

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, February 4th, 2019, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Present
	Trustee Watson	- Present
	Deputy Mayor Dominguez	- Present
	Trustee Santana	- Present
	Mayor Kohut	- Absent due to illness

Deputy Mayor Dominguez: The Deputy Mayor opened the meeting with the continuation of the Public Hearing regarding 45 Hillside Avenue, "Hudson Senior Day Care Center".

Jay Hood, Esq., Village Attorney: Counselor Hood reported that 2 emails were received by the Mayor with regard to the above stated application for a senior day care. The first from Keith P. O'Hara of 19 Conger Avenue and the second from Barbara & Richard Pedri of 32 Hillside Avenue in the Village. Both letters expressed deep displeasure with regard to the attempt to open a senior day care facility in their residential family neighborhood. Counselor Hood then informed the public that the Village Clerk received a request from Amy Mele, attorney for the applicant, to postpone the Public Hearing to a later date to be determined. With that in mind, he reported that the Public Hearing will remain open and if there is anyone new wishing to comment on this application they could do so at this time, meaning that anyone who has spoken at the previous meeting regarding this matter their comments have already been made a part of the previous minutes.

Laura Parahus, 19 Conger Avenue, Unit 3: Ms. Parahus stated that she has lived at this address for 6 years and during that time has found that the Green Hills facility, as currently managed, is a disgrace and a blemish on this area of the Village and especially to the homeowners and taxpayers of the immediate area surrounding this facility. The residents are always roaming the area unsupervised, including wondering onto private properties in the area at all hours of the day and night, littering, urinating, using foul language, destroying beautiful landscaping that the homeowners have done. Put simply, they are disturbing everyone in the area. She mentioned that a resident of Green Hills was actually killed by a train in 2018 due to the lack of supervision. The homeowners do feel compassion for the residents of Green Hills because they are evidently not getting the required care that they deserve, informing the Board that she has actually helped a mentally challenged/confused or drunk person who was on their property find their way back to Green Hills. She feels it is an unsafe situation for everyone involved including the residents of the facility. She is especially concerned for the wellbeing of the children in the neighborhood as this site being considered is right across from where the school bus picks up and drops off the children who live in this area. Getting in and out of the neighborhood is also a dreadful task that the entire neighborhood faces on a daily basis. Her fear is for the homeowners and their families whose quality of life has already been

affected by Green Hills, and now to consider adding another facility under their care is very upsetting to say the least.

Colleen Shepis, 2 Hillside Avenue: Ms. Shepis inquired if this Public Hearing will remain open because Ms. Mele, the attorney for the applicant was supposed to get back to her with answers to all her questions.

Jay Hood, Esq.: Counselor Hood informed Ms. Shepis that this Public Hearing will remain open.

Ted Jarosinski, 38 Hillside Avenue: Mr. Jarosinski inquired why this has been allowed to go on to this point when the Village Code clearly stated that this type of facility does not fit the current text of the law. He also asked what changing the text of the Zoning Code would entail.

Jay Hood, Esq.: Counselor Hood responded that the text of the Code is not as clear cut as they would like it to be, mentioning that there was an Adult Day Care Center approved for the downtown area. He explained that he and the Building Inspector, upon reviewing the Code, determined this application was not the same as the one approved for the downtown area. He explained that legal processes take a long time and they wanted to make the right determination on this. As far as changing the Code, that would entail numerous Public Hearings, a SEQRA process, environmental studies, etc.

Ted Jarosinski: Mr. Jarosinski then inquired if this change to the Code would be just for them or if it will actually change the Zoning Code completely where anyone can take advantage of it. He then inquired about the district the other facility is in, to which the Deputy Mayor informed him is in the Central Business District (CBD).

Jay Hood, Esq.: Counselor Hood responded that if the Board were to add a Text Amendment to the R1 Zone it would be allowed in every R1 district. It is a very significant change, which the Board is aware of.

Lynn Jarosinski, 38 Hillside Avenue: Ms. Jarosinski feels that the homeowners in the Village elected the officials to keep the residential areas residential. In their particular area of the Village she feels there are already more than enough commercial facilities in this neighborhood and the Board should be supporting the homeowners, not the money making businesses.

Catherine LaBuona, 40 Hillside Avenue: Ms. LaBuona has heard nothing but negative comments relating to this facility at both meetings and nothing that would make this a positive addition to the Community.

Deputy Mayor Dominguez entertained a motion to continue this Public Hearing relating to an "Adult Day Care Facility" on Hillside Avenue on February 19th at 7:05 PM.

RESOLUTION #31-2019

Motion by: Terence Watson

Seconded by: Rafael Bueno

Motion Carries: All

With no further input from the public at this time, the Deputy Mayor continued with the agenda for that night's meeting, opening the floor to the public for the first Public Participation portion of the meeting. No input from the public.

Continuing on, Deputy Mayor Dominguez entertained a motion to appoint Ivonne Santos to the position of Associate Village Justice starting on February 11th, at a budget salary of \$15,265.00. Judge Santos will fill the seat vacated by Judge Luis Torres who has resigned from the Village Court, effective February 15th, to take a position with the DMV. She also mentioned that Judge Santos is bilingual, which will be an asset to the Village Court.

RESOLUTION #32-2019

Motion by: Rafael Bueno

Seconded by: Joel I. A. Santana

Motion Carries: All

At this time, the Village Clerk swore in Ivonne Santos to the position of Associate Village Justice for the Village of Haverstraw.

Deputy Mayor Dominguez:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood requested approval of the Board for the Mayor to sign a "Waiver of Notice & Consent to Mortgage – NRG" as part of the existing Pilot agreement with them.

Deputy Mayor Dominguez entertained a motion giving the Mayor the authority to sign the above stated agreement.

RESOLUTION #33-2019

Motion by: Rafael Bueno

Seconded by: Terence Watson

Motion Carries: All

Jay Hood, Esq.: Counselor Hood then requested authorization for himself to sign the Consent Judgment for the Tax Cert on 248 Route 9W No., with a refund of \$8,199.12.

Deputy Mayor Dominguez entertained a motion authorizing the Village Attorney to sign a Tax Cert Judgment as stated above.

RESOLUTION #34-2019

Motion by: Rafael Bueno

Seconded by: Terence Watson

Motion Carries: All

Counselor Hood had nothing further to report.

VILLAGE TREASURER, Judith Curcio: Ms. Curcio had nothing to report.

MAYOR'S REPORT, Deputy Mayor Dominguez: The Deputy Mayor entertained a motion to approve the request by the Lions Club to hold a carnival in the Village Parking Lot adjacent to the Knights of Columbus from April 4th thru and including April 7th.

RESOLUTION #35-2019

Motion by: Rafael Bueno

Seconded by: Terence Watson

Motion Carries: All

The Deputy Mayor mentioned that 2 Village buildings are in need of repair work due to leakage problems. She reported estimates were received from Construction by Allison, Inc. to make the necessary repairs to both buildings at a cost of \$1,000.00 for the old Municipal Building and \$1,350.00 for the Village Hall.

The Deputy Mayor entertained a motion to authorize "Construction by Allison, Inc." to do repairs to 2 Village buildings as stated above.

RESOLUTION #36-2019

Motion by: Joel I. A. Santana

Seconded by: Terence Watson

Motion Carries: All

The Deputy Mayor then mentioned there is a tree that is in danger of falling on a foreclosure property on First Street. An estimate was received from Northern Tree Service to remove the tree at a cost of \$3,500.00. The bank holding the mortgage will reimburse the Village for the cost of the tree removal.

The Deputy Mayor entertained a motion to approve the tree removal on First Street as stated above.

RESOLUTION #37-2019

Motion by: Rafael Bueno

Seconded by: Joel I. A. Santana

Motion Carries: All

The Deputy Mayor announced that the Rockland County Legislature will be holding a "Black History Month Celebration" on Tuesday, February 19th beginning at 6:15 PM. Unfortunately, that is a Workshop and Board Meeting night, therefore, no-one from the Board will be able to attend. She did inform the Legislature of that and congratulated the 3 individuals who will be recognized for their contributions to the African-American history in Rockland County.

A letter was received from the Quisqueya Sports Club requesting the Village to raise the Dominican Flag on Wednesday, February 27th in honor of the Dominican Independence Day.

The Deputy Mayor entertained a motion to agree to the flag raising at the Village Hall on February 27th from 5:00 PM to 6:00 PM.

RESOLUTION #38-2019

Motion by: Terence Watson
Seconded by: Joel I. A. Santana
Motion Carries: All

The Deputy Mayor entertained a motion to approve the Villages' joining the "ICLEI – Local Governments for Sustainability" at an annual membership fee of \$600.00.

RESOLUTION #39-2019

Motion by: Joel I. A. Santana
Seconded by: Terence Watson
Motion Carries: All

The Deputy Mayor reported that the NYSDEC requires the Village, under its "Site Management Plan", to perform an annual monitoring and inspection of the Warren Court Subdivision/Corporal Manny Lopez Baseball Field site. A proposal was received from "SCS Engineers" in the amount of \$5,700.00 to assist the Village in complying with the 2019 requirements.

The Deputy Mayor entertained a motion to authorize "SCS Engineers" to perform the 2019 Annual Monitoring and Inspection Audit" to complete requirements as stated above.

RESOLUTION #40-2019

Motion by: Terence Watson
Seconded by: Joel I. A. Santana
Motion Carries: All

The Deputy Mayor reported that the Village Justice Court is in need of an additional Court Attendant and is requesting Todd Green be appointed to that position at a salary of \$20.00 per hour.

The Deputy Mayor entertained a motion to that affect.

RESOLUTION #41-2019

Motion by: Rafael Bueno
Seconded by: Joel I. A. Santana
Motion Carries: All

At this point, Deputy Mayor Dominguez thanked everyone who attended the meeting with regard to the Village Comp Plan, announcing that there were approximately 40 people in attendance and that this was the first of 6 meetings that will be held and upcoming dates are posted on the Village Website.

The Deputy Mayor stated that there was nothing further to report from the Mayor's desk, and moved forward with the night's agenda.

Deputy Mayor Dominguez invited Israel Miller to present an application for a "Special Permit" to construct apartments on the 2nd floor of a building located at 2 Main Street in the Village.

Jay Hood, Esq.: Counselor Hood informed the public that when someone applies for a "residential over commercial" building in the downtown business district that a Special Permit is required and that the Village Board makes the final decision on that application.

Israel Miller, 1 So. Rigaud Drive, Spring Valley: Mr. Miller was there representing the owner of 2-4 Main Street, Joel Runhud. Mr. Miller presented the Board with the required application. He mentioned there would be 13 low cost rentals with shared living apartments, which he feels there is a need for in the Village. He has previously spoken with Mayor Kohut with regard to this application. Mr. Miller stated that there are now 10 companies, country wide, that are constructing this type of apartment dwelling, which will have a live-in house manager, and the rent would include laundry facilities, all utilities, use of 1 large kitchen and Wi-Fi. Tenants would sign a 30 day renewable lease. This is something new to Rockland County and Haverstraw would be the first to introduce this concept. He estimated the rent to be no more than \$1,000.00 per room per month.

Deputy Mayor Dominguez: The Deputy Mayor questioned Mr. Miller about where the children would go since this would be single parent apartments. She then inquired about the size of the rooms.

Israel Miller: Mr. Miller responded that some rooms will be a little larger to accommodate an additional small bed, if necessary. He added that the rooms will be approximately 150 to 350 square feet.

Joel Santana: Trustee Santana inquired if they have considered taking that same amount of total space and making 2 or 3 larger apartments rather than having 13 little rooms. He feels there is a security concern with sharing space, such as the kitchen, because everyone is different in the way they live and do things.

Israel Miller: Mr. Miller did consider the large apartment idea, but felt it was more feasible for him to go small. Asked about the parking situation, he mentioned there is a parking lot on West Street that the tenants can use, with additional parking by Union Restaurant, however, most of the single people he has spoken to do not have a vehicle and use buses.

Deputy Mayor Dominguez: The Deputy Mayor informed Mr. Miller that the Village parking lots are not free and that either he or the tenants would have to obtain a Village Permit to park in any of the Village lots.

Jay Hood, Esq.: Counselor Hood mentioned that this is just an informal introduction for this application. There will need to be a TAC meeting on this subject to spell out everything required for this application to move forward.

Deputy Mayor Dominguez:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – Trustee Rafael Bueno: Trustee Bueno read the following report of fire activity for the month of January, 2019, submitted by Fire Chief Thomas Price:

Total Alarms	-	21
General Alarms	-	11
Special Calls	-	8
Mutual Aid Calls	-	2
Structure Fire	-	1
Cooking Fires	-	2
Electrical Fires	-	1
Gas Leaks	-	1
CO Alarms	-	1
Pump Outs/Water Leaks	-	4
Extrication/Accidents	-	2
Stuck Occupied Elevator	-	1
Good Intent/Misc.	-	5
False Alarms	-	2

Total Manpower Responding - 385 members

Trustee Bueno had nothing further to report.

PUBLIC WORKS, BUILDINGS & GROUNDS – Deputy Mayor Emily Dominguez: Deputy Mayor Dominguez read the following report submitted by Robert Drexler, Jr., Superintendent of Public Works, as of February 4th, 2019:

- 1) Repaired damaged guard rail on Samsondale & Westside Avenues caused by an accident due to snow storm.
- 2) Ripped out some walls and ceilings at the old Municipal Building due to water damage; repairing some ceilings with spackle and paint.
- 3) Repaired damaged garage door at DPW.
- 4) Repaired damaged sidewalk grates at 91 Broadway, 44 Broadway, 62 Main Street and 36 Main Street.
- 5) Installed “No Blocking Driveway” signage on Union Street.
- 6) Repaired damaged water plug on the sweeper #43.
- 7) In the process of installing new pole lights on Short Clove Road and Route 9W.
- 8) 2 storm call outs – January 29th and January 30th - Salted and clean village streets. Trucks were cleaned after the storm.
- 9) Continuing to inspect all village streets for potholes, filling them using cold patch.
- 10) Picked up tires and TV’s throughout the Village.
- 11) Took down banners on New Main Street and Short Clove Road.

Deputy Mayor Dominguez had nothing further to report, but did remind everyone that overnight parking rules are still in effect.

YOUTH & FAMILY SERVICES - Trustee Terence Watson: Trustee Watson read the following report of activities at the Community Center for the period of January 22nd thru February 4th, 2019:

- 1) Haverstraw Collaborative - continues to meet monthly at the Center. The next meeting will be held on December 5th.
- 2) The Spanish Speaking Parents Group – will meet on Wednesday, February 6th at 6:00 PM at the Haverstraw Elementary School. The purpose of the group is for Spanish speaking parents to be involved in their children’s education.
- 3) The Jump Program – is in need of Spanish and English speaking mentors. Anyone willing to volunteer should speak with Pete Fada.
- 4) Homework Help Program – This program is geared toward students up to and including 8th grade. Contact Nikki Merriman for additional information.
- 5) Celebrating Families – Staffed in conjunction with the Department of Social Services with the start date to be determined. This is a 16 week program for families in which 1 or both parents has a serious problem with alcohol or other drugs where there is a high risk for domestic violence, child abuse or neglect. The program works with every member of the family from ages 3 to adult to strengthen recovery from alcohol and/or drug abuse to break the cycle of addiction and increase successful family reunification.
- 6) Point-in-Time: The annual point-in-time for the homeless count in the North Rockland area was coordinated at the Haverstraw Center during the month of January and has been for the past 3 years. The count is essential because it establishes the dimensions of homelessness and enables administrators to assist with trying to end homelessness and obtaining grants for this purpose. 34 volunteers and staff members participated, with a total of 12 homeless counted for this year. Food and clothes were donated to Catholic Charities and anyone else in need.

Trustee Watson had nothing further to report.

BUILDINGS & CODE ENFORCEMENT – Trustee Joel I. A. Santana: Trustee Santana read the following report submitted by the Building Inspector, Ruben Berrios, for the period of January 22nd thru February 1st, 2019:

Rental registrations	-	16
Miscellaneous inspections	-	52
Complaints	-	7
Municipal searches	-	7
Construction inspections	-	6
Violations/Tickets	-	5
Building Permits & C.O.’s	-	2

Fines collected at court - \$0

Trustee Santana had nothing further to report.

Mayor Kohut:

OLD BUSINESS

None.

Mayor Kohut:

NEW BUSINESS

Deputy Mayor Dominguez reminded everyone that the next Board Meeting would be held on Tuesday, February 19th, at 7:00 PM instead of Monday due to the federal holiday.

Mayor Kohut:

2nd PUBLIC PARTICIPATION

Noel Rappaport, 31 New Main Street: Mr. Rappaport has noticed that the Fire Department has been called up to Route 9W a lot recently and wanted to know the reason for the increase in calls.

Rafael Bueno: Trustee Bueno did not feel there was any given reason for the trucks to be called to any particular site on Route 9W.

Noel Rappaport: Mr. Rappaport then reported that the lights are dim in the area of the Union Restaurant and should be replaced. He also mentioned that there are still O&R lights in the downtown, which the Village must still be paying for.

Deputy Mayor Dominguez: The Deputy Mayor informed Mr. Rappaport that the Board recently voted on putting in energy saving lighting which the Mayor has been working on. She explained that it is a long process and the Mayor has been checking the lighting on each and every street to determine which lights have to be removed and which can stay.

Lynn Jarosinski, 38 Hillside Avenue: Ms. Jarosinski inquired if the Board has to take a vote when deciding to change the text of the Zoning Code or if it is first researched and rewritten.

Jay Hood, Esq.: Counselor Hood informed Ms. Jarosinski that it would be an addition to the Zoning Code to allow another use. Like any Village laws, there is a process that has to be followed before any changes are made. It requires publishing in the newspaper, a Public Hearing held, environmental studies performed, etc.

Deputy Mayor Dominguez: The Deputy Mayor informed Ms. Jarosinski that the Board has not decided to do anything yet with regard to Hillside Avenue and a text amendment. She explained that the Public Hearing is being continued until February 19th and the Board has not made any decisions on the Senior Day Care facility. She further reported that Ms. Mele, the attorney for the applicant, has requested for extra time and the continuation of the Public Hearing will take place on February 19th. Nothing will be decided on this project until the complete board can have a discussion on the matter and with the Mayor being out sick this has not been done.

Jay Hood, Esq.: Counselor Hood informed Ms. Jarosinsky that the applicant can continue to present until the Board makes a decision about the project, explaining that changing the Code and approving this application is 2 completely separate processes.

Lynn Jarosinsky: Ms. Jarosinsky then inquired if the text amendment would be a part of the new plan for the Village.

Deputy Mayor Dominguez: The Deputy Mayor informed Ms. Jarosinsky that the text amendment has nothing to do with the new Comprehensive Plan for the Village and that she and every village resident is invited to join the Board at every one of these planning sessions. She also informed her that she can attend the meeting on February 19th for the continuation of the Public Hearing if she has any further input.

Laura Parahus, Hillside Avenue: Ms. Parahus wanted to know how the public finds out about these Public Hearings, since she was away and did not get notice until after the meeting was held.

Judith Curcio: The Village Clerk informed Mr. Parahus that when there is a Public Hearing scheduled, a notice appears in Village Hall, in the newspapers and on the Website. If the Public Hearing is not closed on the night it is opened, then that hearing continues at every consecutive meeting until the Board passes a resolution to close the Public Hearing on the particular matter.

Mel Post, 1422 Round Pointe Drive: Mr. Post inquired the whereabouts of the building at 2 Main Street.

Deputy Mayor Dominguez: The Deputy Mayor informed him of the exact location of the building, also mentioning that the 2nd floor has been vacant in that building for approximately 20 years.

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

Deputy Mayor Dominguez: The Deputy Mayor informed Mr. Post that both parties are still in discussion and nothing more has been achieved. She then mentioned that there will be a new catering business opening in the downtown area that Friday evening from 5:00 PM to 8:00 PM and will be open to the public for a "food tasting".

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

RESOLUTION #42-2019

Motion by: Rafael Bueno

Seconded by: Joel I. A. Santana

Motion Carries: All

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk