

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, June 17<sup>th</sup>, 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 invited Rifki Leifer to present a request for a Special Permit.

Rifki Leifer, 6 Laurie Lane, Monsey, NY: Ms. Leifer was there representing Tzvie Leifer who is requesting a Special Permit for the installation of 4 residential units at property located at 173 Broadway. She informed the Board that they have been approached by "Open Arms" to utilize this site as a living space for people in recovery. She stated that this property fills the needs of "Open Arms" as the size and layout are perfect. She informed the Board that the property is currently a 4 unit property with some 2 bedroom and some 3 bedroom units. "Open Arms" is planning on placing 2 adults in each bedroom. She also mentioned that there is no need for parking at this site because none of the tenants would own vehicles.

Joel Santana: Trustee Santana inquired if there would be any outdoor space for the tenants.

Rifki Leifer: Ms. Leifer responded that there is a little open air space in the backyard, but she has not visited the property in a while so could not give specific details about outside space. She mentioned it would take a couple of months to finish the rehab on the property.

Mayor Kohut: The Mayor mentioned that "Open Arms" currently has 3 other properties in the Village for this use which have been successful over the years.

Terence Watson: Trustee Watson asked if these units would be co-ed or strictly male or female units.

Mayor Kohut: The Mayor informed Ms. Leifer that a Public Hearing would have to be scheduled at which time all the specifics would be presented along with details from "Open Arms".

Jay Hood, Esq., Village Attorney: Counselor Hood suggested the Board forward this application to the Technical Advisory Committee (TAC) of the Planning Board for their review and recommendations.

Mayor Kohut entertained a motion to accept this application and refer it to TAC before scheduling a Public Hearing.

RESOLUTION #132-2019

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

Mayor Kohut:

**REPORTS OF VILLAGE OFFICIALS**

**VILLAGE ATTORNEY, Jay Hood, Jr.:** Counselor Hood first requested that the Board declare its intent to be Lead Agency for the “Admiral Cove Soil Surcharging Project”. He explained that the soil has to be compacted where the buildings will be constructed, which will take approximately 1 year to complete, therefore nothing can be started in that location until the soil is properly compacted, with this Board being the Lead Agency in discussions regarding environmental impact, etc.

Mayor Kohut entertained a motion for the Village of Haverstraw to be Lead Agency for the above stated project.

RESOLUTION #133-2019

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

Counselor Hood then requested a Public Hearing be scheduled for July 15<sup>th</sup> at 7:05 PM to establish a new title “Commissioner of Public Works”.

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

RESOLUTION #134-2019

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

Counselor Hood informed the public that the Village has a Draft Contract to develop 2 parking lots with affordable housing units; the 1<sup>st</sup> in the lot across from the Village Hall and the 2<sup>nd</sup> on Maple Avenue adjacent to the Fire House. This project has been discussed and an agreement has been reached with regard to the financial aspect. This is village property that is being developed, however, there will be a Public Hearing held for this project so people can express their feelings about the project. He is requesting approval of the Board for the Mayor to sign the “Letter of Intent” for this project.

Mayor Kohut entertained a motion to authorize the Mayor to sign a “Letter of Intent” for the above stated project.

RESOLUTION #135-2019

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

Mayor Kohut: The Mayor further explained that the Board has been dealing with Walison Development, LLC, who are affordable housing developers out

of NYC and the “Letter of Intent” is simply to see if it is possible to make something like this happen for the Village. This project would provide additional affordable housing in the Village along with some commercial components and possibly a food market in 1 of the buildings, all of which would be revenue generators for the Village and still act as parking lots as well.

Counselor Hood had nothing further to report.

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

**MAYOR’S REPORT, Mayor Kohut:** The Mayor received a letter from Corrine McGeorge, a local historian who has created periodic historical exhibits about North Rockland and is requesting financial support towards a Hudson Valley Exhibits Website. She is requesting funding from all the municipalities in North Rockland to support this website with a donation of \$150.00 each.

Mayor Kohut entertained a motion to make a contribution of \$150.00 to the creation of the Hudson Valley Exhibits Website.

**RESOLUTION #136-2019**

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

The Mayor received a request from Reverend Patrick Elias of the Bricktown Gospel Fellowship to use the 9-11 Village Park at the corner of New Main Street & Rockland Street for their Sunday services during the month of June and July from 12:00 PM to 2:00 PM. They will have a few serving tables with refreshments and pamphlets, which will not affect vehicle or pedestrian traffic. The Board has reviewed their requested dates and has agreed to Sunday, June 30<sup>th</sup> and Sunday, July 21<sup>st</sup>.

Mayor Kohut entertained a motion to approve use of the above stated Village park at dates and times stated for Sunday Services to be held by the Bricktown Gospel Fellowship.

**RESOLUTION #137-2019**

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

Mayor Kohut entertained a motion to authorize the Village Clerk to request the list for the title “Public Information Specialist” from the Rockland County Personnel Office.

**RESOLUTION #138-2019**

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

Mayor Kohut entertained a motion requesting the Village Clerk along with the Rockland County Personnel Office to create a position for “Substitute Clerk/Typist”.

**RESOLUTION #139-2019**

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

Mayor Kohut entertained a motion to authorize the Mayor to sign the Contract from the Department of State for the grant for Hudson River Shoreline Improvements, which together with the Village contribution totals \$350,000.00 to be used towards development of the Chair Factory Property.

**RESOLUTION #140-2019**

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

Mayor Kohut entertained a motion to accept the annual 2019 MS-4 Report prepared by Brooker Engineering and submit it to DEC.

**RESOLUTION #141-2019**

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

As per the recently approved budget, Mayor Kohut entertained a motion to approve the 2019/2020 salary schedule as submitted.

**RESOLUTION #142-2019**

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 Judith Curcio, Clerk/Treasurer and Joseph Modafferi, Accountant:

<b>2018-2019 OVERTIME/SALARY BUDGET ADJUSTMENTS</b>				
Acct. #	Account Name	Increase	Decrease	
A1110.1	Justice Court	\$ 2,450.00		
A1410.11	Clerk/Treasurer Office	\$ 3,050.52		
A1420.01	Law: 4 <sup>th</sup> Quarter	\$ .00		
A9961.9	Reach Out	\$ 2,266.78		
A7140.1	Recreation	\$ 2,266.78		
A3620.1	Building Department	\$ 4,518.72		
A5110.1	DPW: Laborers, etc.	\$ 8,650.00		
A5010.1	DPW: Administration	\$ 18,940.00		
A1990.41	OT Contingency		\$ 42,142.80	

Mayor Kohut entertained a motion to approve the above Overtime/Salary Budget Adjustments.

RESOLUTION #143-2019

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

<b>2018-2019 BUDGET ADJUSTMENTS</b>				
Acct. #	Account Name	Increase	Decrease	Increase
		Appropriations	Appropriations	Revenue
A1110.0400	Justice Contractual	\$ 500.00		
A1680.0400	Data Processing	\$ 4,000.00		
A1620.0440	Building Lights	\$ 9,000.00		
A1325.0420	Payroll Processing	\$ 100.00		
A5110.0410	Street Maint. Clothing	\$ 400.00		
A5110.0400	Street Maint. Contractual	\$ 17,000.00		
A9060.0800	Hospital & Medical Insurance		\$ 31,000.00	
A0000.3501	CHIPS			\$184,265.00
A5112.0400	CHIPS Contractual	\$184,265.00		

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

RESOLUTION #144-2019

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

The Mayor then informed the public that the Village held its 2<sup>nd</sup> “Dancing Under the Stars” the previous Friday night which was successful with another great band and great turnout. Also this past weekend was the Juneteenth celebration which was also a success with a great turnout.

The Mayor then made the following announcements for upcoming events in the Village:

- 1) Farmer’s Market opened on Sunday, June 2<sup>nd</sup> and will be open thru October from 9:00 AM to 1:00 PM.
- 2) PRIDE Festival will be held in the Village on June 23<sup>rd</sup>.

The Mayor had nothing further to report.

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

**FIRE & ORDINANCES – Trustee Rafael Bueno:** Trustee Bueno read the following firefighter application:

Waldemar Guadalupe Izquierdo - Rescue Hook & Ladder Co. #1

Mayor Kohut entertained a motion to approve Mr. Izquierdo's application and welcomed him to the Haverstraw Fire Department and Rescue Hook & Ladder Co. #1.

RESOLUTION #145-2019

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, 2019, submitted by Fire Chief J. Bart Gordon:

Total Alarms	-	26
General Alarms	-	18
Special Calls	-	4
Mutual Aid Calls	-	4
Structure Fire	-	1
Cooking Fires	-	1
Electrical Fires	-	3
Gas Leaks	-	2
C.O. Alarms	-	1
Boat Calls	-	1
Good Intent/Misc.	-	5
Assist Police/Other Agencies	-	3
False Alarms	-	5

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, Superintendent of Public Works, as of June 17<sup>th</sup>, 2019:

**REPAIRS**

- 1) Damaged wall at the African American Park on Clinton Street.
- 2) Damaged sewer grate in the Harbors and on Route 9W in the area of Fairmount Avenue.
- 3) Replaced a broken window at the Manny Lopez Baseball Field.
- 4) Repaired damaged parking pole at Broadway & New Main Street.
- 5) Repairing the guard rail on Samsondale Avenue & Broadway.
- 6) Repaired and replaced damaged signage on Rockland, Main & Leonard Streets and Gurnee Court.

**LANDSCAPING**

- 1) Cut grass at Emeline Park, Manny Lopez Baseball Field & Community Center and Samsondale Avenue.
- 2) Cleaned and weeded area around the Gurnee Avenue Tunnel.
- 3) Took down tree that fell in the area of Emeline Park.
- 4) Trimmed everything on the Greenway Trail.
- 5) Cut and trimmed abandoned property at 43 Clove Avenue.

**BLACKTOP/MILLINGS**

- 1) Blacktopped all catch basin repairs.
- 2) Put down millings at Broadway & Grant Street.

- 3) Grant Street was paved by a private contractor and work has been completed.
- 4) Blacktopped Highland Avenue.

**OTHER**

- 1) Painted bridge at the Harbors.
- 2) Put up signage for the Farmers Market.
- 3) Set up and cleaned up for the Food Crawl on June 2<sup>nd</sup>.
- 4) Hauled compost to residents by 9W railroad tracks.
- 5) Installed plaque at the Village Hall for the completed Tile Project done by the children of the Village.
- 6) Set up and cleaned up for Dancing Under the Stars on June 14<sup>th</sup> and for Juneteenth on June 15<sup>th</sup>.

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. The next meeting will be held on July 3<sup>rd</sup> from 12:00 to 2:00 PM.
- 2) The Spanish Speaking Parents Group – continues to meet monthly 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 Fada.
- 4) Homework Help Program – This program is geared toward students up to and including 8<sup>th</sup> grade.
- 5) Celebrating Families – Staffed in conjunction with the Department of Social Services. This is a 16 week program which continues to be a successful program for everyone involved.
- 6) Strengthening Families: This program runs in 2 six week cycles.
- 7) Positive Alternatives – Tim Sanders took youth from the Center to help with the Eel Migration Program, helping them to learn more about our environment.
- 8) End of Year Celebration: The Center will hold its annual celebration on Friday, June 21<sup>st</sup> from 4:00 PM to 8:00 PM. There will be food and fun for all.
- 9) Village of Haverstraw Summer Camp: Applications are being accepted at Village Hall for youth ages 5 to 14. Camp runs from July 8<sup>th</sup> thru August 16<sup>th</sup> with many trips planned for the children.
- 10) 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 May 20<sup>th</sup> thru June 17<sup>th</sup>, 2019:

Rental registrations	-	37
Miscellaneous inspections	-	112
Complaints	-	15
Municipal searches	-	20
Construction inspections	-	28

Violations/Tickets - 38  
Building Permits & C.O.'s - 9

Fines collected at court - \$0

Trustee Santana had nothing further to report.

**MINUTES:** The Mayor presented the minutes of the Regular Board Meetings of April 1<sup>st</sup> & 15<sup>th</sup> and May 6<sup>th</sup> & 20<sup>th</sup>, 2019 for approval by the Board.

Mayor Kohut entertained a motion to that effect.

RESOLUTION #146-2019

Motion by: Emily Dominguez  
With 1 change to 5/6 minutes  
Seconded by: Terence Watson  
Motion Carries: All

Mayor Kohut:

**OLD BUSINESS**

None.

Mayor Kohut:

**NEW BUSINESS**

None.

Mayor Kohut:

**2<sup>nd</sup> PUBLIC PARTICIPATION**

Mel Post, 1422 Round Pointe Drive: Mr. Post inquired how many parking lots will be involved and their locations.

Mayor Kohut: The Mayor informed Mr. Post that 1 smaller building will be constructed in the parking lot across from the Village Hall on New Main & West Broad Streets with parking under the building. The other will be constructed on the large parking lot located between Maple Avenue & West Street. In order to keep generally the same amount of parking available between the 2 projects, the applicant and the Village would qualify for funding for a parking garage either on-site or a multi-tiered facility on the parking lot adjacent to the Knights of Columbus.

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

Mayor Kohut: The Mayor responded that most of the issues have been resolved and the Board is hopeful that a final resolution with GDC will happen over the summer.

Mel Post: Mr. Post mentioned that at a meeting he attended that week there seemed to be changes to the plan allowing 3 four story buildings and 1 five story building. The rendering was shown to the HHOA of which he is not a member and was never shown to the Harbors community



Mayor Kohut: The Mayor stated that the Board previously viewed “site plans” and just saw the renderings that week. He mentioned that he is not familiar with any change and that GDC still has not yet been approved for anything.

Mel Post: Mr. Post mentioned that he saw “site plans” in the Mayor’s office that stated building heights, etc. and now it seems as though there is 1 story added to each of the buildings.

Mayor Kohut: The Mayor informed Mr. Post that GDC still has to come before the Board for final approval, at which time all aspects of the plans will be reviewed and resolved.

Mel Post: Mr. Post informed the Board that at that particular meeting there were also people there that were not residents of the Harbors, but were very interested to know how much these additional buildings would reduce their taxes.

Stuart Suchotliff, 1413 Round Pointe Drive: Mr. Suchotliff questioned the Board being Lead Agency on the project.

Mayor Kohut: The Mayor informed Mr. Suchotliff that the Board is Lead Agency only on the soil compacting of the piles and the rerouted road.

Larry Levine, 1414 Round Pointe Drive: Mr. Levine inquired if the buildings will be constructed on top of the piles of dirt in that area.

Mayor Kohut: The Mayor responded “NO” explaining that the soil is put there to compact the underlying soil, just as was done for the existing buildings where he lives.

Larry Levine: Mr. Levine then mentioned to the Board that there are laws being passed in the Towns and Villages with regard to bicycles, which he believes should be considered in all the municipalities across the State and the Country. It states “cyclist must ride in single file”, which is not followed in New York and presents safety concerns for both the cyclist and the vehicle driver. He feels the Board should consider adding this to the Village Laws and would like to know what direction the Board would go.

Mayor Kohut: The Mayor responded that the Board certainly agrees with the concept, and all drivers know how frustrating it is trying to get around the cyclist. He will have Counselor Hood pull up some sample legislation for the Board to review.

Mel Post: Mr. Post, speaking on the same topic, mentioned that on Route 9W the cyclist situation is terrible. He suggested the Village coordinate with the surrounding municipalities to create a law to make it safer for everyone on the roadways.

Mayor Kohut: The Mayor is certain that all the other municipalities are hearing the same thing from their residents and that it will become a major topic of conversation at all Rockland County board meetings in the near future and from what the Mayor has read, even the cyclist are not against it.

Stuart Suchotliff: Mr. Suchotliff wanted to know who is responsible for the “catch basins” in the Harbors, because there is a crack in the one on Round Pointe Drive just before going into the lower garage.

Mayor Kohut: The Mayor responded that the Village takes care of anything on a public street.

Larry Levine: Mr. Levine informed the Board that there are a lot of cracks on the Lagoon walkway that need repair.

Mayor Kohut: The Mayor informed Mr. Levine that the DPW is aware that they have to go back from time to time to repair the walkway, but he is not sure if it will get done this year.

Larry Levine: Mr. Levine then informed the Board that there are people coming into the Harbors and allowing their children to put their feet in the fountain. He thought maybe signage could be installed by the fountain.

Mayor Kohut: The Mayor agreed that people should be more careful with their children, however, there is nothing in the fountain water but chlorine, which is the same as going into a swimming pool. Also, he does not think any signage would make a difference.

Mel Post: Mr. Post wanted to make the Board aware that some of the Belgian blocks on the floor of the promenade are sinking in the area of the fountain towards the red rock, which could present a tripping hazard.

Noel Rappaport, 31 New Main Street: Mr. Rappaport wanted the Board to know that he and his wife attended the last "Dancing Under the Stars" and it was a great time for everyone there. He then inquired if there would be another one this year.

Mayor Kohut: The Mayor thanked Mr. Rappaport and informed him there is another one on either August 16<sup>th</sup> or 17<sup>th</sup>.

Mayor Kohut: With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the meeting in memory of 1 of the Village Fire Department officers, Anthony "Flaco" Santiago, who was recently killed in a motorcycle accident. He asked everyone to rise for a moment of silence and then adjourned the meeting.

RESOLUTION #147-2019

Motion by: Emily Dominguez

Seconded by: Terence Watson

Motion Carries: All

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk