

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, August 19, 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 meeting with the first Public Participation inviting people to ask questions or make comments.

Mel Post, 1422 Round Pointe Drive: Mr. Post informed the Board that when he attended the Farmer's Market that past weekend, the produce stand had no price listing for any of their goods, which he feels needs to be addressed.

Lorry Zuckerbrow, 4419 Southerly Point, Harbors: Ms. Zuckerbrow thanked the Mayor for having signage installed along the waterfront at the Harbors. She then informed the Board that there are still people swimming naked there in the early hours of the morning. She mentioned that the Police were called and people were given a warning. Ms. Zuckerbrow felt that signage is needed in that area as well.

Mayor Kohut: The Mayor informed Ms. Zuckerbrow that the area she is referring to is actually on Tilcon property and there is not much the Village can do about that. The Promenade signage will read "Promenade Closed from Dusk to Dawn", which will give the Police the authority to enforce the curfew. Also, the Mayor will speak with Tilcon regarding the possibility of installing a "No Trespassing" sign in their beach area, which again will give the Police the authority they need to act on any problems in the area.

With no further input from the public, the Mayor continued with the agenda for that night's meeting, which was a Public Hearing for a Special Permit for property located at 2-4 Main Street.

Israel Miller, representing the owner of the property: Mr. Miller informed the public that when the owner bought this property it was semi-vacant, with a pharmacy occupying some commercial space on the main floor. The applicant is applying for a Special Permit to utilize the top floor of the building for residential use. Their architect has developed a plan, according to Village Code, to make use of the unoccupied space for much needed residential apartments. There will be 9 apartments consisting of 2 two bedrooms, a studio and the rest will be 1 bedroom apartments. He also mentioned that the necessary notices have been forwarded to the surrounding neighbors.

Mayor Kohut: The Mayor informed the public that the property is located on the corner of Main & West Streets and encompasses several businesses on the street level. He reported that the apartments will average from 400 sq. ft. to 574 sq. ft. overall. The Mayor then mentioned that this application has already been forwarded to the Planning Board for their review but due to timing and other issues involved the Planning Board has not yet had a chance to completely review the plans. They have requested, therefore, that the Village Board not rule on this project until they are able to do a complete review and render a referral.

Mayor Kohut entertained a motion to open the Public Hearing for 9 apartments over commercial property at 2-4 Main Street.

RESOLUTION #173-2019

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

Gil Carlevaro, 49 Leonard St: Mr. Carlevaro inquired about the parking situation for the tenants.

Israel Miller: Mr. Miller responded that his client is currently working on obtaining another piece of property that would be utilized for tenant parking.

Mel Post: Mr. Post inquired about the size of the 2 bedroom apartments.

Mayor Kohut: The Mayor responded that they are all small units, however, the bedrooms are either 7x10 or 8x10 sq. ft. and every apartment has a kitchen, living room and full bathroom with proper egress from all the units.

Emily Dominguez: Deputy Mayor Dominguez inquired if there will be a property manager on site for the apartments.

Israel Miller: Mr. Miller informed the Deputy Mayor that there will be a full time manager living in the building.

Robert Drexler, Commissioner of Public Works: Mr. Drexler inquired if there will be a fire escape on the building. He also questioned the problem of tenant parking.

Israel Miller: Mr. Miller responded that there will be a fire escape and that there are 3 entrances to the building. He then informed Mr. Drexler that they will be renting space from the neighboring building which will allow parking for 8 or 9 cars.

Jay Hood, Esq.: Counselor Hood informed the public that the parking negotiations are ongoing and should not be discussed at this time.

Emily Dominguez: Deputy Mayor Dominguez inquired about safety concerns for the Fire Department.

Mayor Kohut: The Mayor responded that the Fire Inspector will be reviewing the plans to make sure there will be no safety issues for firefighters or anyone else accessing the building. The Mayor again mentioned that no decision would be made until the Planning Board has had the opportunity to thoroughly review the application and make its recommendation. The Mayor stated that this Public Hearing will remain open and be open for discussion again at the September 16th meeting following review by the Planning Board.

Mayor Kohut: The Mayor then invited Andrew Maniglia and Stuart Turner to discuss a Site Plan Amendment for Harbors.

Andrew Maniglia, representing GDC: Mr. Maniglia stated that he has appeared before the Planning Board with regard to developing Admiral's Cove by constructing 251 units. This night he was there to discuss "soil surcharging" of the area involved, which is an amendment to the original Ferry Parking Lot that allows the owner to extend the access road by rerouting Dr. Girling Drive. He

mentioned that this road extension has received a positive recommendation from the Planning Board, with the next step being a “Negative Declaration” from the Village Board for this action to take place. At this time, Mr. Maniglia pointed out specifics on the Site Plan for the surcharging to be done.

Stuart Turner, Consultant for the Planner: Mr. Turner mentioned that this road extension is temporary. His job is to make sure this project will not have any negative effect on the environment. He mentioned that he received a completed “Environmental Impact Assessment Form” from Mr. Maniglia, which goes into a little more detail about the project. He suggested that the Board look at Part II of the “EIAF” to identify if they see anything specific that might impact the environment. Mr. Turner has reviewed the form and does not believe there are any significant impacts. He has, therefore, presented the Board with a “Negative Impact Declaration” for this particular Site Plan Amendment. He explained that this action is simply a minor temporary amendment to the Plan.

Mayor Kohut: The Mayor stated that the action the Board may or may not take on this amendment is solely on the “surcharging” and is a precursor to anything that will ultimately be done to approve, modify or deny the application of GDC for the development of Admiral’s Cove. GDC is doing this surcharging without any pre-approval of the development from the Village Board. He also mentioned that once the DPW is relocated this surcharging will have to be done again at the DPW site. He also mentioned that “surcharging” itself could take up to 3 to 6 months to complete.

Mayor Kohut entertained a motion to approve the “Draft Negative Impact Declaration” for the “surcharging” to be done at the Admiral’s Cove site and to forward the signed document to the necessary parties.

RESOLUTION #174-2019

Motion by: Emily Dominguez

Seconded by: Joel I. A. Santana

Motion Carries: All

Robert Drexler: Commissioner Drexler informed the Board that he does not believe that the buses will be able to make that turn with the curve in the road. He feels a trial run with some buses should be made to clarify if they can actually make that turn because once the piling is up it will be a traffic nightmare.

Andrew Maniglia: Mr. Maniglia mentioned that the 2 piles there currently are not in the location that Mr. Drexler was referring to. He will have a bus run through the area to be sure it can make the turn without a problem.

Mel Post: Mr. Post inquired about how Dr. Girling Drive will look in the future and he is concerned about heavy storms causing flooding as did Superstorm Sandy, when his unit was flooded and many cars were damaged.

Andrew Maniglia: Mr. Maniglia pointed out on the plan where Dr. Girling Drive would be following the construction phase. He is not sure how the new road would affect flooding in that area, but in addition to the Draft Environmental Impact Statement, GDC’s process now begins with all the plans to cover drainage, flooding, stormwater pollution and other items from FEMA.

The Board requested that in the future GDC get all this information to them in a more timely manner in order for them to have appropriate time to review the documents before a meeting.

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood had nothing to report.

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

MAYOR'S REPORT, Mayor Kohut: The Mayor reported that the position of "Public Information Specialist" had previously been approved and several candidates have been interviewed for the position. The Board would now like to appoint Margaret Carey to this position.

Mayor Kohut entertained a motion to appoint Margaret Carey to the position of "Public Information Specialist".

RESOLUTION #175-2019

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

The Mayor announced that a new private nursery school, Benim Academy, will be opening in the Village at the St. Peter's School location, with a Ribbon Cutting Ceremony on September 10th at 4:00 PM. He mentioned that Benim Academy also has a location at St. Margaret's in New City and welcomed them to our village.

The Mayor then announced that GDC will also be holding a Ribbon Cutting Ceremony at the new waterfront buildings on September 12th at 12:00 PM.

The Mayor received a request from St. Peter's/St. Mary's for an ad in their Journal to help raise funds for a new roof on the school building.

Mayor Kohut entertained a motion to take a full page ad at a cost of \$200.00.

RESOLUTION #176-2019

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

The Mayor mentioned that summer and fall is the time that the Village does sealing and micro surfacing on village roads. A proposal has been received from "Indus", a paving contractor, to crack seal and micro-pave the following streets:
«Feeney Place, Fairmount Avenue, Overlook Terrace,
Park Avenue, State Street»

Mayor Kohut entertained a motion to approve the sealing and micro surfacing on the above streets by "Indus" at a cost of \$55,242.88.

RESOLUTION #177-2019

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

The Mayor received a letter from Penflex, Inc., who manages the Haverstraw Fire Department LOSAP Program for the Village, to authorize a one time, lump sum total and permanent disability benefit to George E. Davidson, Jr., in the amount of \$36,150.00.

Mayor Kohut entertained a motion to approve the above stated LOSAP payment to George E. Davidson, Jr.

RESOLUTION #178-2019

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

Mayor Kohut entertained a motion to approve a block party to be held by 9 Fairmount Avenue Apartments on August 31st from 4:00 PM to Midnight.

RESOLUTION #179-2019

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

Mayor Kohut entertained a motion to authorize the him to sign the 2019 Summer Employment Grant with the Rockland County Youth Bureau for a maximum amount of \$25,308.00.

RESOLUTION #180-2019

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

Mayor Kohut entertained a motion to schedule a Public Hearing on September 16th at 7:05 PM, for a Special Permit Application for residential over commercial properties at 173 Broadway, Open Arms.

RESOLUTION #181-2019

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

Mayor Kohut entertained a motion to authorize the 3 employees of the Justice Court to attend the annual NYSAM Conference in Syracuse on September 29th thru and including October 2nd at a cost of \$2,770.00.

RESOLUTION #182-2019

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

Mayor Kohut entertained a motion to authorize Ruben Berrios, Building Inspector, to attend the ICC Annual Conference in Las Vegas from October 20th thru and including October 25th. Because he is a Delegate of the Rockland County NYSBOC Chapter, all expenses for this conference are paid by NYSBOC.

RESOLUTION #183-2019

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

Mayor Kohut then entertained a motion to authorize attendance at the NYS Comptroller Accounting Class for Rolanda Sand from October 22nd thru and including October 24th in Lake Success, in Nassau County, at a cost of \$140.00.

RESOLUTION #184-2019

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

The Mayor announced that the next normally scheduled meeting would have been Monday, September 2nd, however, with that being Labor Day the Village Hall will be closed. Therefore, Mayor Kohut entertained a motion to change the Village Board Meeting to Tuesday, September 3rd at 7:00 PM.

RESOLUTION #185-2019

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

The Mayor read the following adjustments to the 2019-2020 budget year submitted by Joseph Modafferi, Village Accountant:

2019-2020 BUDGET ADJUSTMENTS				
Acct. #	Account Name	Increase	Decrease	Increase
		Appropriations	Appropriations	Revenue
A1670.0420	Newsletter	\$ 1,500.00		
A6989.0400	Other Economic Development	\$ 3,000.00		
A3410.0400	Fire Contractual			
	Exhaust System	\$ 72,750.00		
	Siren	\$ 17,250.00		
A0000.3089	Other State Aid			\$90,000.00
	Larken/Skoufis			
A9950.0910	Contribution to Com. Dev.	\$ 13,000.00		
	Playground			
A1990.0400	Contingent		\$ 17,500.00	

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

RESOLUTION #186-2019

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

The Mayor announced there would be a 9-11 Candle Lighting Ceremony to be held by "The Friends of Ashley Nicole Badenchini Memorial Foundation" to be held on 9-11-2019 at Pecks Pond at 7:15 PM to honor all First Responders and all those who serve our country. The Mayor invited everyone to attend this event

and light a floating candle in remembrance of those lost on 9-11 and those who have lost their lives since that day.

The Mayor then made the following announcements of upcoming events:

- 1) Farmer's Market – continues every Sunday through the end of October.
- 2) Saturday, September 14th – Riverwide Arts Festival at Emeline Park 11:00 AM to 5:00 PM.
- 3) Friday, September 13th – Dancing Under the Stars at the Garner Terminal in Garnerville.
- 4) Wednesday, 9-11 – Ashley Badenchini Patriot's Day Candle Ceremony.
- 5) Sunday, August 18th – Backpack Event at Emeline Park (Filled backpacks will be handed out to all children with refreshments and entertainment throughout the day).

The Mayor had nothing further to report.

Mayor Kohut:

REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – Trustee Rafael Bueno: Trustee Bueno read the following applications for membership in the Haverstraw Fire Department:

Alex DeLeon	-	Rescue Hook & Ladder Co. #1
Jahmeal Gordon	-	Same
Danny Garcia	-	Same

All applications have been completed and notarized.

Mayor Kohut entertained a motion to accept the above named applicants into the Haverstraw Fire Department and their chosen company, Rescue Hook & Ladder Co. #1.

RESOLUTION #187-2019

Motion by: Rafael Bueno

Seconded by: Emily Dominguez

Motion Carries: All

Trustee Buenos then read the report of fire activity for the month of July, 2019, submitted by Fire Chief J. Bart Gordon:

Total Alarms	-	24
General Alarms	-	15
Special Calls	-	5
Mutual Aid Calls	-	4
Structure Fires	-	0
Electrical Fires	-	3
Vehicle Fires	-	1
Brush Fires	-	1
Gas Leaks	-	4
C.O. Alarms	-	1
Pump Out	-	1
Stuck Occupied Elevator	-	1
Good Intent/Misc.	-	2
False Alarms	-	7

Total Manpower Responding - 327 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., Commissioner of Public Works, as of August 19th, 2019:

- 1) Repaired damaged Catch Basins throughout the Village.
- 2) Repaired damaged fence at bus stop on Broadway.
- 3) Installed new drainage line in the parking lot adjacent to the Knights of Columbus.
- 4) Landscaped all alleyways, West & Sharp Streets & Manny Lopez Baseball Field.
- 5) Cut and trimmed abandoned properties at 39 Sharp Street, 58 Halgren Crescent and Graziosi property.
- 6) Blacktopped all alleyways filling potholes in alleyways and throughout the Village.
- 7) Removed Don Coqui sign from the New Main Street Gateway signage.
- 8) Removed old playground equipment from Emeline Park.
- 9) Installed "No Parking" signage at West Street by Maple Avenue.
- 10) Transported paint pallets to Ro. Co. Fire Training Center.
- 11) Installed Barrier Sign on Broadway by Lopez Way.
- 12) Set up and cleaned up for the Latin Festival.
- 13) Corrected drainage problems at Riverside Avenue (near Tilcon) and Emeline Park.
- 14) Installed "NO SWIMMING" signage in both English & Spanish at Emeline Park and Dock area.
- 15) Cleaned sewer lines of blockage and replaced 30 feet of sewer pipe at Broadway & Grant St.

Deputy Mayor Dominguez had nothing further to report.

YOUTH & FAMILY SERVICES - Trustee Terence Watson: In the absence of Trustee Watson, Trustee Santana read the following report of activities at the Community Center for the period of July 15th thru August 19th, 2019:

- 1) Haverstraw Collaborative - continues to meet monthly at the Center to plan and promote activities for the betterment of the Community. A presentation was given by Virginia Norfleet on the untold story of History of African-Americans in Haverstraw. The next meeting will be held on September 4th.
- 2) Village of Haverstraw Summer Camp: Camp began on Monday, July 8 and ended on Friday, August 16th with approximately 150 children in attendance.
- 3) The Spanish Speaking Parents Group – will meet on Wednesdays at the Haverstraw Elementary School. The start date will be announced.
- 4) The Jump Program – This is a mentoring program for the Village youth and is in need of Spanish and English speaking mentors. Anyone willing to volunteer should speak with Pete Fada.
- 5) Homework Help Program – This program is scheduled to begin on September 3rd, the first day of school. There are currently 65 students.
- 6) Celebrating Families – Staffed in conjunction with the Department of Social Services with the start date to be determined.

- 7) Strengthening Families Program: This program will begin on Wednesday, October 9th. The program will run on 10/9, 10/16, 10/23, 10/30, 11/13, and 11/20.
- 8) Positive Alternatives – Tim Sanders took 8 youth from the Center to the seawall to celebrate the life of Aiyana. He also took youth to participate in the basketball tournaments in Spring Valley.
- 9) Other Upcoming Activities: Back Pack Night will be held on August 17th from 5:00 to 7:00 PM at the Center. Contact Nikki Merriman for additional information.
- 10) For information on all other programs ongoing at the Center please contact the Haverstraw Center or visit the Village of Haverstraw website.

There was 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 July 20th, thru August 16th, 2019:

Rental registrations	-	5
Miscellaneous inspections	-	132
Complaints	-	13
Municipal searches	-	14
Construction inspections	-	23
Violations/Tickets	-	43
Building Permits & C.O.'s	-	6

Fines collected at court - \$1,000.00

Trustee Santana had nothing further to report.

Mayor Kohut:
OLD BUSINESS
 None.

Mayor Kohut:
NEW BUSINESS
 None.

Mayor Kohut:
2nd PUBLIC PARTICIPATION

Mel Post: Mr. Post thought it would be a good idea to have an armed officer in attendance at all the Village meeting as there are at the Town meetings.

Mayor Kohut: The Mayor informed Mr. Post that they are not at the Town meetings for security purposes, but because the Supervisor often has questions for them that need answering. The Mayor does not believe it is necessary to have an armed officer present at the Village Board meetings.

Mel Post: Mr. Post was on the Village Website looking for Minutes and found the last set of minutes for the Planning Board was January, 2019, the Zoning Board was October, 2018 and the ARB Board was also October, 2018.

Judith Curcio: Ms. Curcio informed Mr. Post that there has been a bit of turnover in the Building Department with the clerical position and it is more than likely that the last person, who started in December, was never informed of that duty. She will let the new Clerk know to download the Minutes to the Web.

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

Mayor Kohut: The Mayor responded that there has been no change.

Mel Post: Mr. Post mentioned to the Board that he had called the Village Hall to find out the date for this particular meeting and he was told it was August 15th by the person answering the phone.

Mayor Kohut: The Mayor informed the public that the next meeting is scheduled for Tuesday, September 3rd at 7:00 PM. With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the meeting.

RESOLUTION #188-2019

Motion by: Emily Dominguez

Seconded by: Joel I. A. Santana

Motion Carries: All

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk