

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, July 15th, 2019, 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 first Public Participation portion of the meeting inviting people to ask questions or make comments.

Joan Chavalier, 178 Clove Avenue: Ms. Chavalier informed the Board that she and her neighbors have an issue with the noise coming from the school bus lot adjacent to the building where she resides (Haverstraw Transit). She mentioned that she hand delivered explanatory letters that day to the Board members and Jay Hood, Esq. She also mentioned that helicopters sometimes land in the lot adjacent to her building and also there is a lot of large machinery being used, making the area dangerous for the children attending Head Start. She asked that a meeting be set up with the Board to hear their issues and see what can be done to take care of these matters. She feels that the tenants in her building deserve a chance to address these issues with the Board and to get some clarification on the issues at hand.

Mayor Kohut: The Mayor responded that he will contact Ms. Chavalier to determine a convenient time for everyone involved to meet with the Board. He requested she give him some dates and times that would work to meet with the tenants and the owner of her building.

Mayor Kohut: The Mayor then announced that 2 Public Hearings were scheduled for that night and entertained a motion to open the first Public Hearing with regard to 153 Samsondale Avenue, Vehicle Repair Facility.

RESOLUTION #148-2019

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

Dwight Joyce: Mr. Joyce was there 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 footprint of the property and all motor vehicles will be worked on inside the enclosed site. He mentioned that he went before the Planning Board with this application and believed that they forwarded comments to the Village Board referencing this application.

Mayor Kohut: The Mayor then read the following comments received from the Planning Board with regard to this application:

“The Planning Board found this site to be in excellent condition. There were no on-site or off-site parking issues. The garage/office/landscape layout areas were all neatly kept and totally within the scope of the original plan. The garage and work area was immaculately kept and gave the impression of a 1st class operation. Their concerns, moving forward, were some of the trucks associated with the business are

stored off-site at the present time. They feel that this will have to be monitored. The parking/storage areas for the repair shop will have to be carefully set up with regard to numbers. When, and if, all trucks come back to this site, provisions will have to be made to accommodate all vehicles (employees, landscape and repair shop) so that some repair vehicles may not have room. The Planning Board recommended that the Village Board keep this in mind when considering the Special Use Permit. As with all types of operations, parking and storage is their biggest challenge, however, by what we saw during our visit, we feel they run a good operation and with the added use, will continue to stay on top of things. The Planning Board was not aware of any complaints from adjoining property owners. They feel that a positive recommendation for the Special Use Permit for this site is in order. A motion to approve the positive recommendation to the Village Board was discussed and approved by the Planning Board on July 8th, 2019 with a motion made by Gil Carlevaro, seconded by Edwin Molina and carried by all.”

The Mayor mentioned to Mr. Joyce that his only concern is the number of vehicles if all the trucks return to this site. He also stated that “at no time can any repair vehicles be on the street and that the landscaping around the perimeter also needs to be finalized.”

The Mayor inquired if any member of the public would like to comment on this application.

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

RESOLUTION #149-2019

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

Mayor Kohut entertained a motion to approve the request for a Special Permit subject to the conditions he mentioned above.

RESOLUTION #150-2019

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

The Mayor then announced the 2nd Public Hearing with regard to the Commissioner of Public Works.

Mayor Kohut entertained a motion to open the Public Hearing.

RESOLUTION #151-2019

Motion by: Rafael Bueno
Seconded by: Joel Santana
Motion Carries: All

The Mayor informed the public that this hearing is in regard to a new Local Law creating the office of Commissioner of Public Works for the Village of Haverstraw. The Mayor then read the following amendment to Local Law §43 creating the office of Commissioner of Public Works as a Village Office:

“Be it enacted by the Village Board of the Village of Haverstraw, §43 shall be amended to add Article 2 Administration of Government within the Village and to add a new §43-3, entitled “Office of Commissioner of Public Works, which reads as follows:

§43-3 Office of Commissioner of Public Works

- A. Pursuant to §3-301() of the Village Law, there is hereby created in the Village of Haverstraw the Office of Commissioner of Public Works, whose duties shall entail overseeing the daily operations of the Village Department of Public Works. The Office of Commissioner shall be an appointive office, appointed by the Mayor, subject to the approval of the Village Board of Trustees, for a term of one year, subject to renewal at the annual reorganizational meeting, at a salary fixed by the Board. The Commissioner of Public Works shall act under the direction and supervision of the Mayor and Board of Trustees.
- B. Subject to the appropriations made for the Department of Public Works by the Village Board, and to all other applicable provisions of law, the Commissioner of Public Works shall have the sole power to appoint and remove all employees of the Department.

This Local Law shall take effect upon the filing of same with the New York State Secretary of State.

The Mayor explained that presently the title of Superintendent of Public Works is a Civil Service title, meaning that anyone hired to this position going forward would be chosen from a Civil Service List, which works well for a non-supervisory position, however, in a supervisory position there is a need to have someone known to have the skill set to perform all the duties required for this position. The Village Board believes that this new title would give the Board better control in the future to put the right person in the job. At this time, the Mayor invited the public to ask questions or make comments.

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

RESOLUTION #152-2019

Motion by: Emily Dominguez
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut then entertained a motion to approve the Local Law establishing the title of Commissioner of Public Works.

RESOLUTION #153-2019

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

Mayor Kohut entertained a motion to appoint Robert Drexler to the position of Commissioner of Public Works, once the Local Law is established by the State.

RESOLUTION #154-2019

Motion by: All Board Members
Seconded by: All Board Members
Motion Carries: All

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

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: No report was given in the absence of Counselor Hood.

VILLAGE TREASURER, Judith Curcio: Ms. Curcio gave the following report for the months of March, April and May, 2019:

<u>DISBURSEMENTS</u>	-	\$2,806,067.00
<u>REVENUE</u>	-	\$ 881,000.00
<u>TAXES TAKEN IN – JUNE</u>		\$6,956,000.00

Ms. Curcio had nothing further to report.

MAYOR'S REPORT, Mayor Kohut: The Mayor received a request from the United Latin Festival Committee of Haverstraw to host the 9th Annual Parade and Festival on Sunday, August 4th with the parade to begin at 12:00 PM from Main Street and ending at the Haverstraw Elementary School Field where the festival will take place and end at 8:00 PM. They also requested the help of the DPW for set up and cleanup, whose help has been tremendous in previous years and much appreciated by the Committee.

Mayor Kohut entertained a motion to approve both the parade and festival as stated above with the help of the DPW and receipt of the proper insurance.

RESOLUTION #155-2019

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

The Mayor received a request from the Haverstraw Neighborhood Committee to host the "Annual Back-to-School Backpack Program" at Emeline Park on August 25th from 2:30 to 7:30 PM. They are also requesting use of barricades and 200 chairs for the event. Last year 1,000 filled backpacks were distributed to children in the North Rockland area and others in need.

Mayor Kohut entertained a motion to grant use of Emeline Park for a backpack event as stated above.

RESOLUTION #156-2019

Motion by: Joel Santana
Seconded by: Rafael Bueno
Abstention: Emily Dominguez
Motion Carries: All

The Mayor received a request from Dr. Michael Orban to allow their Putnam Animal Wellness Veterinary Medical "P.A.W. on PATROL" truck to park on Village property on a bi-weekly basis to serve the community with "LOW COST" veterinary care for their animals including spay/neuter, vaccinations, dentistry and more. They are veterinarian owned and operated and are fully licensed and insured. They have brought their services to other counties in the Hudson Valley and would like to offer their services to Rockland County. The Board could consider allowing this on days that are not so crowded at the Knights of Columbus (KoC) parking lot.

Judith Curcio: Ms. Curcio informed the Board that United Health Care will probably not be returning which will free up some space for this unit.

Mayor Kohut entertained a motion to authorize P.A.W. on PATROL to park in their clinic mobile bi-weekly in the parking lot adjacent to the KoC.

RESOLUTION #157-2019

Motion by: Emily Dominguez
Seconded by: Joel Santana
Motion Carries: All

The Mayor reported that he has contacted Elan City, a company that sells portable speed signs, which many have seen in other communities. They offer a package of 2 speed signs, which are solar or battery powered, and can be moved around the Village where excessive speeding happens. The cost for the 2 sign is \$5,499.00.

Mayor Kohut entertained a motion to purchase the special Twin Pack Evolis all inclusive pack as stated above.

RESOLUTION #158-2019

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

The Mayor received a request from Bricktown Gospel Fellowship to use the park at the corner of Main & Rockland Streets to hold their Sunday services for the month of August, 2019.

Mayor Kohut entertained a motion to allow the services to be held on August 18th at the park stated above.

RESOLUTION #159-2019

Motion by: Emily Dominguez
Seconded by: Joel Santana
Motion Carries: All

The Mayor has received a complaint from a resident of Harbors, who lives close to the Promenade area and is up at night watching people hanging out around the Harbors Promenade, late at night and into early morning hours. He mentioned that the Board is inclined to post signage for that in order for the Police to monitor the area and issue tickets. Since Mr. Post and Mr. Levine

live in the Harbors the Mayor asked for their thoughts on the matter and whether or not they have seen anything.

Mel Post, 1422 Round Pointe Drive: Mr. Post mentioned that he does not believe there are any foot patrol units in that area, but that he has not seen anybody there except for a few fishermen. He just wondered how a sign stating “dawn to dusk” would affect the Harbors residents.

The Mayor believes that if the police were to come upon someone who is a Harbors resident and has a valid reason for being out on the Promenade late at night then that person could go about their business being happy that the area is being patrolled. It is other people hangin out on the Promenade late into the night that are a concern to the people residing in that particular area. He stated there would probably be a total of 3 warning signs along the promenade, which would allow the police to take whatever action they deemed necessary for a particular incident involving people loitering.

Larry Levine, 1414 Round Pointe Drive: Mr. Levine feels that, in general, most residents would prefer not to see more signage go up, however, he has noticed that there are many non-residents that do use the area even during the day. He feels if the police would cruise around the area more often that would help curb the situation.

The Mayor mentioned again that if there is an incident and there is no signage posted there is nothing the Police can do to keep people off the property day or night. He feels a couple of signs would be worthwhile, especially for those people residing in that particular area of the Harbors who have been kept awake at night or have witnessed some offensive and/or improper happenings occurring in that area.

Mayor Kohut entertained a motion to order signage for the Harbors Promenade.

RESOLUTION #160-2019

Motion by: Rafael Bueno

Seconded by: Emily Dominguez

Motion Carries: All

The Mayor received a letter from the Rockland County Solid Waste Authority (RCSWA) requesting written approval of the Village’s satisfaction with Hiep Sanitation for the year starting May 1st, 2019 in order for Hiep Sanitation to renew their Bond with the RCSWA.

Mayor Kohut entertained a motion to authorize the Mayor to sign documentation verifying that the Village is satisfied with Hiep Sanitation as stated above.

RESOLUTION #161-2019

Motion by: Rafael Bueno

Seconded by: Emily Dominguez

Motion Carries: All

Mayor Kohut entertained a motion to award Jesus Nieves, Jr. a LOSAP Pre-Entitlement Age Total & Permanent Disability Benefit as per letter from PENFLEX, Inc. dated July 12, 2019.

RESOLUTION #162-2019

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

Mayor Kohut entertained a motion to authorize the Village Clerk to go out to bid for the "2019 Curb & Sidewalk Program" utilizing the 2017, 2018 and 2019 CDBG funding. Streets included are Clove & Maple Avenues and Partition & West Broad Streets.

RESOLUTION #163-2019

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

Mayor Kohut then entertained a motion to approve repairs to be done by Congers Collision, at a cost of \$1,725.30, to a vehicle owned by Johanny Santana that was damaged by a fire truck on June 17th, 2019.

RESOLUTION #164-2019

Motion by: Emily Dominguez
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut entertained a motion for Rockland County Personnel to establish the Civil Service Position of "Public Information Assistant" for the Village of Haverstraw.

RESOLUTION #165-2019

Motion by: Emily Dominguez
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut entertained a motion authorizing the Mayor to sign the "Multi-Modal #4 Agreement with the NYSDOT for \$75,000.00 for the resurfacing of State Street, Hillside Avenue and Broadway.

RESOLUTION #166-2019

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

At this point in the meeting, the Mayor invited Andy Maniglia, representing Ginsburg Development, to speak about the Admiral's Cove Waterfront Development Project, mentioning that this is the first of many steps in this process, which declares the Village's intent to be Lead Agency on this project. The Mayor reported that the Village would have to send out notices to most of the municipalities and other interested parties stating that the Village of Haverstraw intends to be Lead Agency on this project just in case any other interested parties would like to take that lead.

Andrew Maniglia: Mr. Maniglia informed the public that the Village Board has to declare a Notice of Intent to be Lead Agency for the SEQRA process for the waterfront development and approval of the new Admiral's Cove Site Plan for the Harbors.

The Mayor entertained a motion to file a Notice of Intent for the Village of Haverstraw to be Lead Agency on the Admiral' Cove Project.

RESOLUTION #167-2019

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

Andrew Maniglia: Mr. Maniglia reported that the 2nd step in the process is to amend the original Site Plan from 2003 for what was then known as "Site B" of the Redevelopment Plan, which is currently known as "Admiral's Cove". He remarked that people may have seen 2 huge piles of dirt at this site. He explained that the weight of those piles are there surcharging the spongy soil that currently exists on the site. He explained that GDC is requesting that the Dr. Girling Drive road that enters the Ferry Parking Lot from further down on West Street, as he pointed out on the exhibit, to allow the road to go between the 2 surcharging piles to allow them access to the Ferry Parking Lot. Dynamic compaction will follow.

The Mayor received the following letter from the Planning Board Chairman Joseph Natale, which he read as follows:

"The Planning Board is referring this application back to the Village Board with a positive recommendation, with the following conditions:

- 1) Ensuring original road and any pavement affected by the surcharge is properly bonded so that it could be reconstructed.
- 2) Properly seeded and provided erosion control, to the satisfaction of the Village Engineer.
- 3) That it be removed at the expense of the applicant in the case that they don't receive approval within a certain amount of time.
- 4) Must provide fencing; i.e.: construction fence.
- 5) There must be no interruption of access to commuter lot.
- 6) Must post "No Trespassing" signage.
- 7) Must show existing secondary access from Site A to Dr. Girling Drive, on the plans.
- 8) Provide a pedestrian bypass for promenade pad.
- 9) Relocate the existing fire hydrant."

The Mayor inquired if anyone from the public had any questions regarding this plan.

Mel Post: Mr. Post inquired if GDC has done anything over the past years, since Hurricane Sandy, to protect their property from the kind of damage that was done at that time.

Andrew Maniglia: Mr. Maniglia had no answer to that question for Mr. Post at that time as he was only there that night on the matter of the "surcharging". He did mention, however, that in connection with the "Site Plan" currently before the Planning Board that particular matter is currently being analyzed by engineers to prevent what happened back then from happening again and all FEMA regulations are already in place that GDC must comply with. He also mentioned that the Village Planning Board engineer is analyzing the hydrology of the flood plain.

Keith Schikowitz, Rockland County Times: Mr. Schikowitz wanted to know exactly what a "surcharging pile" is.

Andrew Maniglia: Mr. Maniglia responded that it is 2 piles of dirt that exist and are approximately 20 feet high. The weight of these 2 piles compress the soil

underneath to prepare the area to be developed and hold foundations, which takes anywhere from 3 to 6 months.

Keith Schikowitz: Mr. Schikowitz wanted to know exactly what the term “surcharging” means, not what it does.

The Mayor explained “surcharging” is adding soil to a piece of property to compact the soil underneath it.

Mayor Kohut entertained a motion to authorize the changes to the Admiral’s Cove Site Plan to redirect Dr. Girling Drive.

RESOLUTION #168-2019

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: Mayor Kohut read the following report of fire activity for the month of June, 2019, submitted by Fire Chief J. Bart Gordon:

Total Alarms	-	21
General Alarms	-	16
Special Calls	-	4
Mutual Aid Calls	-	1
Structure Fire	-	0
Cooking Fires	-	3
Electrical Fires	-	2
Brush Fires	-	1
Trash/Rubbish Fires	-	1
Gas Leaks	-	1
Boat Calls	-	1
Good Intent/Misc.	-	4
Assist Police/Other Agencies	-	1
False Alarms	-	6
Total Manpower Responding	-	405 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, Commissioner of Public Works, as of July 15th, 2019:

- 1) Repaired damaged Catch Basin at Round Pointe Drive in the Harbors.
- 2) Repaired damaged street sign hit by a truck, at Route 9W & Gurnee Avenue.
- 3) Repaired damaged sewer grate on Route 9W by Fairmount Avenue.
- 4) Replaced sewer top & ring on Maple Avenue and sewer top on Fairmount Avenue.

- 5) Repaired damaged "STOP" sign on West Street.
- 6) Cut and trimmed Graziosi (abandoned property), Warren & Clove Avenues drainage areas.
- 7) Cut and removed debris from village property at 56 Fairmount Avenue.
- 8) Trimmed trees in the downtown area and cleaned out all grates surrounding trees.
- 9) Removed a tree that fell at Emeline near First Street.
- 10) Blacktopped 48 Halgren Crescent, Village Hall and 40 Rhoda Avenue.
- 11) Finished blacktopping alleyways where needed.
- 12) Filled in potholes at the Knights of Columbus parking lot.
- 13) Continue blacktopping New Main Street & Spring Street.
- 14) Put up flags for PRIDE festival on Clinton Street.
- 15) Installed "NO PARKING" signs on Riverside Avenue along the fence line.
- 16) Cleaned sewer pump station at Harbors.
- 17) Picked up tires and TV's throughout the Village.
- 18) Set up and cleaned up for the "Pride Parade" on June 23rd.
- 19) Completed GPS'ing all sewer lines in collaboration with Joint Regional Sewer Board, who will be making maps and inputting the information into their computer system for future reference.
- 20) Put up barricades and cones at different locations in the Village for the 4th of July fireworks display.
- 21) Delivered 100 chairs and 10 tables to Clinton Street for "Juneteenth Celebration".

Deputy Mayor Dominguez requested approval to allow Top Quality Seal Coat to imprint the pattern used for the Grant Street and Broadway crosswalks. She mentioned that there was a sewer issue in the area and the roadway had to be dug up. The estimate she received was for \$5,950.00.

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

RESOLUTION #169-2019

Motion by: Emily Dominguez
 Seconded by: Joel Santana
 Motion Carries: All

Deputy Mayor Dominguez then reported that the fountain at the Harbors is in need of repair. An estimate has been received from American Pool in the amount of \$4,500.00 repair the pump at the fountain.

Mayor Kohut entertained a motion to approve repair work to the fountain at Harbors as stated above.

RESOLUTION #170-2019

Motion by: Emily Dominguez
 Seconded by: Joel Santana
 Motion Carries: All

Deputy Mayor Dominguez then reported that the DPW would like to have a larger plow installed on Truck #18. An estimate was received from Cliffside Auto Body in the amount of \$2,388.00.

Superintendent Robert Drexler informed the Board that the plow is in stock.

Mayor Kohut entertained a motion to approve the installation of a larger plow on Truck #18 as stated above.

RESOLUTION #171-2019

Motion by: Emily Dominguez
Seconded by: Joel Santana
Motion Carries: All

Deputy Mayor Dominguez mentioned that new shirts have been ordered for the DPW and she had nothing further to report.

YOUTH & FAMILY SERVICES - Trustee Terence Watson: In the absence of Trustee Watson no report was given.

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 June 14th thru July 12th, 2019:

Rental registrations	-	16
Miscellaneous inspections	-	98
Complaints	-	7
Municipal searches	-	12
Construction inspections	-	41
Violations/Tickets	-	4
Building Permits & C.O.'s	-	4

Fines collected at court - \$0.00

Trustee Santana had nothing further to report.

Mayor Kohut:

OLD BUSINESS

None.

Mayor Kohut:

NEW BUSINESS

None.

Mayor Kohut:

2nd PUBLIC PARTICIPATION

Larry Levine, 1414 Round Pointe Drive: Mr. Levine requested that the timer at the Harbors Fountain also be repaired along with the other repairs in that area.

Mel Post: Mr. Post requested an update on the GDC matter and asked if everything had been resolved yet.

Mayor Kohut: The Mayor responded “NO”, but GDC is moving forward spending money giving them less opportunity to back out of the project. He mentioned that there are still some items that have to be resolved, which involve 3rd parties, not the Village. He believes the Village and GDC are close to resolving their issues.

Mel Post: Mr. Post inquired about the additional floor GDC is requesting on each of the buildings.

Mayor Kohut: The Mayor informed Mr. Post that the additional floors would not be for residential space; it's the above ground garage plus 4 levels of living

space. The new buildings will be different in appearance because he believes they will have flat roofs instead of the elaborate roofs on the buildings located at Round Pointe Drive.

Keith Schikowitz, Rockland County Times: Mr. Schikowitz inquired if the speed signs that were previously discussed at the meeting will be similar to the warning signs that are posted currently around the County or if they will photo ID cars for tickets.

Mayor Kohut: The Mayor informed Mr. Schikowitz that only New York City has the authority to ID cars for ticketing, so they are not what will be used in the Village.

Mel Post: Mr. Post then inquired about the signage for the Promenade with "No Entry from Dusk to Dawn" asking if residents will still be allowed to use the Promenade as they have in the past. He feels the wording for the signage will be problematic.

Mayor Kohut: The Mayor informed Mr. Post that the area of the Promenade is considered a park. He feels signage that states "Promenade closed from dusk to dawn" will help prohibit people who are not supposed to be there after dark.

Larry Levine: Mr. Levine informed the Board that there are cracks in the Lagoon area that need sealing. He also inquired about who is responsible for the junk and debris that washes up from the river.

Mayor Kohut: The Mayor stated that the landscaper cleaned that up the last time.

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

RESOLUTION #172-2019

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

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk