

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

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Present
	Trustee Watson	- Absent
	Trustee Dominguez	- Present
	Trustee Santana	- Absent
	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.

Julio Ortega, 23 Pratt Street: Mr. Ortega feels that some of the property owners in the area are “slum lords”, reporting that the house next to his on Archer Street is infested with rodents mostly due to the garbage strewn all over the yard, men urinating in the alleyway between both houses, as well as drug activity taking place even while there are children outside playing. The infestation of rodents has made its way into his home which is now costing him money to get rid of.

Mayor Kohut: The Mayor informed Mr. Ortega that the drug activity can only be handled by the police. He inquired if Mr. Ortega has informed the Building Inspector, Ruben Berrios, about the garbage problem.

Julio Ortega: Mr. Ortega reported the situation to Mr. Berrios about 6 months ago. The owner cleaned the yard at that time, but it has since gone back to what it was. People are also using grills in that alleyway, which is a fire hazard.

Jay Hood, Esq., Village Attorney: Counselor Hood requested Mr. Ortega to send him the addresses of the properties that are causing problems in the neighborhood so he can send letters to them regarding the care of their property, as well as their tenant’s responsibilities.

Rafael Bueno: Following the previous Board Meeting, Trustee Bueno visited the Ortega property and saw the disarray of the neighboring house as well as the other activities happening in that alleyway.

Brenda Holohan, 11 West Lincoln Street: Ms. Holohan informed the Board that the house on 9 West Lincoln Street is in such a rundown condition that she feels it is a real safety hazard to anyone approaching the area. It also has garbage strewn all over and loud music playing all hours. She sees the property value of her home going down due to this situation.

Mayor Kohut: The Mayor requested Ms. Holohan to leave her phone number with the Village Clerk who will have the Building Inspector get in touch with her for more specific information.

Edna Saravia, 11 Pratt Street: Ms. Saravia explained that she has the same problem as Mr. Ortega except hers is with the bodega behind her home and the house next to her. There is a rodent situation as well as garbage, etc.

Mayor Kohut: The Mayor also requested Ms. Saravia to leave her phone number with the Village Clerk for follow-up with the Building Inspector.

With no further input from the public, the Mayor continued with the agenda for that night's meeting which was a proposed project on Dowd Street.

Steve Silverberg, Attorney for Jose Vargas: Mr. Silverberg reminded the Board that he and Mr. Vargas previously appeared before the Board to present this application. As a result of reviews and comments by the Village Engineers on their original application, the number of units was reduced from 24 to 18 2 bedroom units averaging 1,032 square feet. They presented the Board with pictures and plans explaining and pointing out to both the Board and the public what they wish to do with the property as far as building height, parking, surrounding wooded area, etc. He mentioned that these would be mostly purchased units (owner occupied) with some rentals. There will be 26 parking spaces underneath the building (2 spots per unit) with the remaining spaces outside. As requested by the Engineers, they have done soil testing and boring testing with good results for both. With 3 years behind them on this project they would like to move forward as soon as possible with the Zone change.

Jay Hood, Esq.: Counselor Hood recommended moving forward with the Zone change, but not with the project itself. He would meet with Dennis Michaels, Esq. to review documentation for a zoning change with a Public Hearing to be scheduled following their review.

Mayor Kohut: The Mayor clarified that the application being presented requires a zoning change and once that has been done, all the other components will be reviewed by the Board and the Village Engineers (i.e. – drainage, ADA accessibility, garbage & recycling, utility connections, emergency vehicle access, etc.). The Mayor then informed the public that this was not a Public Hearing, but merely another step in the process of this application and the required Public Hearings will be scheduled as the application moves forward.

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

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

The Mayor informed the public that the Public Hearing for 2-4 Main Street remains “open” and that application was being presented to the Planning Board that night.

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

MAYOR'S REPORT, Mayor Kohut: The Mayor received a request from “Liona's Restaurant” at 3-5 Broadway for a waiver of a 30 day advance notice for their liquor license. He and the Board feel that they have been a good addition to the Village downtown.

Mayor Kohut entertained a motion to waive the 30 day advance notice for a liquor license as stated above.

RESOLUTION #205-2019

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

The Mayor informed the public that there have been 3 sewer breaks over the past month on Main Street, Broadway and Route 9W in the area of the Sunoco Gas Station. TAM Enterprises was able to come in and make all the necessary repairs.

Mayor Kohut entertained a motion to approve a donation of \$1,500.00 to the United Latin Festival for the 2020 parade and festival held in the Village each year.

RESOLUTION #206-2019

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

Mayor Kohut entertained a motion to approve its annual donation of \$1,000.00 to the North Rockland Chamber of Commerce who continues to do a lot for the Village.

RESOLUTION #207-2019

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

Mayor Kohut entertained a motion to continue donating \$1,500.00 annually to the "Haverstraw African-American Connection" (HAAC) for everything they do for the betterment of the Village, including the annual "Juneteenth" celebration.

RESOLUTION #208-2019

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

Mayor Kohut entertained a motion authorizing the Mayor to sign the "Engagement Letter" with Shannon Modafferri CPA to prepare Justice Court Reconciliations at a fee of \$175.00 per hour CPA time and \$75.00 staff time for work through May 31st, 2019.

RESOLUTION #209-2019

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

Mayor Kohut entertained a motion authorizing the Mayor to sign an "Engagement Letter" with Shannon Modafferri CPA for village general CPA services from June 1st, 2019 to May 31st, 2020 at a fee of \$8,195.00.

RESOLUTION #210-2019

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

Mayor Kohut entertained a motion authorizing the Mayor to approve the purchase of a Traffic Light Cabinet by "HUSH Electric" to replace the cabinet at Broadway & Orchard Street in the amount of \$10,950.00.

RESOLUTION #211-2019

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

Mayor Kohut entertained a motion authorizing the Mayor to sign the 2019-2020 Justice Court Grant Application for a new safe in the amount of \$1,400.00 with possible addition of other items prior to submission of the grant.

RESOLUTION #212-2019

Motion by: Rafael Bueno
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
A8120.0400	Sanitary Sewer	\$ 50,000.00		
A1990.0400	Contingent		\$ 50,000.00	

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

RESOLUTION #213-2019

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

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – Trustee Rafael Bueno: Trustee Bueno read the following application for admittance to the Haverstraw Fire Department:

Romario Gentles - Cosgriff Hose Company #4

Trustee Bueno reported that Mr. Gentles' application is complete and has been duly notarized.

Mayor Kohut entertained a motion to approve Mr. Gentles application for membership in the Haverstraw Fire Company assigned to Cosgriff Hose Co. #4.

RESOLUTION #214-2019

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

Total Alarms	-	23
General Alarms	-	13
Special Calls	-	9
Mutual Aid Calls	-	1
Cooking Fires	-	1
Electrical Fires	-	1
Vehicle Fires	-	2
Brush Fires	-	3
Trash/Rubbish Fires	-	1
Gas Leaks	-	3
CO Alarms	-	1
Extrication/Accident Calls	-	1
Boat Calls	-	2
Good Intent/Misc.	-	2
False Alarms	-	5

Total Manpower Responding - 350 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 October 7th, 2019:

- 1) Repaired drainage problem at Overlook Terrace and replaced with all new piping installation.
- 2) Repaired 2 catch basins in Dutch Town by the silo's.
- 3) Sinkhole located and repaired in the area of the Central Presbyterian Church.
- 4) Repaired drainage problem on State Street.
- 5) Repaired catch basins at 2 and 4 Feeney Place.
- 6) Repaired drainage pipe at Short Clove Road Bridge.
- 7) TAM was called in to repair 2 sewer main breaks on Main Street.
- 8) Repaired 2 street lights at Harbors.
- 9) Repaired sewerage problem at 14 Harding Avenue.
- 10) Sewer repair at 117 Hudson Avenue at expense of homeowner.
- 11) Cleaned sewer blockage of grease at 175 Route 9W.
- 12) Repaved Simenovskiy Drive, Broadway and Grant Street.
- 13) Crack sealed Hillside Avenue, State Street, Feeney Place, Overlook Terrace, Park Avenue, upper end of New Main Street, all followed by micro sealing.
- 14) Completed playground at Emeline Park.

- 15) Removed banners and flags following the Haverstraw River Arts Festival.

Deputy Mayor Dominguez had nothing further to report.

The Mayor reported that the Village is now in the process of completing sidewalk work on Partition Street, a small section of Maple Avenue, West Broad Street and Clove Avenue depending upon the weather.

YOUTH & FAMILY SERVICES - Trustee Terence Watson: Trustee Watson read the following report of activities at the Community Center for the period of September 16th thru October 7th, 2019:

- 1) Haverstraw Collaborative - continues to meet monthly at the Center. A total of 47 agencies from throughout the County attended to discuss different programs. The next meeting will be held November 6th.
- 2) Late Night Fridays - This program began on Friday, September 27th from 6:00 to 9:00 PM for children grades 3 through 12.
- 3) The Spanish Speaking Parents Group – will meet on Wednesday, October 2nd, 6:00 PM at the Haverstraw Elementary School.
- 4) The Jump Program – 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 geared toward students up to and including 8th grade. There are currently 65 students enrolled.
- 6) Strengthening Families – This program runs in 2 – 6 week cycles. The fall cycle will begin on October 9th and continue as follows, October 16th, October 23rd, October 30th, November 13th and November 20th and is offered in both English and Spanish.
- 7) Positive Alternatives – A total of 22 youth attended the most recent Late Night Fridays. On October 4th, Tim Sanders took 14 youth from the Center to the Lafayette Theatre to watch “The Joker”. He also took 12 youth to a varsity football game. A total of 12 youth also participated at the Fall Waterway Cleanup at the Garner Arts Center.

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 September 17th thru October 7th, 2019:

Rental registrations	-	4
Miscellaneous inspections	-	82
Complaints	-	15
Municipal searches	-	4
Construction inspections	-	12
Violations/Tickets	-	13
Building Permits & C.O.'s	-	14

Fines collected at court - \$0

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the minutes of the Regular Board Meetings of August 19th and September 3rd for approval by the Board.

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

RESOLUTION #215-2019

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

Mayor Kohut:

OLD BUSINESS

None.

Mayor Kohut:

NEW BUSINESS

None.

Mayor Kohut:

2nd PUBLIC PARTICIPATION

Julio Ortega: Mr. Ortega informed the Board that people in the area are throwing garbage and used grease down the sewer. Also, after parties their beer bottles are thrown in the sewer and many of the neighbors end up cleaning the street. He feels these people should be fined.

Mayor Kohut: The Mayor informed Mr. Ortega that the Village has retrofitted some of the sewer system heads, which helps to keep garbage and other debris out of the system. He explained that changing the sewer heads is extremely expensive, but he will see if there is anything that can be done.

Alexandra Saravia, 20 West Lincoln Street: Ms. Saravia is aware that there are already 2 halfway houses in the Village and wanted to know if the Village is planning on allowing any more in the future. She has noticed that there is always a group of men smoking in the morning on Conklin Avenue in the area of the school.

Mayor Kohut: The Mayor informed Ms. Saravia that Open Arms has rescinded their application for 173 Broadway. The Mayor believes that they have no other intentions for housing in the Village, nor is he aware of any other housing of this type being proposed for the Village. He did mention, however, that both group homes have blended in well with the community and have become good neighbors.

Keith Shikowitz, Rockland County Times: Mr. Shikowitz inquired about the name change request for the area of Clinton & Jefferson Streets to add or change those to "HAAC WAY", "Haverstraw African/American Connection" or "African/American Street".

Mayor Kohut: The Mayor responded that the name has already been approved to be added to the current signage.

Mel Post: Mr. Post inquired about any significant changes to either the Ginsburg or Chair Factory matters.

Mayor Kohut: The Mayor informed Mr. Post that there has been no change with GDC, however, the Board continues to meet with people who have an interest in the Chair Factory. He mentioned that the Village's Comprehensive Plan should be ready by the end of the year, which will show the framework for the Village moving forward, including the Chair Factory property.

Mel Post: Mr. Post then mentioned to the Board that there are still no prices listed for the produce at 1 of the Farmers' Market stands. He feels people should know before they buy the cost of an item.

Emily Dominguez: Deputy Mayor Dominguez will let the farmer know that he has to display his prices.

Carla Saravia, 20 West Lincoln Street: Ms. Saravia informed the Board that a catch basin on the corner of Sharp Street and West Lincoln seems to be sinking and she feels it is a hazard to anyone walking or parking their cars in that area.

Mayor Kohut: The Mayor informed Ms. Saravia that the Village has an ongoing catch basin repair program and he will inform the DPW Commissioner to add that site to the list, if it is not already there.

Brenda Holohan, 11 West Lincoln: Ms. Holohan informed the Board that it is difficult for a vehicle to get out of Prospect Street due to the closeness of the parked cars to the end of that corner; oncoming traffic cannot be seen.

Mayor Kohut: The Mayor appreciated receiving that information and will have it taken care of as soon as the DPW can get to it.

Julio Ortega: Mr. Ortega believes that the Village should be looking into bringing in major corporations to occupy some of the vacant space in the Village. He mentioned there are no jobs available for people right here in the Village and the possibility of a larger corporation would not only be good for the Village but would also help the residents with work and a reduction in taxes. He sees beautiful buildings being built, but nothing stable to offer the residents of the community a job.

Mayor Kohut: The Mayor mentioned that the former Hornick's property is currently in foreclosure/bankruptcy and the Village cannot control what happens to that property. He explained that since the Village is not the owner of the property there is nothing the Village can do until someone comes forward with a proposal. The Board is more than willing to listen to anyone who would like to put some sort of facility in that space. The Village is doing its best to encourage big businesses to locate here. The County has also been involved in trying to get a new business to relocate to that site. The Board has and will continue trying to promote new business in the Village.

Julio Ortega: Mr. Ortega then spoke about the huge salaries and pensions being paid to police officers, school Superintendents, etc. all causing a spike in taxes paid by Village residents. He feels this is an unfair situation for the taxpayers.

Mayor Kohut: The Mayor informed Mr. Ortega that the Pension System is under the control of the State of New York and it is not just the North Rockland area but across the entire State. He suggested that Mr. Ortega raise his salary questions to the School Board who meets on the 1st and 3rd Tuesdays of every month.

Larry Levine, 1414 Round Pointe Drive: Mr. Levine informed the Board that the cracks, etc. on the Promenade are getting worse and are in need of repair.

Mayor Kohut: The Mayor informed Mr. Levine that at this point in time there are many other priorities that require immediate attention; streets, sidewalks, etc. The Promenade is on the list and will be taken care of in due time.

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

RESOLUTION #216-2019

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

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk