

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, February 19th, 2019, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

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

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

With no input from the public, the Mayor continued with the agenda for that night's meeting.

Mayor Kohut: The Mayor announced that there would be 3 Public Hearings that night and entertained a motion to open the first Public Hearing with regard to 14 Broadway; residential units over commercial.

RESOLUTION #43-2019

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

Mayor Kohut: The Mayor invited Jorge Lopez to present this application to the public.

Jorge Lopez, Architect, 226 No. Main Street, New City: Mr. Lopez mentioned that this is the old "5 & 10" building located at 14 Broadway. The current owner, Mr. Freeman, would like to restore the building by adding 6 apartments on the 2nd floor, including 5 one bedroom apartments and 1 two bedroom apartment, with the 1st floor to be utilized for commercial purposes. He then displayed a rendering of the building for the Board to visualize the reconstruction of this building. The proposal also includes storage in the back space of the building, as well as storage in the basement to be utilized by the retail business. He pointed out several items on the plans that the Board had questions about. He also mentioned that there will be a fire escape from the 2nd floor of the building.

Mayor Kohut: The Mayor opened the floor to the public.

Stuart Suchotliff, 1413 Round Pointe Drive: Mr. Suchotliff mentioned that currently there are several unoccupied retail spaces in the downtown area and inquired what the applicant plans to do with this space to attract people to this store.

Mayor Kohut: The Mayor informed Mr. Suchotliff that Mr. Lopez is the architect on this project and therefore cannot answer that question. He explained that he is here strictly with regard to the subdivision of the 2nd floor. Mr. Freeman is looking into different areas of retail for the 1st floor.

Stuart Suchotliff: Mr. Suchotliff feels that the Board should have an indication of what type of business is being considered for the 1st floor of this building, because there are certain businesses that he feels the Village has enough of and if those are being considered would not be prosperous for the Village.

Emily Dominguez: Deputy Mayor Dominguez informed Mr. Suchotliff that Mr. Freeman has had discussions with both herself and the Mayor with regard to the business involvement, mentioning that the Mayor gave him several good ideas for uses in that space.

Mayor Kohut: The Mayor again asked if anyone from the public had any questions with regard to the apartment situation on the 2nd floor of the building, which is the purpose of this application.

Stuart Suchotliff: Mr. Suchotliff inquired if there is sufficient parking for the tenant's vehicles adjacent to the building.

Mayor Kohut: The Mayor responded that the Board has been discussing this issue and given the fact that the building has been vacant for so long, and that there is a need in the downtown to revitalize these old buildings, it was the consensus of the Board to negate the need for additional parking for this application, mentioning that this building takes up the entire property.

Stuart Suchotliff: Mr. Suchotliff then inquired where the tenants would park their vehicles when there is no parking on the downtown streets.

Emily Dominguez: Deputy Mayor Dominguez informed Mr. Suchotliff that as a resident on Broadway she parks her vehicle in a Village Parking Lot and that there is also alternate side of the street parking during snow emergencies.

Mayor Kohut: The Mayor also informed Mr. Suchotliff that the landlord will be required to have the tenants obtain Parking Permits.

Mel Post, 1422 Round Point Drive: Mr. Post inquired about the square footage of the apartments.

Jorge Lopez: Mr. Lopez stated that the 2 bedroom apartment would be 786 sq. ft. and the remaining 5 one bedroom apartments would range from 1 apartment that will be 391 sq. ft. with the others ranging from 445 sq. ft. up to 664 sq. ft.

Mel Post: Mr. Post feels it is a nice building, which when renovated should be a positive for the downtown area.

Mayor Kohut: The Mayor and Board are hopeful that this will jump start other positive projects for the downtown. He stated that Mr. Freeman is a good landlord with multiple properties in the Village and he is eager to make this an asset for the Village. The Mayor mentioned that Dennis Michaels, Esq. is sitting in for Village Attorney Jay Hood, who has conflicted out on this matter.

Dennis Michaels, Ass't. Village Attorney: Counselor Michaels stated for the record, that under SEQRA Regulation 617.5 C-18 this is a Type 2 action, meaning that the NYS Environmental Department of Conservation has already determined that there is no potential for environment impacts that might be caused by this project when constructed and fully operational. As a Type 2 Action, being exempt from SEQRA, no environmental review is required by any Board of the Village of Haverstraw for this project. This is Counselor Michael's opinion based upon his review and understanding of this project. He further stated that Mr. Lopez does not need to take any further steps with regard to SEQRA.

Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION #44-2019

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

Mayor Kohut entertained a motion to approve the Special Permit request for 6 apartments to be constructed on the 2nd floor of 14 Broadway.

RESOLUTION #45-2019

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

Mayor Kohut: The Mayor then announced the 2nd Public Hearing for a Dance Permit for "Caribe on Hudson Restaurant" located at 4 Main Street.

Ivan Arroyo, 4 Main Street: Mr. Arroyo explained that this will be a restaurant open until 10:00 PM, featuring Tapas after 10:00 PM and brunch on Sundays. He is looking into having live entertainment (D.J. or small band) and dancing. His goal is to host different theme nights including disco, karaoke, etc.

Mayor Kohut: The Mayor explained to Mr. Arroyo that a Public Hearing is required for anyone seeking a Dance Permit. With that in mind, Mayor Kohut entertained a motion to open the Public Hearing.

RESOLUTION #46-2019

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

Mel Post: Mr. Post inquired about the location.

Ivan Arroyo: Mr. Arroyo informed Mr. Post that it is the former Bricktown Brewery location.

Mel Post: Mr. Post feels this space may be too small for what the applicant is proposing with a band and dancing.

Ivan Arroyo: Mr. Arroyo replied that it would be a small 3 or 4 piece band that could set up in the corner and by removing some of the tables after

10:00 PM there would be a fair amount of room for dancing. He mentioned that he has owned bars and has been a part of the music industry and by 3:45 AM he would be closed.

Mayor Kohut: The Mayor informed Mr. Arroyo that the Village Code only allows dancing until 2:00 AM. He has had conversations with Mr. Arroyo about being closed at 3:00 AM to which Mr. Arroyo has agreed.

Mel Post: Mr. Post inquired if Mr. Arroyo is planning on utilizing the outside patio during the summer.

Ivan Arroyo: Mr. Arroyo responded "yes", but there will only be a small speaker outside because it will mainly be a talking and smoking area so there should not be anyone hanging out in front of the restaurant.

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

RESOLUTION #47-2019

Motion by: Rafael Bueno

Seconded by: Emily Dominguez

Motion Carries: All

Mayor Kohut entertained a motion to approve the Dance Permit for "Caribe on Hudson".

RESOLUTION #48-2019

Motion by: Rafael Bueno

Seconded by: Emily Dominguez

Motion Carries: All

Mayor Kohut: The Mayor informed the public that the application for the "Senior Group Home has been withdrawn by the applicant, therefore, the Public Hearing scheduled for that night has been cancelled.

Laura Parahus, 19 Conger Avenue, Unit 3: Ms. Parahus inquired if that means that the house will remain vacant and remain looking the way it does.

Mayor Kohut: The Mayor informed Ms. Parahus that the application is "dead" for the time being and the applicant has not indicated what their intentions are for that property, however, they will have to abide by the Village Codes as far as keeping up with the property.

Colleen Schepis, 2 Hillside Avenue: Ms. Schepis inquired if they can at a later date submit another application and if the homeowners will be notified if that happens.

Mayor Kohut: The Mayor informed Ms. Schepis that according to procedure everyone within a certain distance from the site would have to be notified.

Lynn Jarosinski, 38 Hillside Avenue: Ms. Jarosinski inquired if the person can apply for the same type of facility again, to which the Mayor responded "yes".

Dennis Michaels: Counselor Michaels informed the public that anyone can apply to the Village for what they would like to do, but it was decided with this application that it would require a change to the Local Law and Zoning Codes, basically the same process that they just went through would have to be followed again from the beginning, but again that does not mean that they will be approved.

Lynn Jarosinski: Ms. Jarosinski asked if they could in the meantime flip the house or rent it out and the response was "yes".

Mayor Kohut entertained a motion to close the Public Hearing with regard to a Senior Day Care Facility on Hillside Avenue.

RESOLUTION #49-2019

Motion by: Rafael Bueno

Seconded by: Joel I. A. Santana

Motion Carries: All

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: In the absence of Counselor Hood, the Mayor requested the Boards approval to authorize Counselor Hood to sign a Consent Judgement for a Tax Cert on 254 Route 9W No. (McDonald's) with a refund of \$2,578.42.

Mayor Kohut entertained a motion to authorize Counselor Hood to sign a Tax Cert as stated above.

RESOLUTION #50-2019

Motion by: Emily Dominguez

Seconded by: Rafael Bueno

Motion Carries: All

Mayor Kohut entertained a motion to authorize the Mayor to sign an "Inter-Municipal Agreement" with the County of Rockland, which will allow any of the municipal cooperation handshake agreements to legally occur and be recognized on a countywide basis.

RESOLUTION #51-2019

Motion by: Emily Dominguez

Seconded by: Rafael Bueno

Motion Carries: All

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

MAYOR'S REPORT, Mayor Kohut

Mayor Kohut entertained a motion to approve Accounts Payable Clerk Rolanda Sand to attend a seminar for "Introduction to Governmental Accounting" from April 16 thru April 18th at a cost of \$85.00.

RESOLUTION #52-2019

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

The Mayor received a request from the North Rockland Rotary to host a carnival in the Village Parking Lot adjacent to the Knights of Columbus from May 2nd thru and including May 5th, 2019.

Mayor Kohut entertained a motion to approve a carnival hosted by the North Rockland Rotary as stated above.

RESOLUTION #53-2019

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

Mayor Kohut entertained a motion to authorize the Mayor to sign the Big Brothers/Big Sisters Renewal Contract for \$5,500.00.

RESOLUTION #54-2019

Motion by: Emily Dominguez
Seconded by: Terence Watson
Motion Carries: All

Mayor Kohut entertained a motion to establish the position of "Special Projects Aide" for the Clerk/Treasurer's Office.

RESOLUTION #55-2019

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

Mayor Kohut entertained a motion authorizing the Village Clerk to request the list for "Special Projects Aide" from the Rockland County Personnel Office.

RESOLUTION #56-2019

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

The Mayor then announced that the insurance coverage for the Village is due for renewal with the Safe Harbor Group and Travelers Insurance Co., in the approximate amount of \$175,000.00. The amount will cover property, inland marine, general liability, employee benefits liability, law enforcement liability, public entity management liability, public entity employment-related practices liability, auto liability, auto physical damage and umbrella excess liability, effective March 1st, 2019 thru March 1st, 2020.

RESOLUTION #57-2019

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

The Mayor then informed the public that over the next few months Suez Water will be working on some sewer main replacements and switchovers along with main installations on Hoover Avenue & Lakeview Court, on Hudson Avenue, and Spring Street & Rela Avenue.

The Mayor received a request from the United Latin Festival of Haverstraw for approval of their annual parade and festival to be held on Sunday, August 4th, with the parade starting at 12:00 noon at the Haverstraw Post Office through the Village to Partition Street where the festival will follow until 8:00 PM.

Mayor Kohut entertained a motion to approve the Latino Parade & Festival as stated above.

RESOLUTION #58-2019

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

Mayor Kohut then entertained a motion to make a \$1,500.00 Journal Donation to the Latin Festival, along with providing assistance from the DPW.

RESOLUTION #59-2019

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

The Mayor had nothing further to report.

Mayor Kohut:

REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – Trustee Rafael Bueno: Trustee Bueno had nothing 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 19th, 2019:

- 1) Sewer job on Fairmount Avenue and Route 9W corrected.
- 2) Repaired all damaged wheel stops for vehicles in all village lots.
- 3) Repaired damaged sign at 28 Main Street.
- 4) Repaired damaged signs at Village on the Green.
- 5) February 12th snow storm – all men were out and did a great job cleaning and clearing streets.

- 6) Following the storm – Cleaned and cleared Village Hall, all churches, firehouse lots and some streets that were impassable on the sides allowing cars to park.
- 7) Replaced all plow blades on all trucks after the storm and cleaned all trucks.
- 8) Continuation – Working on MS4 throughout the Village, collecting and inputting data, etc.
- 9) Trimmed all trees and removed dead trees from the Greenway Trail.
- 10) TAM was called in to run cameras through lines on Grant and Jefferson Streets. Grant Street needs replacement of 18 inch line and Jefferson Street line is OK.
- 11) Transported a load of paint and propane tanks to the Fire Training Center.
- 12) Continue to inspect village streets for potholes and filling them with cold patch, wherever necessary.
- 13) Redid millings in all alleyways.

Deputy Mayor Dominguez had nothing further to report.

YOUTH & FAMILY SERVICES - Trustee Terence Watson: Trustee Watson had nothing 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 February 4th thru February 15th, 2019:

Rental registrations	-	29
Miscellaneous inspections	-	69
Complaints	-	2
Municipal searches	-	0
Construction inspections	-	20
Violations/Tickets	-	27
Building Permits & C.O.'s	-	0

Fines collected at court - \$0

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the minutes of the Regular Meetings of December 3rd & 17th, 2018, January 7th, 2019 and Special Meeting of December 5th, 2018 for approval by the Board.

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

RESOLUTION #60-2019

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:

2nd PUBLIC PARTICIPATION

Lynn Jarosinski: Ms. Jarosinski thanked the Village Board and the Building Department for listening to all the concerns of the Hillside Avenue neighborhood and everything they did to bring about the right decision on the Senior Day Care Project. She also thanked all the homeowners in the neighborhood for sharing their feelings at several Board Meetings.

The members of the Board thanked her for understanding their position and all the input that was received from the Hillside Avenue homeowners.

Mel Post: Mr. Post inquired if an agreement has finally been reached with GDC, to which the Mayor responded that no agreement has been reached.

Mel Post: Mr. Post then inquired if the School District is holding things up.

Mayor Kohut: The Mayor responded that the School Board has changed their position on the matter and are in agreement with the general ideas of the proposed solution but there are still other issues between the Village and GDC, as well as other obstacles that GDC has to overcome and are still being worked out.

Mel Post: Mr. Post then mentioned that there is something going on in the area where the Sales Office was located and inquired if GDC is doing something there.

Mayor Kohut: The Mayor informed Mr. Post that the area he is speaking of is a part of the next phase of development. He explained that some of the parking lot area shifts toward the point and he is aware that there has been machinery in that area, but he is not sure exactly why. He mentioned that the new buildings are closer to West Street and do not go out to the point.

Mel Post: Mr. Post then requested an update on the Chair Factory property.

Mayor Kohut: The Mayor responded that there is no change on that matter and the Village is still showing the property to perspective prospects.

Mel Post: Mr. Post inquired about a \$9M settlement he heard about GDC and the School District and wanted to know if the Board knew anything about that.

Mayor Kohut: The Mayor responded that Senator Skoufis has promised to make that a part of the budget negotiations which are starting to take place. He has not heard anything further. The Mayor mentioned that it was passed in the Assembly last year, but it didn't make it further than that.

Mayor Kohut: With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the Regular Meeting and continue on with the Board of Assessment Review.

RESOLUTION #61-2019

Motion by: Emily Dominguez

Seconded by: Joel I. A. Santana

Motion Carries: All

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk