

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday May 3, 2021, 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 floor to the public for the Public Participation portion of the meeting inviting people to ask questions or make comments.

Richard Sena: Mr. Sena asked about the revised plan for Admiral's Cove and the removal of the round-a-bout, installation of an island and whether or not the Village would have the right-of-way. His concerns relate to the Village's Comprehensive Plan and the specifications that have been worked on for many months and how the Admiral's Cove plans fit into that.

Mayor Kohut: The Mayor assured Mr. Sena that his concerns are well taken and that the Village Board would be taking this into consideration.

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.:** Counselor Hood was not in attendance.

**VILLAGE TREASURER, Carmelina Palumbo:** Ms. Palumbo had nothing to report.

**MAYOR'S REPORT, Mayor Kohut:** The Mayor reported that the Board had a request from the Rockland Universal Lions Club to hold a carnival in the Village from June 2<sup>nd</sup> to 6<sup>th</sup>.

Mayor Kohut entertained a motion to approve the carnival.

### **RESOLUTION # 94 - 2021**

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

Mayor Kohut entertained a motion to authorize him to sign an agreement with AAA Cooleration Service for the replacement of the firehouse (25 Fairmount Ave) HVAC system at a cost of \$33,895.

### **RESOLUTION # 95 - 2021**

Motion by: Rafael Bueno Sr.  
Seconded by: Emily Dominguez  
Motion Carries with Gil Carlevaro abstaining

Mayor Kohut: The Mayor read the following resolution:

**WHEREAS**, buildings are the single largest user of energy in the State of New York. The poorest performing buildings typically use several times the energy of the highest performing buildings—for the exact same building use; and

**WHEREAS**, collecting, reporting, and sharing building energy data on a regular basis allows municipal officials and the public to understand the energy performance of municipal buildings relative to similar buildings nationwide, and equipped with this information the Village of Haverstraw is able to make smarter, more cost-effective operational and capital investment decisions, reward efficiency, and drive widespread, continuous improvement; and

**WHEREAS**, the Village of Haverstraw Village Board desires to use Building Energy Benchmarking - a process of measuring a building's energy use, tracking that use over time, and comparing performance to similar buildings - to promote the public health, safety, and welfare by making available good, actionable information on municipal building energy use to help identify opportunities to cut costs and reduce pollution in the Village of Haverstraw; and

**WHEREAS**, the Village of Haverstraw Village Board desires to establish procedure or guideline for Village of Haverstraw staff to conduct such Building Energy Benchmarking; and

**NOW THEREFORE, IT IS HEREBY RESOLVED AND DETERMINED**, that the following specific policies and procedures are hereby adopted;

## **BUILDING ENERGY BENCHMARKING POLICY/PROCEDURES**

### **§1. DEFINITIONS**

(A) “Benchmarking Information” shall mean information generated by Portfolio Manager, as herein defined including descriptive information about the physical building and its operational characteristics.

(B) “Building Energy Benchmarking” shall mean the process of measuring a building's Energy use, tracking that use over time, and comparing performance to similar buildings.

(C) “Commissioner” shall mean the head of the Department.

(4) “Covered Municipal Building” shall mean a building or facility that is owned or occupied by the Village of Haverstraw that is 1,000 square feet or larger in size.

(5) “Department” shall mean the Building Department

(6) “Energy” shall mean electricity, natural gas, steam, hot or chilled water, fuel oil, or other product for use in a building, or renewable on-site electricity generation, for purposes of providing heating, cooling, lighting, water heating, or for powering or fueling other end-uses in the building and related facilities, as reflected in Utility bills or other documentation of actual Energy use.

(7) “Energy Performance Score” shall mean the numeric rating generated by Portfolio Manager that compares the Energy usage of the building to that of similar buildings.

(8) “Energy Use Intensity (EUI)” shall mean the kBtUs (1,000 British Thermal Units) used per square foot of gross floor area.

(9) “Gross Floor Area” shall mean the total number of enclosed square feet measured between the exterior surfaces of the fixed walls within any structure used or intended for supporting or sheltering any use or occupancy.

(11) “Portfolio Manager” shall mean ENERGY STAR Portfolio Manager, the internet-based tool developed and maintained by the United States Environmental Protection

Agency to track and assess the relative Energy performance of buildings nationwide, or successor.

(12) “Utility” shall mean an entity that distributes and sells Energy to Covered Municipal Buildings.

(13) “Weather Normalized Site EUI” shall mean the amount of Energy that would have been used by a property under 30-year average temperatures, accounting for the difference between average temperatures and yearly fluctuations.

## **§2. APPLICABILITY**

(1) This policy is applicable to all Covered Municipal Buildings as defined in Section 2 of this policy.

(2) The Commissioner may exempt a particular Covered Municipal Building from the benchmarking requirement if the Commissioner determines that it has characteristics that make benchmarking impractical.

## **§3. BENCHMARKING REQUIRED FOR COVERED MUNICIPAL BUILDINGS**

(1) No later than May 1, 2017, and no later than May 1 every year thereafter, the Commissioner or his or her designee from the Department shall enter into Portfolio Manager the total Energy consumed by each Covered Municipal Building, along with all other descriptive information required by Portfolio Manager for the previous calendar year.

(2) For new Covered Municipal Buildings that have not accumulated 12 months of Energy use data by the first applicable date following occupancy for inputting Energy use into Portfolio Manager, the Commissioner or his or her designee from the Department shall begin inputting data in the following year.

## **§4. DISCLOSURE AND PUBLICATION OF BENCHMARKING INFORMATION**

(1) The Department shall make available to the public on the internet Benchmarking Information for the previous calendar year:

(a) no later than September 1, 2017 and by September 1 of each year thereafter for Covered Municipal Buildings; and

(2) The Department shall make available to the public on the internet and update at least annually, the following Benchmarking Information:

(a) Summary statistics on Energy consumption for Covered Municipal Buildings derived from aggregation of Benchmarking Information; and

(b) For each Covered Municipal Building individually:

(i) The status of compliance with the requirements of this Policy; and

(ii) The building address, primary use type, and gross floor area; and

(iii) Annual summary statistics, including site EUI, Weather Normalized Source EUI, annual GHG emissions, and an Energy Performance Score where available; and

(iv) A comparison of the annual summary statistics (as required by Section 5(2)(b)(iii) of this Policy) across calendar years for all years since annual reporting under this Policy has been required for said building.

## **§5. MAINTENANCE OF RECORDS**

The Department shall maintain records as necessary for carrying out the purposes of this Policy, including but not limited to Energy bills and other documents received from tenants and/or Utilities. Such records shall be preserved by the Department for a period of three (3) years.

## **§6. ENFORCEMENT AND ADMINISTRATION**

(1) The Commissioner or his or her designee from the Department shall be the Chief Enforcement Officer of this Policy.

(2) The Chief Enforcement Officer of this Policy may promulgate regulations necessary for the administration of the requirements of this Policy.

(3) Within thirty days after each anniversary date of the effective date of this Policy, the Chief Enforcement Officer shall submit a report to the Village Board including but not limited to summary statistics on Energy consumption for Covered Municipal Buildings derived from aggregation of Benchmarking Information, a list of all Covered Municipal Buildings identifying each Covered Municipal Building that the Commissioner determined to be exempt from the benchmarking requirement and the reason for the exemption, and the status of compliance with the requirements of this Policy.

**§7. EFFECTIVE DATE**

This policy shall be effective immediately upon passage.

**§8. SEVERABILITY**

The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of the aforementioned sections, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, or phrase, which shall remain in full force and effect.

Mayor Kohut entertained a motion to approve establishing Energy Benchmarking requirements for Village buildings as stated above.

**RESOLUTION # 96 - 2021**

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

Mayor Kohut entertained a motion to accept the resignation, with regret, of Joseph Natale from the Planning Board

**RESOLUTION # 97 - 2021**

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

Mayor Kohut entertained a motion to set the summer meeting schedule as follows:

June 21<sup>st</sup>, July 19<sup>th</sup> and August 16<sup>th</sup>

And to change the September meeting, due to Labor Day, to Tuesday Sept. 7<sup>th</sup>

**RESOLUTION # 98 - 2021**

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

Mayor Kohut entertained a motion to sell a surplus iPhone XR to Gisbeth Ramos for \$350.

**RESOLUTION # 99 - 2021**

Motion by: Emily Dominguez  
Seconded by: Joel Santana  
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 report of fire activity for the month of April 2021, submitted by Fire Chief John “Bart” Gordon.:

Total Alarms	-	9
General Alarms	-	7
Special Calls	-	2
Mutual Aid Calls	-	0
Pump-Outs/Water Leaks	-	3
Extrication call	-	1
Good Intent/Misc.	-	2
False Alarms	-	3

Total Manpower Responding - 175 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 May 1<sup>st</sup>:

- Mulched all village properties.
- Installed 2 more cabinets at the New D.P.W Garage.
- Put a flower bed in on Samsondale Ave, next to the new DPW sign.
- Put plywood on doors at the Community Center for the new Traylor – Homeless Project.
- Picked up food for the food pantry at The Community Center.
- Hosted the dedication for the New D.P.W , on 04/23/2021.
- Suez turned on the water at the Lopez Field for the new season.
- Repaired 2 damaged signs on Sharp/Leonard ST. & on Coolidge/ Gurnee Ave.
- Replaced broken fence poles at the bus stop on Broadway & Lincoln , with new poles and also mulched the area.
- Mulched all Village Playgrounds.
- Installed 3 new blue garbage cans along Bowline Road near the new D.P.W

Deputy Mayor Dominguez had nothing further to report.

**YOUTH & FAMILY SERVICES** - Trustee Gil Carlevaro: Trustee Carlevaro reported on the following activities at the Community Center:

- Summer camp will be opening for the summer of 2021 and applications are currently being accepted.
- Free confidential counseling services are available at the Youth & Family Service Center. Alcoholism has been on the rise since COVID and anyone seeking more information can contact the community center at 845-429-5731.

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 through 2021:

Rental registrations	-	0
Miscellaneous inspections	-	104
Complaints	-	7
Municipal searches	-	8
Construction inspections	-	12
Violations/Tickets	-	22
Building Permits & C.O.'s	-	15

Fines collected at court - \$0

Trustee Santana had nothing further to report.

**MINUTES:** The Mayor presented the minutes of the Regular Meetings of March 1<sup>st</sup> and March 15<sup>th</sup> for approval by the Board.

Mayor Kohut entertained a motion to that effect.

**RESOLUTION # 100 - 2021**

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

Mayor Kohut:

**OLD BUSINESS**

None.

Mayor Kohut:

**NEW BUSINESS**

Gil Carlevaro announced that the pharmacy in Samsondale Plaza had vaccines available.

Mayor Kohut:

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

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

**RESOLUTION # 101 - 2021**

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

Respectfully submitted by,  
Judith Curcio, Clerk/Treasurer