

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, December 7, 2020, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Present
	Trustee Carlevaro	- Present
	Trustee Dominguez	- Present
	Trustee Santana	- Present
	Mayor Kohut	- Present

Mayor Kohut: The Mayor opened the meeting with the first part of the annual Reorganization Meeting. Newly elected officials, Emily Dominguez & Joel Santana were sworn in.

Trustee Dominguez was sworn in by Judge Santos and Trustee Santana was sworn in by Mayor Kohut. Both Trustees made remarks thanking the public for their support and assuring the public that they would continue to do their best to serve the people of Haverstraw.

Mayor Kohut continued with the first Public Participation of the night:

No comments from the public therefore the Mayor continued with the Agenda for the evening which was a Public Hearing on zoning amendments at 85 New Main Street. Mayor Kohut turned the floor over to the Village Planner, Max Stach.

Max Stach, Nelson Pope & Voorhis: Mr. Stach presented the history of the property at 85 New Main Street specifying the procedures that had already been taken regarding the matter of zoning amendments. Mr. Stach explained to the public that the purpose of tonight's public hearing was for the Board to hear from the public any comments or concerns regarding allowing residential above first floor commercial in the PO District.

Frank Phillips, from law offices of Phillips and Millman, attorney for the applicant: Mr. Phillips presented the history of the property, listing past businesses located at the property, the application before the Board allowing for mixed use, residential above commercial at 85 New Main St., and the procedures that had already been followed in reference to this project. Mr. Phillips stated that the applicant does acknowledge and understand the issues before the Village regarding parking, although he feels the parking would be primarily used at night when the residents returned to their homes.

Max Stach: Mr. Stach asked if the parking rate was 1 per 400 or something else.

Ramya Ramanathan of Atzl, Nasher & Zigler, engineers for the applicant: Ms. Ramathan stated that they studied the parking issues and had presented the study as part of their application.

Max Stach: Mr. Stach stated that he had reviewed the study and although he didn't have many concerns about waiving the parking regulations on this particular property because there was plenty of parking in the area he was concerned about, district wide, lowering the requirements particularly in the CBD zone. At previous meetings there was discussion about setting the parking at 1 per 300 however he stated that he would be comfortable with 1

per 400 in this case. Mr. Stach also stated that the Village Board will be the best arbiter for this decision as they have a better understanding of how these businesses operate. He continued to explain possibilities for the applicant to pursue if they were in need of modifying the parking requirements.

Mayor Kohut entertained a motion to open the Public Hearing on the zoning amendments at 85 New Main Street.

RESOLUTION # 235 - 2020

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

Mayor Kohut: The Mayor then opened the floor to the public for questions or comments about this report.

Nelson Aviles, 25 Broad St: Mr. Aviles expressed that he was not opposed to the project but he feels the project doesn't have adequate parking and that is a big concern in the Village.

Ray Lopez, 26 Ferracane Pl: Mr. Lopez agrees that the parking is an issue and to allow further projects that complicate parking in the Village is not good.

Frank Phillips, attorney for the applicant: Mr. Phillips explained to the public where parking would be available.

Dan Freeman, applicant: Mr. Freeman explained to the public that they were not eliminating any parking with this project and that they exiting parking at the location was remaining.

Mayor Kohut suggested that it would be something to consider for the applicant to reach out to Catholic Charities regarding the use of their parking area.

Max Stach: Mr. Stach stated that the current zoning on the property is for offices on the second and third floors. This project, to put residential units over the commercial area on the first floor, would go to the Planning Board as a non-conforming use and based on the parking regulations for the already existing use this change of use would actually lower the parking requirement.

With no further questions or comments from the floor, Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION # 235 - 2020

Motion by: Emily Dominguez
Seconded by: Gil Carlevaro
Motion Carries: All

Mayor Kohut specified what the Zoning text amendments for the property located at 85 New Main Street would be: new language to add to the General Use Regulations for the PO District so as to allow dwelling units located above nonresidential uses by special permit of the Village Board of Trustees as is provided for the Central Business District:

Add to Column C:

10. *Dwelling units located above nonresidential uses as provided in §245-14*

Add to Column C-1

- *Use group "J" for use number 10.*

Add in Column F minimum off-street parking spaces:

For	Space Per
10. <i>Residential Use</i>	<i>½ dwelling units plus 2 for any accessory home occupation</i>

Add a Table of Parking Requirements with respect to Table of General Use Regulations for the PO District.

Max Stach continued with specifying that the text amendment included an additional requirement to Section 245-14 (J) which would include a new item that any accessory apartments would have a limitation of 6 apartments in a PO district.

Mayor Kohut entertained a motion to approve the Zoning text amendments as stated.

RESOLUTION # 236 - 2020

Motion by: Rafael Bueno

Seconded by: Emily Dominguez

Motion Carries: All

Discussion ensued between the applicant, the Mayor and the Village Planner Max Stach as to the applicant's next steps in the process of their project which would be to present the site plan to the Planning Board and make an application to the Village Board for a Special Permit.

Mayor Kohut informed the public that the next matter before the Board, involving Admiral's Cove, would require input from the Village Planner Max Stach.

Max Stach: Mr. Stach presented the details of the actions before the Board regarding the Admiral's Cove project and the SEQR procedures that had already been taken. Before the Board this evening was a completed SFEIS which Mr. Stach was recommending that the Board certify.

Mayor Kohut: The Mayor entertained a motion to accept the Notice of Completion of the Admiral's Cove SFEIS and present it for filing.

RESOLUTION # 237 - 2020

Motion by: Emily Dominguez

Seconded by: Gil Carlevaro

Motion Carries: All

The Mayor continued with the agenda for that night's meeting.

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

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

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

MAYOR'S REPORT, Mayor Kohut: The Mayor reported that the Fire House roof at 25 Fairmount Ave is in need of serious repair. We've spent 15 years patching the various issues, the building is from the 1930's and we've been advised that it can no longer be patched. We have an estimate for replacement of the roof which would cost between \$220,000 and \$260,000. We do have a grant from Assemblyman Zebrowski's office of \$100,000 which would offset some of this cost.

Mayor Kohut entertained a motion to hire the Garland Company who would be the General Contractor on this project. Our accountant has recommended we take the additional funding from our fund balance rather than borrow the money and establish a Capital Fund for the purpose of covering the costs of this replacement.

Mayor Kohut entertained a motion to create a separate Capital Fund for the roof replacement.

RESOLUTION # 238 - 2020

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

The Mayor then read the following adjustments to the 2020-2021 budget year submitted by Joseph Modafferi, Village Accountant:

2020-2021 BUDGET ADJUSTMENTS				
Acct. #	Account Name	Increase	Decrease	Increase
		Appropriations	Appropriations	Revenue
A9950.0900	Transfer to Capital Project	\$200,000		
A0599.0000	Allocation of Fund Balance for FD roof			\$200,000
A1325.0420	Payroll Processing	\$ 2,500		
A5110.0400	Street Maint. Contractual	\$12,500		
A1440.0420	Engineer Contractual	\$2,500		
A1990.0400	Contingency		\$17,500	

Mayor Kohut entertained a motion to approve the budget adjustments.

RESOLUTION # 239 - 2020

Motion by: Emily Dominguez
Seconded by: Gil Carlevaro
Motion Carries: All

Mayor Kohut entertained a motion to proceed with Garland Company to handle the replacement of the roof at 25 Fairmount Ave.

RESOLUTION # 240 - 2020

Motion by: Emily Dominguez
Seconded by: Gil Carlevaro
Motion Carries: All

Mayor Kohut entertained a motion to approve early closings at Village Hall for Christmas Eve and New Year's Eve of 3:00 pm

RESOLUTION # 241 - 2020

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

Mayor Kohut stated that the Board, in keeping with past years' traditions, would be providing free parking in the Village during the holiday season. The dates for free parking would be Monday Dec. 21st through Sunday Jan.3rd.

RESOLUTION # 242 - 2020

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

Mayor Kohut entertained a motion to accept the resignation from Anthony Accomando from the Village Planning Board because he has moved out of the Village.

RESOLUTION # 243 - 2020

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

Mayor Kohut entertained a motion to accept the retirement notification from Judy Curcio, Clerk/Treasurer with a retirement date of May 28, 2021; with regret.

RESOLUTION # 244 - 2020

Motion by: full Board
Seconded by: full Board
Motion Carries: All

Mayor Kohut continued with the reorganization part of the meeting.

Mayor Kohut entertained motions to appoint the following, which are all 1 year appointments:

Village Attorney	J. Nelson Hood Jr.	Resolution # 245-2020	Motion: E.Dominguez Seconded: G. Carlevaro
Assistant Village Attorney	Dennis Michaels	Resolution # 246-2020	Motion: E.Dominguez Seconded: R.Bueno
Village Assessor	Edye McCarthy	Resolution # 247-2020	Motion: E.Dominguez Seconded: R.Bueno
Commissioner of Public Works	Robert Drexler	Resolution # 248-2020	Motion: E.Dominguez Seconded: G.Carlevaro
Village Engineer	Brooker Engineer	Resolution # 249-2020	Motion: R. Bueno Seconded: E.Dominguez
Village Historian	Stephen Cobb	Resolution # 250-2020	Motion: E.Dominguez Seconded: J.Santana
Acting Village Justice	Ivonne Santos	Resolution # 251-2020	Motion: E.Dominguez Seconded: J.Santana
Dir. Disaster Prep.	Chief – 4-1	Resolution # 252-2020	Motion: E.Dominguez Seconded: J. Santana
Dept. Dir. Disaster	Assistant Chief – 4-2	Resolution # 253-2020	Motion: E.Dominguez Seconded: G.Calevaro

Registrar of Vital Statistics-Judith Curcio and Deputy Registrar-Isabel Gonzalez-Soto: Resolution # 254-2020 Motion: E.Dominguez
Seconded: G.Carlevaro

Motion carried by all

The Mayor continued with his appointments of the department Commissioners/Liaisons:

Buildings & Code Enforcement – Trustee Joel Santana
 Fire Department – Trustee Rafael Bueno
 Public Works – Trustee Emily Dominguez
 Youth & Family Services – Trustee Gil Carlevaro
 Deputy Mayor – Trustee Emily Dominguez

Mayor Kohut continued with the following reorganization resolutions.

Designating Depositories:

WHEREAS the board of trustees has determined that Village Law 4-412(3)(2) requires the designation of banks and trust companies for the deposit of village monies:

NOW THEREFORE BE IT RESOLVED:

1. That the board of trustees of the Village of Haverstraw is designating banks and trust companies located within the North Rockland area to be used as depositories of all monies received by the Village Treasurer, Clerk and Receiver of Taxes;
2. That this resolution is effective immediately.

RESOLUTION # 255 - 2020

Motion by: Emily Dominguez
 Seconded by: Gil Carlevaro
 Motion Carries: All

Adopting Procurement Policy:

NOW THEREFORE BE IT RESOLVED:

1. That the Board of Trustees is adopting the Procurement Policy as described in Section 54 requiring competitive bidding, with an award to the lowest bidder or the best value, after public advertisement in the official newspaper of the municipality, for purchases in excess of \$20,000 and contracts for services in excess of \$35,000.
2. That the Board of trustees is designating the following municipal officers as the persons responsible for purchasing decisions:
 - a. Village Mayor
 - b. Village Trustees
 - c. Village Clerk/Treasurer
 - d. Village Deputy Clerk/Treasurer
3. That this resolution is effective immediately.

RESOLUTION # 256- 2020

Motion by: Emily Dominguez
Seconded by: Gil Carlevaro
Motion Carries: All

Advance Approval of Claims:

WHEREAS the board of trustees of the Village of Haverstraw has determined to authorize payment in advance of audit of claims for public utility services, insurance premiums, postage, freight and express charges and preapproved contracted services; and

WHEREAS all such claims must be presented at the next regular meeting for audit; and

WHEREAS the claimant and the officer incurring and approving the claim are jointly and severally liable for any amount the board disallows.

NOW THEREFORE BE IT RESOLVED:

1. That the board of trustees authorizes payment in advance of audit of claims for public utility services, insurance premiums, postage, freight and express charges and preapproved contracted services. All such claims must be presented at the next regular meeting for audit and the claimant and the officer incurring or approving the claims are jointly and severally liable for any amount the board of trustees disallows.
2. That this resolution is effective immediately.

RESOLUTION # 257 - 2020

Motion by: Emily Dominguez
Seconded by: Gil Carlevaro
Motion Carries: All

Mileage Allowance:

WHEREAS the board of trustees has determined to pay a fixed rate for mileage as reimbursement to officers and employees of the Village who use their personal vehicle while performing their official duties on behalf of the Village;

NOW THEREFORE BE IT RESOLVED:

1. That the board of trustees shall approve reimbursement to such officers and employees at the rate of \$.545 per mile.
2. That this resolution shall take effect immediately.

RESOLUTION # 258 - 2020

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

Attendance at Schools and Conferences:

Whereas schools and conferences will be held during the coming official year and attendance by municipal officials and employees at one or more of these schools or conferences benefits the municipality:

Now Therefore Be It Resolved:

1. That the Board of Trustees must approve the attendance at such school or conference prior to attendance;
2. That this resolution is effective immediately.

RESOLUTION # 259 - 2020

Motion by: Emily Dominguez
 Seconded by: Gil Carlevaro
 Motion Carries: All

Standard Work Days – Elected and Appointed Officials:

BE IT RESOLVED, that the Village Board of the Village of Haverstraw, be and hereby establishes the following as a standard workday for elected and appointed officials for the purpose of determining days worked reportable to New York State and Local Employees' Retirement System:

Elected Officials

Mayor
 Trustee
 Village Justice

Five day work week, six hours per day.

Appointed Officials

Acting Village Justice
 Members of the Zoning Board
 Members of the Planning Board
 Members of the Architectural Review Board

Five day work week, six hours per day.

RESOLUTION # 260 - 2020

Motion by: Emily Dominguez
 Seconded by: Gil Carlevaro
 Motion Carries: All

Standard Work Days – Appointed Officials and Other:

BE IT RESOLVED, that the Village Board of the Village of Haverstraw, be and hereby establishes the following as a standard workday for elected and appointed officials for the purpose of determining days worked reportable to New York State and Local Employees' Retirement System:

Accountant
 Assessor
 Assistant Village Attorney
 Camp Director
 Court Attendants
 Crossing Guards
 Custodians
 Fire Alarm Mechanic
 Parking Enforcement Aides
 Village Attorney

Five day work week, 7 hours per day

RESOLUTION # 261 - 2020

Motion by: Emily Dominguez
Seconded by: Gil Carlevaro
Motion Carries: All

Employee Benefit Eligibility Period:

BE IT RESOLVED, that the Village Board of the Village of Haverstraw, hereby establishes the following policies relating to the Medical, Dental & Vision, and Life Insurance benefit coverage (“Benefits”) for employees who qualify:

- a. Employee benefits will be activated upon the successful completion of 1 full month of employment.
- b. Employees that are terminated for cause: All benefits will end upon termination.
- c. Employees who resign: Benefits will continue through the end of the month of resignation and/or 30 days whichever comes first.

RESOLUTION # 262 - 2020

Motion by: Emily Dominguez
Seconded by: Gil Carlevaro
Motion Carries: All

Continuing with the remainder of the Agenda the Mayor stated that the Board had discussed during workshop, with the Director of Youth & Family Services, two items relating to the department.

Mayor Kohut entertained a motion to hire Mary Reddington to the position of part-time Counseling and part-time Recreation Leader at a salary of \$41,369, effective March 1, 2021.

RESOLUTION # 263 – 2020

Motion by: Gil Carlevaro
Seconded by: Emily Dominguez
Motion Carries: All

Mayor Kohut explained that Mary had been working with us for several months, having started with us as an intern.

The Mayor continued with an explanation of a grant from the Rockland County Department of Social Services, whereby they reached out to the Director of Youth & Family Services, to provide services for the homeless and those at risk of homelessness, under COVID services and grant money available through COVID relief. This would not include housing but would provide things like showers, laundry, food etc. The grant would run for 2 years, November 15, 2020 to September 30, 2022 at a total grant amount of \$324,027.

Mayor Kohut entertained a motion to accept the grant provided by the Rockland County Dept. of Social Service.

RESOLUTION # 264 - 2020

Motion by: Gil Carlevaro
Seconded by: Emily Dominguez
Motion Carries: All

The Mayor reported that several months ago the Board had started a project with a National Fitness Court, the first in the Hudson Valley, which would cost approximately \$200,000. As an update, we have secured 80% of the funding. Our state representatives, Assemblyman Ken Zebrowski & Senator James Skoufis, have committed \$100,000 toward the project. The Fitness Campaign has given \$30,000, and we've received commitments from several local businesses totaling, so far, \$50,000 and we are expecting another pledge for \$15,000 in the near future. We do need to do more fundraising but we are expecting a grand opening in the spring of 2021.

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., Commissioner of Public Works:

- Put Christmas Lights and Banners up throughout the village.
- Put a roof structure over garbage bin at Emeline Park.
- Randy Tavarez Passed CDL Test for Truck Driving.
- Took down tree at Riverside Park due to storm 11/15/20
- Put up Winter Parking signs at Broad, Clinton, Division St.
- Put 2 signs up at Lot #17 "No Loitering"
- Boarded up Abandoned house at 5 Broad Street.
- Filled all Dog stations in Village with Dog Bags.
- Moved a damaged Fence at Clinton Street Park by Church.
- Shut down sprinkler system at Lopez Field.
- Fixed fence at Riverside Ave. Park from storm on 11/15/20
- Cut out Christmas decorations for community center and then put them up at the community center.
- Moved cabinets at Brick Museum.
- Putting together new cabinets for the video system at new DPW location.
- Doing Pothole work in the Village.
- Changed all the bulbs that were out on all the Christmas lights throughout the Village.
- Repaired a damaged flag pole at The Village Hall Clock Park.
- Brought Men in to assist in Christmas Tree Lighting on 12/05/20.

Deputy Mayor Dominguez also expressed thanks to the Department of Public Works for the great job they have done decorating the Village for the holidays.

Deputy Mayor Dominguez had nothing further to report.

YOUTH & FAMILY SERVICES - Trustee Gil Carlevaro: Trustee Carlevaro made the following report of activities at the Community Center:

- Staff distributed bags of food to our community members, including dry goods and fresh produce on Saturdays from 10:00 am to 1:00 pm. Since

the Center's feeding program began this spring, more than 17,716 meals have been distributed to our community members in need.

- Our fall & winter program began on September 14th; serving youth ages 8 to 15. A total of 1,409 youth have attended the program.

Trustee Carlevaro had nothing further to report.

BUILDINGS & CODE ENFORCEMENT – Trustee Joel Santana: Trustee Santana read the following report submitted by the Building Inspector, Ruben Berrios, for the period of November 16th through December 5, 2020:

Rental registrations	-	0
Miscellaneous inspections	-	135
Complaints	-	9
Municipal searches	-	0
Construction inspections	-	18
Violations/Tickets	-	2
Building Permits & C.O.'s	-	11

Fines collected at court - \$0

Trustee Santana had nothing further to report.

Mayor Kohut asked if there was any old or new business from the Board.

Mayor Kohut:

OLD BUSINESS

None.

Mayor Kohut:

NEW BUSINESS

Trustee Carlevaro stated that he has been on the Board for 1 year now and he wanted to thank Mayor Kohut and his fellow Trustees for all of their support and assistance during the year. In addition he wanted to thank Department Heads Bobby Drexler, Ruben Berrios, Pat McNamee and Marion Breland along with Treasurer Judy Curcio for their work, stating that they were all doing an outstanding job the Village was lucky to have them.

Mayor Kohut:

2nd PUBLIC PARTICIPATION

Noel Rappaport, 31 New Main Street: First, near the fence on the Hornick's property there are no parking signs but there are cars parked on Broadway and it's very difficult to get around them when you're driving. Second, regarding the homeless grant, I think the concept of the grant is wonderful but will this bring in homeless people from other communities?

Mayor Kohut: No, the other communities will be getting their own funding for that. This is only for Haverstraw residents and homeless.

Ray Lopez, 26 Ferracane; representing Vilma's Bakery: He's looking for a solution to the parking problem for the customers of Vilma's. He feels that having their own curbside pickup sign would be helpful. He is getting negative reviews because of the parking.

Mayor Kohut: The Mayor explained to Mr. Lopez that the Board had lengthy discussions about this and informed Mr. Lopez that when the Streetscape project was undertaken the Board had decided to remove all of the “privileged” parking in the downtown and they didn’t want to go back to that. They had thought that one of the solutions for Vilma’s was to have their customers pick up from the alleyway behind the bakery.

Ray Lopez: Mr. Lopez stated that there was a problem with Hush Electric being at the entrance to the alley and he didn’t own the alleyway therefore he couldn’t control it. Again he stated that he had seen that Casa Hudson had a “guests only” parking so why couldn’t they get something like that.

Mayor Kohut explained that Casa Hudson wasn’t in the central business district so it was a completely different situation.

Ray Lopez: Mr. Lopez just wants to find a way to make this work even though he understands that this is a problem for the Village.

Mayor Kohut expressed to Mr. Lopez that he could also let his fellow business owners know that they were hoarding parking spots and preventing his customers from gaining access to the bakery.

Mark Castelucci, 9 Mountain Court: Mr. Andelucci wanted to know how he could get the road, Mountainview Court, plowed in the winter. He has a title search done by Kevin Russo and it says the Village is responsible for the road. Also, there is an illegal stop sign there.

Mayor Kohut explained to Mr. Castelucci that Mountain Road was a private road and the Village doesn’t maintain that street.

Mr. Castelluci showed the Mayor and Board a letter he had from his attorney stating that it was a public road.
Clerk/Treasurer Curcio asked for a copy of the letter so the matter could be looked into further.

Mayor Kohut: With no further business to be conducted by the Board, the Mayor wished everyone a happy Hanukah and a healthy and happy Christmas and New Year. All things considered it’s been a difficult year for everyone and the Board wishes the best for everyone in the new year.

Mayor Kohut entertained a motion to adjourn the meeting.

RESOLUTION # 265 - 2020

Motion by: Emily Dominguez
Seconded by: Gil Carlevaro
Motion Carries: All

Respectfully submitted by,
Judith Curcio, Clerk/Treasurer