

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, May 20th, 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 meeting inviting attorney Dwight Joyce to present an application for a Special Permit for property located at 153 Samsondale Avenue.

Dwight Joyce: Mr. Joyce was representing "Castro Holdings LLC" who is requesting a Special Permit to continue use of said property as a motor vehicle repair facility. He informed the Board that there would not be any changes to the structure or the property and all motor vehicles will be worked on inside the enclosed site and will not be visible to area residents. He mentioned also that this property had originally been a motor vehicle repair facility having had several different owners throughout the years.

Jay Hood, Esq., Village Attorney: Counselor Hood requested the Mayor to have the Building Inspector, the Village Engineer and the Village Planner visit this site unofficially before the Public Hearing.

Mayor Kohut entertained a motion to refer the "Castro Holdings LLC" application to the Planning Board and TAC Committee and to schedule a Public Hearing for the Special Permit request for the Board Meeting of July 15th at 7:05 PM.

RESOLUTION #115-23019

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

Judith Curcio, Village Clerk/Treasurer: Ms. Curcio will forward all contact information to Mr. Joyce for notification of the neighboring area with regard to this application and the Public Hearing.

Mayor Kohut: The Mayor then invited Israel Miller to present his application to the Board.

Israel Miller, 2-4 Main Street: Mr. Miller presented the Board with an application for a Special Permit to allow residential apartments over commercial space at 2-4 Main Street, the former Bank of New York building, in the downtown area, which now houses a pharmacy and a restaurant, "Caribe on the Hudson", on the main floor.

Mayor Kohut: The Mayor explained that in order to process this application, under the Village Code, they must apply for a Special Permit for review and recommendation by the Planning Board.

Mayor Kohut entertained a motion to forward the application to the Planning Board and to schedule a Public Hearing for the August 19th Regular Board Meeting at 7:05 PM, pending receipt of a completed application.

RESOLUTION #116-2019

Motion by: Emily Dominguez

Seconded by: Joel I. A. Santana

Motion Carries: All

Judith Curcio: Ms. Curcio will also get information to Mr. Miller on the neighboring properties to be notified of the Public Hearing.

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

Gil Carlevaro, 43 Leonard Street: Mr. Carlevaro was there on behalf of the Haverstraw Little League to thank the Board and the Village DPW for painting the stripes and crosswalks that they requested at the field.

With no further input from the public, the Mayor continued with the agenda for that nights meeting.

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood requested the Board's authorization for the Mayor to sign a new Lease with Sterling National Bank for a 5 year term with an additional 5 year option to renew. The new rate will be \$20.00 per square foot for the first 5 years and \$22.00 per square foot for the additional 5 years; the going rate on current research done. He then mentioned that the utilities for the rental still need to be discussed.

Mayor Kohut entertained a motion to authorize the Mayor to sign the new Lease and Extension Agreement with Sterling National Bank, pending the decision on the utilities for the space.

RESOLUTION #117-2019

Motion by: Emily Dominguez

Seconded by: Rafael Bueno

Motion Carries: All

Counselor Hood reported that the Haverstraw River Arts Fund & Andean Brewing Company have requested permission from the Board for a "Craft Beverage Garden" on West Street in the Village on June 2nd, the day of the Village of Haverstraw Food Crawl. They, along with various other brewers, distillers or winemakers who sign up for the event, are requesting permission to disburse alcoholic beverages in accordance with the Village of Haverstraw and NYS Code. They shall also be

required to submit a Certificate of Insurance naming the Village of Haverstraw as an additional insured for this event.

Mayor Kohut entertained a motion to grant permission to the Haverstraw River Art Fund & Andean Brewing Company and various other brewers, distillers or winemakers to dispense alcoholic beverages at the Craft Beverage Garden as stated above, pending receipt of insurance.

RESOLUTION #118-2019

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 reported that the Village Tax Bills will be going out the end of the following week and are due for payment June 1st thru June 30th without penalties.

Ms. Curcio had nothing further to report.

MAYOR'S REPORT, Mayor Kohut: The Mayor spoke with Andy Maniglia, representing GDC, who was supposed to meet with the Board that day with regard to a slight revision to the plans for Site B which will redirect the roadway to the Ferry allowing them to prepare for the work to be done at Site B, however, he was ill and could not make the meeting, but requested the plans be submitted to the Planning Board.

Mayor Kohut entertained a motion to refer the GDC application for a "Site B" revision to the Planning Board for their review and recommendation.

RESOLUTION #119-2019

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

The Mayor received a request from the Building Inspector to replace the department's old "Blueprint Copy Machine", which was a donation from GDC many years prior, with a new and improved model from Toshiba, at a cost of \$182.00 per month for 63 months.

Mayor Kohut entertained a motion to purchase the new machine from Toshiba as stated above.

RESOLUTION #120-2019

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

The Mayor received a request from DPW Superintendent Robert Drexler to purchase a Ventrac Tractor for the department, which has specialized lawn mowing equipment that can be used at the Greenway Trail, spreader equipment, snow blower equipment, and other features that can be utilized throughout the Village, at a cost of \$62,614.80. The Mayor mentioned that there are grants available through Senator Skoufis and/or Assemblyman Zebrowski for the purchase of DPW equipment, which the Village will apply for.

Mayor Kohut entertained a motion to purchase the Ventrac Tractor contingent on receiving grant funding as stated above.

RESOLUTION #121-2019

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

The Mayor received another request from the DPW Superintendent to remove an unhealthy Chestnut Tree at Emeline Park. An estimate was received from Northern Tree Service to remove the tree at a cost of \$1,200.00 with an additional \$200.00 for stump removal.

Mayor Kohut entertained a motion to have Northern Tree Service remove a tree at Emeline Park subject to evaluation by the Mayor.

RESOLUTION #122-2019

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

The Mayor received a request from Head Start of Rockland to have their name listed on the Gateway Sign at the Village entrance on New Main Street, but they are requesting a discounted price as a Not-for-Profit for the initial setup. The Board has discussed this and felt \$300.00 instead of the regular price of \$400.00 would be fair.

Mayor Kohut entertained a motion to reduce the price of signage on the Gateway Sign entering the Village for Head Start as stated above.

RESOLUTION #123-2019

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

The Mayor reminded everyone that the Board previously passed legislation allowing alternate members on both the Zoning Board and the Planning Board, who would serve as a 6th member of the Boards, but would only have voting power in the absence of a regular member or a conflict of interest from a regular member of that particular board. The following are the alternates being considered for these seats:

Zoning Board of Appeals	-	Thomas Price
Planning Board	-	Joe Coe

Mayor Kohut entertained a motion to appoint the proposed delegates to their specified Boards as stated above.

RESOLUTION #124-2019

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

Mayor Kohut entertained a motion authorizing the Mayor to sign the Community Development Grant (CDBG) application for the Village's comprehensive "Sidewalk Replacement Project" for Partition Street and Clove Avenue between Tor & Fairmount Avenues, in the amount of \$135,400.00.

RESOLUTION #125-2019

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

Mayor Kohut then entertained a motion to award the Village Summer Day Camp transportation bid to Total Charter (formerly Haverstraw Transit) at a cost of \$13,135.00.

RESOLUTION #126-2019

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

Mayor Kohut entertained a motion to approve a request from the Village Clerk/Treasurer for staff members Isabel Gonzalez-Soto and Elaine Fernandez to attend a webinar pertaining to "Procurement under Grants" on Thursday, May 23rd at a cost of \$169.00 per person.

RESOLUTION #127-2019

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

Mayor Kohut then entertained a motion to authorize attendance to the "Pathways to Revitalization Conference" in Albany, for Deputy Mayor Dominguez, on June 11th & 12th, at a cost of \$230.00 for registration and hotel.

RESOLUTION #128-2019

Motion by: Joel I. A. Santana
Seconded by: Rafael Bueno
Deputy Mayor Dominguez abstained from the vote.
Motion Carries: All

Mayor Kohut entertained a motion authorizing the Mayor to sign a contract with Berard & Associates to perform the 2019 Annual Audit at a cost of \$17,250.00, plus an additional \$2,500.00 for a Federal Single Audit, if necessary. A Single Audit would be required after receipt of \$750,000 in Federal Grant money in a fiscal year.

RESOLUTION #129-2019

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

The Mayor read the following adjustments to the 2018-2019 budget year submitted by Joseph Modafferi, Village Accountant:

2018-2019 BUDGET ADJUSTMENTS				
Acct. #	Account Name	Increase	Decrease	Increase
		Appropriations	Appropriations	Revenue
A1110.0400	Justice Contractual	\$ 5,000.00		
A1110.0420	Justice Audit	\$ 8,500.00		
A3410.0400	Fire Contractual	\$ 25,000.00		
A3410.0420	Medical Firemen	\$ 2,000.00		
A3410.0200	Fire Equipment		\$ 27,000.00	
A5110.0450	DPW Equipment	\$ 35,000.00		
A7140.0100	Community Center Personnel		\$ 48,500.00	

Mayor Kohut entertained a motion to approve the above budget adjustments.

RESOLUTION #130-2019

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

The Mayor then made the following announcements of activities to take place in the Village:

- 1) Sunday, June 2nd – Farmer’s Market opens for the season
- 2) Sunday, June 2nd – Village Food Crawl from 1:00 to 5:00 PM
- 3) Monday, June 3rd – PRIDE flag raising
- 4) Friday, June 14th – “Dancing Under the Stars”
- 5) Saturday, June 15th – “Juneteenth” celebration on Clinton Street
- 6) Sunday, June 23rd – PRIDE Festival in the Village Parking Lot adjacent to the Knights of Columbus

The Mayor mentioned that back in December, 2018 the Village suffered a sewer collapse on Grant Street due to the deterioration and age of the sewer line. This blockage caused major back-up and flooding with the Village having to replace 300 feet of sewer line, which was very costly. There was also extensive damage done to 3 properties in the area which have to be reimbursed for the damage as follows:

- 1) 70 Broadway – Louis Rivera - \$3,412.24
- 2) 69 Broadway – Kathleen Hood - \$10,689.26
- 3) 41 Broadway – Susan Bernstein - \$2,500.00

Mayor Kohut entertained a motion to recompense this money put out by the homeowners for damage sustained by the sewer collapse and blockage, provided they install or have installed before a check can be

issued, a “backflow preventer” to keep this from ever happening to their properties again.

RESOLUTION #131-2019

Motion by: Rafael Bueno

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: 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, for the period of April 26th thru May 17th, 2019:

- 1) Repaired damaged catch basins at 32 Hillside Avenue & 9 State Street.
- 2) Repaired damaged meters throughout the Village.
- 3) Replaced catch basin at 11 State Street.
- 4) Replaced sump pump at Riverside Avenue Pump Station.
- 5) Pulled the pump at Harbors and removing rocks and clearing out the grease.
- 6) Repaired catch basin at 176 Hudson Avenue.
- 7) Mulched the Chair Factory, bus stop, Jefferson Street and flower beds throughout the Village.
- 8) Began cut & trim program throughout the Village, cutting all village properties.
- 9) Cut down tree at 176 Hudson Avenue.
- 10) Blacktopped the Casey Lot on Lincoln Street.
- 11) Blacktopped all catch basin repairs.
- 12) Put down millings in the alleyway potholes.
- 13) Blacktopped Gurnee Avenue and Halgren Crescent.
- 14) Blacktopped Hudson Avenue.
- 15) Painted lines at Coolidge Street by the Little League Field.

Deputy Mayor Dominguez informed everyone that the Manny Lopez Baseball Field is officially open for the season and being utilized by many teams.

Deputy Mayor Dominguez had nothing further to report.

YOUTH & FAMILY SERVICES - Trustee Terence Watson: Trustee Watson read the following report of activities at the Community Center:

- 1) Haverstraw Collaborative - continues to meet monthly at the Center.
- 2) The Spanish Speaking Parents Group – will meet on Wednesday, June 5th at 6:00 PM at the Haverstraw Elementary School.
- 3) The Jump Program – is in need of Spanish and English speaking mentors. Anyone willing to volunteer should speak with Pete Fata.
- 4) Homework Help Program – This program is geared toward students up to and including 8th grade.
- 5) Celebrating Families – Staffed in conjunction with the Department of Social Services with the start date of September, 2019.
- 6) Strengthening Families – This is a program that runs for 6 weeks in the Spring, which will be starting shortly, and 6 weeks in the Fall.
- 7) Village Summer Camp – Application for camp are currently be accepted at the Village Hall for children between the ages of 5 and 14.
- 8) For information on all other programs ongoing at the Center please contact the Haverstraw Center or visit the Village of Haverstraw website.

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 April 26th thru May 17th, 2019:

Rental registrations	-	41
Miscellaneous inspections	-	101
Complaints	-	11
Municipal searches	-	15
Construction inspections	-	21
Violations/Tickets	-	55
Building Permits & C.O.'s	-	3

Fines collected at court - \$3,400.00

Trustee Santana then reported that several property owners he has spoken with have mentioned to him how knowledgeable and courteous the staff is at Village Hall and most recently spoke highly of Stephanie, the Administration Assistant in the Building Department. He congratulated the staff for a "Job Well Done" and feels that the staff at Village Hall is the best staff around. He also reminded the public that the Village Board meetings have moved to their summer schedule of 1 meeting per month starting on June 17th, July 15th and August 19th.

Trustee Santana had nothing further to report.

Mayor Kohut:

OLD BUSINESS

None.

Mayor Kohut:

NEW BUSINESS

None.

Mayor Kohut:

2nd PUBLIC PARTICIPATION

Keith Syckowitz, Rockland County Times: Mr. Syckowitz inquired if the Village has ever received Federal grants up to or over the \$750,000.00 in 1 year.

Mayor Kohut: The Mayor responded that the Village has received that amount in grants a couple of times in the past, but he does not believe that amount would be received this or next year. The Mayor explained that when the Village closes out the books for the fiscal year, the accountants have to determine whether the funding came from Federal sources or not, because sometimes it is pass-thru money from the Federal Government to the State or sometimes it is strictly NYS Grant funding, which has to be determined.

Keith Syckowitz: Mr. Syckowitz then inquired if anything was done with the Sterling Bank lease.

Mayor Kohut: The Mayor informed Mr. Syckowitz that the lease with Sterling Bank was passed that night, also informing him of the lease rates and options for renewal.

Mel Post, 1422 Round Pointe Drive: Mr. Post inquired how much grant money the Board is anticipating receiving for the Ventrac Tractor the DPW would like to purchase.

Mayor Kohut: The Mayor informed Mr. Post that the Village requested the full amount for the tractor from both Senator Skoufis and Assemblyman Zebrowski. He then explained that because of the way the State Budget was hacked up this year the Village will not know until the end of June what grant amount will be awarded.

Mel Post: Mr. Post then inquired if the Mayor has heard anything about the North Rockland School District trying to get a grant from the State.

Mayor Kohut: The Mayor informed Mr. Post that they also would receive a response by the end of June.

Mel Post: Mr. Post inquired how many contracted vendors there are at the Farmer's Market this year.

Deputy Mayor Dominguez: The Deputy Mayor responded that to date there are 4 vendors.

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

Mayor Kohut: The Mayor informed Mr. Post that there is nothing new with that situation.

Mel Post: Mr. Post then inquired if the Site Plan the Mayor spoke about that night was the Final Site Plan.

Mayor Kohut: The Mayor informed Mr. Post that it is still the original "Site Plan for Site B" which allowed for the Ferry parking, etc. and is the plan that is actually being amended at this time.

Stuart Suchotliff, 1413 Round Pointe Drive: Since the amended plans for "Site B" have not been approved yet, Mr. Suchotliff inquired if the Board has actually given GDC permission to move forward with construction on Site B.

Mayor Kohut: The Mayor responded that GDC is only doing site preparation work at this time.

Stuart Suchotliff: Mr. Suchotliff then inquired what will happen if the new plan does not get approved.

Mayor Kohut: The Mayor responded that everything would be halted at that point and the site restored.

Mel Post: Mr. Post wondered why the Board would approve the Site Plan Amendment before negotiations are completed.

Mayor Kohut: The Mayor responded that Mr. Ginsburg is using his own money and the Village has nothing to lose if the plan is not approved.

Larry Levine, 1414 Round Pointe Drive: Mr. Levine feels that there should be some way that the Village can set a final date to end all the negotiations.

Mayor Kohut: The Mayor responded that the Village could do that, but the Board feels the negotiations will end soon because Mr. Ginsburg wants to start moving on Site B. The Mayor stated that there are also still some things that have to happen, such as completing the site for the new DPW location, so the current location can be taken down to start construction on "Site B". Mr. Ginsburg knows he has to resolve these issues soon or he ends up losing money and he still has to get site plan approval to move forward with "Site B". GDC has a time table that they are working under, so they have to move forward very soon to accomplish their goals, which will get everything moving very quickly.

Stuart Suchotliff: Mr. Suchotliff inquired if Mr. Ginsburg is receiving a "Tax Abatement" for Site B.

Mayor Kohut: The Mayor responded that there is a sticking point with the County that requires a Pilot to have prevailing wages and Union representation, however, the State is proposing legislation that may require having prevailing wages on any Pilot Program, which could immensely upset Mr. Ginsburg's plans. With regard to the tax abatement, the Town, the School District and the Village have come to an agreement.

Jay Hood, Esq.: Counselor Hood stated that Mr. Ginsburg stopped pursuing it because of the prevailing wages and currently there is no plan to give any tax abatement for "Site B".

Stuart Suchotliff: Mr. Suchotliff inquired if the Village can even afford to give GDC a Tax Abatement on the project with the number of children from these housing units that would be attending North Rockland schools.

Mayor Kohut: The Mayor stated that based upon the history of the Harbors, the school district will be getting far more money than anyone could perceive.

Mel Post: Mr. Post inquired if there are any "sticking points" left for the Village.

Mayor Kohut: The Mayor responded that there are still a few that have to be ironed out; however, the Mayor believes that they will work themselves out. He also added that Mr. Ginsburg has agreed to make another payment this coming budget year on the \$5M bond balance.

Keith Syckowitz: Mr. Syckowitz requested an update on the Comprehensive Plan status.

Mayor Kohut: The Mayor responded that the Village has 1 more public information session at 7:00 PM on June 12th at the Community Center. Over the summer the Planners and Committee will use all the information gathered towards the final plan. This will be the last of the public meetings until the fall when the Board will come back with a plan to present to the public. The Board will be working on the Comprehensive Plan, a Waterfront Revitalization Plan and the zoning requirements. There will be Public Hearings held for each segment and the public will be allowed to express their opinions at those times. The plans will be posted on the Village Website.

Stuart Suchotliff: Mr. Suchotliff inquired if an Environmental Impact Review was done for "Site B", especially for sewage capacity, wastewater, etc.

Mayor Kohut: The Mayor informed Mr. Suchotliff that if an Environmental Impact Review has not been performed, that will be a requirement for approval. He did explain, however, that the pumps and equipment that were installed a few years back are oversized, therefore, will provide far more capacity than what "Site B" would necessitate.

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

RESOLUTION #132-2019

Motion by: Emily Dominguez

Seconded by: Joel I. A. Santana

Motion Carries: All

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk