

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday May 17, 2021, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

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

Mayor Kohut: The Mayor opened the meeting with the first Public Participation of the night and invited Ms. Miele to address the Board with the matter she wanted to address.

Amy Miele, attorney for the applicant to build a 7-11 on the corner of 9W and Gurnee Ave. Ms. Miele explained that this was the site originally designated for a storage facility which didn't work out but the applicant is now before the Board for a Special Permit application and is seeking a referral to the Planning Board for a 7-11 site. Ms. Miele presented a site plan for the proposed project.

Bob Feldman, applicant for the 7-11 Project: Mr. Feldman explained what they were proposing; a 3,043 square foot 7-11 convenience store with 4 fueling pumps. There will be a curb cut on 9W and another on Gurnee Ave. The application has been submitted to the Department of Transportation and they are agreeable to the curb cut locations. The site will have 17 parking spaces which doesn't include the fueling spots and the site will be fully landscaped with a possible pocket park and eventually may include a clock tower so it presents as a gateway to the Village. Mr. Feldman explained that the building would be all brick.

Mayor Kohut asked if this was the new 7-11 concept.

Bob Feldman: Yes, this would have a coffee bar and be a full service convenience store.

Counselor Hood explained that he was conflicted out of this matter and all the Village legal matters on this project would have to be handled by Asst. Village Attorney Dennis Michaels.

Mayor Kohut entertained a motion to refer the matter to the Planning Board for further review.

RESOLUTION # 102 - 2021

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

Mayor Kohut reminded the public that the Public Participation portion of the meeting was still open.

Stu Sukotliff, Round Pointe Dr.: Mr. Sukotliff informed the Board that construction in Harbors was starting at 7 AM everyday of the week, including Sundays.

Mayor Kohut stated that he would speak to them about working on Sundays because that was not allowed in our code. He did state that according to our code construction was allowed between 7 am and 10 pm.

Stu Sukotliff: Thanked the Mayor for addressing that issue and spoke about the emergency egress issue in Harbors stating that this was an issue that it was closed even if it is only during the construction period.

Mayor Kohut assured Mr. Sukotliff that should there be an emergency and the main entrance to Harbors is blocked provisions would be made so that the residents could get out safely.

Stu Sukotliff: Another issue he would like to see addressed is a speed hump south of the Admiral's Cove entrance. Traffic on that road needs to be slowed down. Mr. Sukotliff also asked if a Traffic Study was ever done.

Mayor Kohut answered that a Traffic Study was done although he doesn't have it at his fingertips but we have it in our files.

Stu Sukotliff asked if everything that was in the Traffic Study would be implemented.

Mayor Kohut responded that the Board would only be implementing those things that were for the benefit of the Village, not just the builder.

Stu Sukotliff asked if parking would be restricted on Maple Ave in front of the townhouses.

Mayor Kohut stated that there would be no change to the parking regulations on Maple for the foreseeable future.

Mel Post, 1422 Round Point Dr: Mr. Post asked for an explanation about the bicycle path that was proposed and where it would be and also asking for the width of the road.

Mayor Kohut explained that the path would be off 9W to Maple, West Broad and Conklin and that the only place that striped lanes was being proposed was between the old Dr. Girling Dr. and the new Dr. Girling Dr.

Mel Post asked about the new Short Term Rental Law, was it passed and how it would affect Harbors.

Counselor Hood explained that it was a means of gaining some control over short term rentals and since Harbors is private property it would be entirely up to the owner of the property to allow or disallow short term rentals.

Mayor Kohut stated that although he has not had the conversation with Martin Ginsburg he doesn't believe that short term rentals would be something he was in favor of.

Mel Post: Mr. Post raised the issue of post hurricane Sandy and the flooding problems in Harbors, reminding the Board of the varied issues that were caused by the design of the Harbors project. He wanted assurances from the Board that this wouldn't happen again.

Mayor Kohut responded that Mr. Ginsberg had made some improvements to the design of the shoreline to raise the level to deter water and Site B has a raised elevation.

Mel Post asked the Mayor to take a close look at the potential for flooding and to address the issue with Martin Ginsberg so it can't happen again.

Mayor Kohut informed Mr. Post that he would.

Larry Levine, 1414 Round Pointe Dr.: Mr. Levine asked for a description of the division between the Harbors community and the Admiral's Cove community, stating that all the buildings seemed to be divided by parking lots.

Mayor Kohut explained that there was a natural division between the properties because of the inlet and the roadways of Harbors. Also, the buildings are placed fairly close to the property lines.

Magda Truchan, 1213 Round Point Dr: Ms. Truchan asked what the time line was for the completion of the restaurant at Admiral's Cove, barring any pandemic issues.

Mayor Kohut responded that he wasn't sure what the timeline for the restaurant specifically was but he knew that they intended to build the shells of all four buildings simultaneously so that construction time and disruption would be minimized. They want to have foundations in by winter with construction during 2022 and residents in 2023.

Ms. Truchan asked if the "event space" was going to be open to the public.

Mayor Kohut responded that it had yet to be determined how the event space would work, who would control it and who would have access to it.

Stu Sukotliff: Mr. Sukotliff asked what the maximum elevation of the parking garage at Admiral's Cove would be, if it would be on stilts with the 4 storied building above it or would it be like Harbor's parking underground.

Mayor Kohut responded that there would be stalls under the building and parking outside but he was unsure of the specific elevation statistics.

Counselor Hood suggested that this be addressed at the Public Hearing when the applicant/builder would be on hand to answer these types of questions.

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 had nothing to report.

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

MAYOR'S REPORT, Mayor Kohut: The Mayor reported that the Village had received the annual contract with Cornell Cooperative Extension for storm water management at a cost of \$1,250 per year.

Mayor Kohut entertained a motion to approve and sign the contract.

RESOLUTION # 103 - 2021

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

Mayor Kohut entertained a motion to authorize the purchase a used light tower and folding chairs for Youth & Family Services from Mike's Power Products at a cost of \$3,231.

RESOLUTION # 104 – 2021

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

Mayor Kohut entertained a motion to approve the removal of 2 trees on Hudson Ave; stating that we had received a proposal for \$5,000 from Northern Tree Service but another estimate was being sought and to save time if the Board could approve the removal and the Commissioner of DPW would go with the lower priced removal.

RESOLUTION # 105 - 2021

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

Mayor Kohut entertained a motion to authorize Brooker Engineering to go out for bid on 2021 Road Improvements with the bids returnable on June 17th at 11:00 am and the project awarded on June 21st. Roads to be paved would be Conklin, Clove & Hudson.

RESOLUTION # 106 - 2021

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

Mayor Kohut entertained a motion to set a Public Hearing for the Admiral's Cove site plan review for Monday June 21st at 7:05 PM.

RESOLUTION # 107 - 2021

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

Mayor Kohut entertained a motion to award the 2021 Summer Day Camp transportation bid to Total Charter Corp in the amount of \$14,870.

RESOLUTION # 108 - 2021

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

Mayor Kohut explained that the Village had received a request from Care about Strays and Four Legs Good for economic assistance. This organization has been very instrumental in helping the Village take control of the stray cat problem. He entertained a motion to approve a donation to the group in the amount of \$750.

RESOLUTION # 109 - 2021

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

The Mayor 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
A.1420.42	Law Contractual	\$4,300		
A.1440.42	Escrow-GDC		247.50	
A.1289	Escrow			27,552.50
A.9060.8	Hospital Insurance	23,500		
A.1320.4	Auditor	2,950		
A.1420.4	Law Contractual	14,600		
A.1440.4	Engineering Contractual	7,100		
A.3410.4	Fire Dept Contractual	48,000		
A.3410.2	Fire Equip		30,000	
A.3410.42	Medical-Firemen		9,000	
A.3320.41	Meter Replacement		17,000	
A.5112.4	CHIPS Contractual	630		
A.7110.43	Utilities Ball Park	2,200		
A.5110.4	Road Repair	35,000		
A.7140.4	Playground Contractual	7,000		
A.8020.41	Comprehensive Plan	14,150		
A.8020.42	LWRP	9,910		
A.1620.42	Building Repairs	21,000		
A.9060.8	Hospital Insurance		106,540	
A.1210.1	Mayor Personal	3,715		
A.1990.41	Contingent		3,715	

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

RESOLUTION # 110 - 2021

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

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 had nothing to report.

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

- Applications for Summer Camp are being accepted
- Staff/Center Volunteers continue to help out on a weekly basis with unloading trailers and distributing food
- In June the youth will be participating in art, digital filming and sustainability workshops at the Garner Arts Center.
- Healthy Haverstraw Spring Event will be held Sunday May 23rd from 1 to 3 PM at the Youth & Family Service Center. Registration is required. There will be a yoga demonstration, salsa demonstration, hula hoop activity and a planting/gardening station. Prizes will be raffled.
- Free confidential resources and counseling services are available at the Haverstraw Center.
- Adult drinking has increased due to stress related to COVID-19. Call the center for assistance if you or a loved one has a concern about drinking.

Trustee Carlevaro had nothing further to report.

BUILDINGS & CODE ENFORCEMENT – Trustee Joel Santana: Trustee Santana was absent and no report was available.

MINUTES: The Mayor presented the minutes of the Regular Meetings of April 5th and April 19th for approval by the Board.

Mayor Kohut entertained a motion to that effect.

RESOLUTION # 111 - 2021

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

Mayor Kohut:
OLD BUSINESS
None.

Mayor Kohut:
NEW BUSINESS
None.

Mayor Kohut:
2nd PUBLIC PARTICIPATION

Deputy Mayor Emily Dominguez stated that this was the last meeting that Judy Curcio, Clerk/Treasurer would be in attendance and thanked her for all of her work.

Mayor Kohut and the Board remarked similarly and wished her well.

Mel Post stated that she would be missed and wished her well.

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

RESOLUTION # 112 - 2021

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

Respectfully submitted by,
Judith Curcio