answer questions with regard to this matter.

Mayor Kohut entertained a motion to open the Public Hearing as stated above.

RESOLUTION #103-2018

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

Jay Hood, Jr., Esq.: Counselor Hood explained that this addition to the Local Law will provide the Zoning Board Chairman with the authority to appoint up to 2 alternate members in the case of a conflict of interest from a sitting member or absentees from the Board. The alternates would have to meet the same eligibility requirements as anyone else appointed to the Board.

Mayor Kohut: The Mayor added that although the alternates would be able to deliberate, they could not vote unless there is a shortage of members or a conflict of interest with a member at which time the alternate would have the right to vote.

Mel Post: Mr. Post inquired if this is going to be a paid position.

Judith Curcio, Village Clerk/Treasurer: Ms. Curcio informed the public that each member of this Board receives \$120.00 per month for attending a meeting and the 2 alternate members would also receive that amount.

Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION #104-2018

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

Mayor Kohut entertained a motion to approve the addition of "Alternate ZBA Members" to the Local Law as stated above.

RESOLUTION #105-2018

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

Mayor Kohut: The Mayor invited Joseph Gigaleski to come forward and speak to the public with regard to the waterfront townhomes.

Joseph Gigaleski, Representative of Ginsburg Development: Mr. Gigaleski informed the public that after a review of the GDC application by the TAC committee they sent amended applications to the Planning Board for their approval to build townhomes on Site A, which includes a reduction in the number of buildings (4 instead of 5) along with a reduction in the number of units (40 instead of 47).

Mayor Kohut: The Mayor stated that these changes now meet the requirements under the original site plan.

Stuart Suchotliff: Mr. Suchotliff inquired where the egress would be in case the main exit from Harbors is closed for some reason.

Mayor Kohut: The Mayor responded that the emergency exit would be located behind the DPW, which is chained the majority of the time, however in an emergency situation there would be someone there to let people through. In the case of the new construction, that will all be addressed and is already under discussions with GDC, the Fire Inspector, Building Inspector, etc.

Larry Levine: Mr. Levine inquired if there is an estimated timeframe for starting the project at Site A.

Joseph Gigaleski: Mr. Gigaleski mentioned that there have been information sessions with the HOA and various condo boards. Basically, they are wrapping up the changes to the waterfront and condo units. They have already filed plans for the Building Permits and were hoping to get them by the following week. They will be starting with the first pad which will be a 16 unit building. They will be putting in some parking for the contractors use and they are working with the contractors on the parking facilities for both resident and visitor parking.

Mel Post: Mr. Post thought it would be a good idea for Mr. Ginsburg to either meet with the current residents of Harbors or even just send something in writing to let everyone know what is happening.

Joseph Gigaleski: Mr. Gigaleski mentioned that GDC is looking to open a Web page regarding the new project that the current residents will have access to.

Mayor Kohut entertained a motion to approve the above stated amendments to the Riverside Site Plan, making the revisions to comply with LWRP, the original site plan, and the comments of the Engineer and the Planner.

#### RESOLUTION #106-2018

Motion by: Emily Dominguez

Seconded by: Rafael Bueno

Motion Carries: All

Mayor Kohut:

#### REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood had nothing further to report.

VILLAGE TREASURER, Judith Curcio: Ms. Curcio reported that the Village has reached the million dollar mark in tax receipts and is expecting to take in \$5M more in the upcoming weeks. Ms. Curcio had nothing further to report.

**MAYOR'S REPORT, Mayor Kohut:** The Mayor received a request from the DPW for tree removal at both 65 Hudson Avenue and 14 Harrigan Lane by Northern Tree Service at a cost of \$750.00 for each tree.

Mayor Kohut entertained a motion to approve the removal of trees as stated above.

**RESOLUTION #107-2018**

Motion by: Rafael Bueno

Seconded by: Emily Dominguez

Motion Carries: All

The Mayor received a letter from O&R with regard to streetlight replacement and conversion to LED lighting. Going forward, O&R will replace failed streetlights converting them to LED's at no cost to the Village, with the Village's written consent. They are also offering a "2% system wide Threshold Replacement Program" on an annual basis where they will replace up to 2% of the total streetlight inventory that have been converted to LED, but this must be by request of the Village. They also have a new program for 2018 to convert non LED streetlights (up to 20% of the Village inventory) to the LED option at a reduced cost per fixture of \$169.03. The Board has reviewed the opportunity to convert the streetlights in the Village to LED and have researched this thoroughly in collaboration with both the Town of Haverstraw and the Village of West Haverstraw and all 3 municipalities feel the best way to make this conversion would be to stay with O&R ownership of the streetlights, instead of the municipalities because O&R would then continue to maintain the system as they have always done. The Mayor mentioned it could take a couple of years with the 20% limit per year of the municipalities inventory, however if any other municipalities refuse this offer, the 2 Villages and Town have the opportunity to use their share. The savings using LED lighting compared to using mercury and sodium vapor lighting would save the Village \$4,986.00 on a 100 light count. He also mentioned that streetlights could be removed from our system because the LED lights are so much brighter.

Rafael Bueno: Trustee Bueno inquired if the Village will be able to specify exactly where it wants to start replacing the lights.

Mayor Kohut: The Mayor stated that the Village will have the opportunity to specify exactly where it would like the replacement of lights to begin.

Mayor Kohut entertained a motion authorizing the Mayor to sign an agreement with O&R to move forward with the LED streetlight conversion and replacement as stated above.

**RESOLUTION #108-2018**

Motion by: Rafael Bueno

Seconded by: Emily Dominguez

Motion Carries: All

The Mayor received a request for a "safety mirror" to be installed in the area of Bridge Street & CSX Crossing (alley). The Village Code Enforcer and the Mayor will look into the situation and if they feel there is sufficient merit to the request, it will be approved.

Mayor Kohut entertained a motion to authorize installation of safety mirrors in that area if it is deemed necessary

RESOLUTION #109-2018

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

The Mayor received a request from Jesika Pierre-Louis for a “Handicapped” parking spot in front of her house at 10 Second Street. The Village Clerk has received her permit information. Deputy Mayor Dominguez informed the Board that there is a driveway at that location, therefore, she should be using that. Trustee Bueno will visit the location to see if there is in fact a need for a “Handicapped” parking space on the street.

Mayor Kohut entertained a motion to make a donation of \$1,500.00 to the Haverstraw African American Connection.

RESOLUTION #110-2018

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

The Mayor received a request from both the Town Police and Deputy Mayor Dominguez to have “NO SMOKING” signs (including cigarettes, vaping, hookah, marijuana, etc.) in all the Village Parks.

Mayor Kohut entertained a motion to adopt this as a Village policy.

RESOLUTION #111-2018

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

The Mayor has received a request from the Community Center to have professional grade security cameras and a PA system installed at the Community Center. Proposals have been received with Lighting Connection Inc. in West Haverstraw coming in with the lowest bid of \$14,500.00 for the cameras and \$12,100.00 for the PA system.

Mayor Kohut entertained a motion to award the project for security cameras and a PA system to Lighting Connection, Inc. as stated above.

RESOLUTION #112-2018

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

Mayor Kohut entertained a motion to approve the request of Fire Chief Thomas Price to sell surplus and expired equipment from the 5 village companies.

RESOLUTION #113-2018

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

Mayor Kohut entertained a motion to authorize the Mayor to sign a “Letter of Intent” for the possible development of affordable housing in the parking lot across from the Village Hall and the parking lot adjacent to the Firehouse on Maple Avenue.

**RESOLUTION #114-2018**

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

Mayor Kohut entertained a motion for the Board to approve the 2018 MS-4 Annual Report.

**RESOLUTION #115-2018**

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

The Mayor then reminded everyone of the upcoming activities taking place in the Village as follows:

- 1) Sundays & Wednesdays thru October – Farmers’ Market
- 2) Sunday, June 24<sup>th</sup> – Shredding Day at the Farmers’ Market
- 3) Monday, July 2<sup>nd</sup> – Town Fireworks
- 4) Monday, July 16<sup>th</sup> – Regular Board Meeting
- 5) Monday, August 20<sup>th</sup> – Regular Board Meeting
- 6) Saturdays 8:00 AM and Mondays 6:30 PM – YOGA in the park.

The Mayor had nothing further to report.

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

**FIRE & ORDINANCES** – **Trustee Rafael Bueno:** Trustee Bueno submitted the following 3 applications for membership in the Haverstraw Fire Department:

Derrick Van Dunk, Jr.	-	Cosgriff Hose Co. #4
Tom Schnalzek	-	Relief Hose Co. #3
Alays Aquino	-	Lady Warren Hose Co. #5

All applications have been completed and duly notarized and signed by a company member.

Mayor Kohut entertained a motion to approve the above 3 applicants for membership into the Haverstraw Fire Department and their chosen company.

**RESOLUTION #116-2018**

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 May, 2018, submitted by Fire Chief Thomas Price:

Total Alarms	-	20
General Alarms	-	13
Special Calls	-	5
Mutual Aid Calls	-	2
Structure Fires	-	1
Cooking Fires	-	3
Brush Fires	-	3
Boat Calls	-	1
Assist Police Dept.	-	1
Good Intent/Misc.	-	5
False Alarms	-	4

Total Manpower Responding - 413 members

Trustee Bueno had nothing further to report.

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

In the absence of Trustee Watson, Mayor Kohut read the following report submitted by Robert Drexler, Jr., Superintendent of Public Works, as of June 18<sup>th</sup>, 2018:

- 1) Replaced damaged fence at the Community Center.
- 2) Repaired damaged signs and meters at Lot #7, West & Fourth Streets.
- 3) Repaired damaged drainage on Hillside Avenue adjacent to the cemetery.
- 4) Installed water bags on all the trees in the Downtown area and continue to water them every other day.
- 5) Cleaned up debris and garbage and cleared and trimmed landscaping in the area of Coyne Drive.
- 6) Installed 2 “NO OVERNIGHT PARKING” signs at Emeline Park.
- 7) Put up flags and banners throughout the Village, as well as new banners throughout the Downtown area.
- 8) Cleaned and set up for parade.
- 9) Installed 2 signs on Broad Street adjacent to Lot #18 and 1 sign on New Main Street in the area of Clove Avenue.
- 10) Set up and gathered equipment for “Food Crawl”.
- 11) Put up “Farmers Market” signs throughout the Village.
- 12) The staff also assisted with everything involved with “Dancing Under the Stars on Broadway, as well as the Juneteenth Celebration on Clinton Street in addition to their normal duties.

Trustee Watson had nothing further to report.

**YOUTH & FAMILY SERVICES - Trustee Joel I. A. Santana:** Trustee Santana read the following report of activities at the Community Center for the month of June, 2018:

- 1) The Haverstraw Collaborative continues to meet monthly at the Center.
- 2) The Spanish Speaking Parents Group met on Wednesday, June 6<sup>th</sup>
- 3) On June 1<sup>st</sup> staff member Tim Sanders and youth from the Center took park again this year in the Eel Research Program.

- 4) On June 15<sup>th</sup>, the Haverstraw Center held their year-end celebration, including "Volunteer Recognition" and the monthly "Youth Celebration.
- 5) The Village Summer Camp will begin July 9<sup>th</sup> and end on August 17<sup>th</sup>.
- 6) Anyone wishing information on any of the programs and contact staff at the Center or log into the Village Website.

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 May 21<sup>st</sup> thru June 1<sup>st</sup>, 2018:

Rental registrations	-	1
Miscellaneous inspections	-	59
Complaints	-	8
Municipal searches	-	6
Construction inspections	-	2
Violations/Tickets	-	21
Building Permits & C.O.'s	-	3

Fines collected at court - \$2,000.00

The following report is for the period of June 4<sup>th</sup> thru June 15<sup>th</sup>:

Miscellaneous inspections	-	81
Complaints	-	12
Municipal searches	-	15
Construction inspections	-	5
Violations/Tickets	-	15
Building Permits & C.O.'s	-	1

Fines collected at court - \$NONE

Deputy Mayor Dominguez had nothing further to report.

**MINUTES:** The Mayor presented the minutes of the Regular Meeting of May 7<sup>th</sup> and the Special Meeting of May 9<sup>th</sup>, 2018, for approval by the Board.

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

**RESOLUTION #117-2018**

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

Mayor Kohut:

**OLD BUSINESS**

None.

Mayor Kohut:

**NEW BUSINESS**

Emily Dominguez: Deputy Mayor Dominguez wanted to thank the Mayor's staff and the DPW staff for all the hard work they did to make the Memorial Park Dedication and "Dancing Under the Stars" such a huge success.

**Mayor Kohut:**  
**2<sup>nd</sup> PUBLIC PARTICIPATION**

Larry Levine: Mr. Levine pointed out to the Board that the area by the Lagoon Crossing has no rope at all; only rusted wires sticking out. He feels it needs to be replaced.

Mayor Kohut: The Mayor responded that as long as the wires are not broken they are still working and do not need to be replaced immediately.

Mel Post: Mr. Post also brought to the Board's attention that there are wires that are down and broken. He also mentioned that there are some bricks along the Promenade that are sunken in creating a tripping hazard. If at all possible, he would like the Board to have both of these issues taken care of before the July 4<sup>th</sup> firework celebration, when that area is overcrowded with people.

Mayor Kohut: The Mayor will check with Bobby Drexler to see what his crew can do to resolve the issues.

Mel Post: Being a newer development, Mr. Post was wondering if the street lighting at the Harbors is LED and if the residents at Harbors pay for that lighting.

Mayor Kohut: The Mayor believes the street lights at Harbors were put up before LED lighting became the predominant lighting. He then informed Mr. Post that the street lights in the Harbors are public Village owned lighting.

Mel Post: Mr. Post then inquired if there has been any progress made on the painting and refurbishing project in the Downtown.

Emily Dominguez: Deputy Mayor Dominguez responded that the Board has been in discussions with Assemblyman Ken Zebrowski about the possibility of obtaining grant funding for this endeavor.

Mel Post: Mr. Post inquired if the Board has been in contact with any of the paint suppliers with regard to this project.

Emily Dominguez: Deputy Mayor Dominguez informed Mr. Post that she has been in contact with a few companies who are preparing some proposals for the Village. Right now, however, the Board needs to figure out what the entire project would cost before it can do anything. She mentioned that Sherwin Williams would supply the historic paint in the pallets the Village has chosen at a very discounted cost but the Village cannot make any moves forward without knowing what the total cost for this project would be.

Stuart Suchotliff: Mr. Suchotliff wanted to know how many affordable housing units there would be at each site of the proposed plan.

Mayor Kohut: The Mayor responded that there would be approximately 20 units in a 4 story building in the lot adjacent to the Village Hall and 50 to 60 units at the other site.

Mel Post: Mr. Post was not exactly sure what parking lot the Mayor was referring to and if parking spaces would be lost due to the construction.

Mayor Kohut: The Mayor informed Mr. Post the lot being discussed is adjacent to the Clock Park. He is hopeful that close to the number of parking spaces currently in that lot would be maintained for Village use and whoever is building the units would be responsible for parking for the units. He explained that they will be building above the parking lots so that there should be no loss of parking spaces.

Stuart Suchotliff: Mr. Suchotliff inquired if there is a height restriction in the Village Building Code.

Mayor Kohut: The Mayor responded that there is and it would have to meet Village Codes. The Village is in the process of starting a Comprehensive Plan Review for this site and the Chair Factory would be a zoning district of its own.

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

RESOLUTION #118-2018

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

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk