

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, July 19, 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 meeting with the first Public Participation of the night.

Stu Sukotliff, Round Point Dr: Mr. Sukotliff asked if the wires for Admiral's Cove would be underground and who would pay for the road improvements in the area.

Mayor Kohut responded that he didn't know the answer to the question regarding the wires but he would try to find out and GDC would be responsible for the costs of road improvements at Admiral's Cove.

Hilario Rodriquez, 173 Hudson Ave.: Mr. Rodriquez asked about construction going on at 150 Clove and that the construction had damaged his sewer line.

Mayor Kohut explained to Mr. Rodriquez that this was a private matter and that he needed to speak with an attorney.

Presentation to the Board by Ramya Ramanatham of Atzl, Nasher & Zigler on behalf of Don Coqui restaurant:

Ms. Ramanatham explained to the Board that she represented Don Coqui restaurant owners and they were appearing before the Board for a referral to the Planning Board for the restaurant to add moveable outdoor seating, tables and chairs, on a piece of property they were planning to purchase next to the restaurant. No construction would be involved with this project, they had already appeared at TAC and it involved a small section of the property.

Max Stach, Village Planner stated that this was a Type II action and would not require SEQR.

Mayor Kohut entertained a motion to refer the applicant to the Planning Board.

RESOLUTION # 146 - 2021

Motion by: Rafael Bueno Sr.

Seconded by: Emily Dominguez

Motion Carries: All

With no further input from the Public the Mayor continued with the Agenda.

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood reported on the Agreement reached regarding Northern Riverview which would set the PILOT agreement for the next 10 years and also settle the PILOT issues of the last 2 years. The Village Assessor has reviewed the document and also feels it is ready for settlement.

Mayor Kohut entertained a motion authorizing his signature to the finalized Agreement.

RESOLUTION # 147 - 2021

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

Counselor Hood stated that there was a Resolution before the Board tonight regarding a PILOT Agreement for Admiral's Cove that would be 3 years of land only and then a 15 year build up to full taxes. This PILOT includes the Town and School District, both of whom have agreed to it already.

RESOLUTION OF THE VILLAGE OF BOARD OF TRUSTEES CONSENTING TO A PROPOSED PILOT AGREEMENT BY THE ROCKLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY WITH RESPECT TO THE ADMIRALS COVE PROJECT (AS DESCRIBED BELOW) TO BE UNDERTAKEN BY ADMIRALS COVE, LLC (a/k/a GINSBURG DEVELOPMENT COMPANIES, LLC; ALSO "GDC").

WHEREAS, Admirals Cove, LLC, a New York limited liability company (has requested the assistance of the Rockland County Industrial Development Agency ("RIDA") with a certain project (the "Project") consisting of 249 rental apartment units. It is located on Site B of the Village of Haverstraw (VOH) Waterfront Redevelopment Plan. Site B is also known as the Haverstraw Ferry Landing consisting of approximately 8.06 upland acres. It is a composite of the former sites known as: 147-149 West Street; 141-143 West Street; 51 Dr. Girling Drive; 2 Dr. Girling Drive; and 30-34 Dr. Girling Drive. In addition, two lots owned by the VOH 27.62-2-8 and 27.62-2-12 that recently housed the VOH Department of Public Works was transacted to Admirals Cove, LLC in exchange for land (~2.5 acres) owned by GDC on Bowline Plant Road, where the Department of Public works has been relocated; and

WHEREAS, pursuant to its Application to the Rockland Industrial Development Agency ("RIDA") for Financial Assistance (the "Application") submitted by the Company to the RIDA, the Project will (i) entail a capital investment of approximately \$98,000,000; (ii) create approximately 210 construction jobs; and (iii) create 13 part time jobs; and

WHEREAS, the RIDA's Uniform Tax Exemption Policy provides that sponsors of non-industrial projects and projects whose terms deviate from the standard must secure the consent of local taxing jurisdictions in order to structure the terms of a payment in lieu of tax agreement (the "PILOT Agreement"); and

WHEREAS, in connection with its Application, and in furtherance of the Project's positive financial impact within the North Rockland School District, Rockland County and the Town and Village of Haverstraw, GDC has requested the Village of Haverstraw's support and consent in establishing the terms of the PILOT Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF HAVERSTRAW BOARD OF TRUSTEES OF AS FOLLOWS:

Section 1. The Board of Trustees hereby authorizes the Mayor to enter into the PILOT Agreement whereby the schedule of payments to be made under the

PILOT Agreement is more particularly described in Schedule A, which is attached to this Resolution.

Section 2. This resolution shall take effect immediately.

Mayor Kohut entertained a motion to approve the PILOT.

RESOLUTION # 148 - 2021

Motion by: Gil Carlevaro

Seconded by: Emily Dominguez

Motion Carries: All

Counselor Hood had nothing further to report.

Mayor Kohut introduced Max Stach, the Village Planner, to present the final information for the adoption of the final Comprehensive Plan.

Max Stach explained that this project started in November 2019 and the status of the project today. He further explained what was necessary for the Board to complete in order to finalize and adopt the Comp Plan and Zoning Amendments.

Mayor Kohut entertained a motion to adopt the Finding Statement, the Comprehensive Plan and the Zoning Amendments and read the following into the record.

**VILLAGE OF HAVERSTRAW
RESOLUTION AND NOTICE OF ADOPTION OF SEQRA FINDINGS
STATEMENT AND VILLAGE OF HAVERSTRAW COMPREHENSIVE
PLAN AND CODE AMENDMENTS**

PLEASE TAKE NOTICE that on July 19, 2021, the Village of Haverstraw Board of Trustees adopted the following Resolution:

WHEREAS, the Village Board formed a Comprehensive Plan Committee (“CPC”) to review the Village’s land use and related regulations and the Village’s infrastructure, resources, services and other matters in order to undertake comprehensive planning to guide future development in the Village and regulate land use for the purpose of protecting the public health, safety and general welfare of the citizens; and

WHEREAS, the CPC convened over several months starting on November 1, 2018 to review existing land use planning studies and issues facing the Village before embarking on a multi-phased public outreach approach, which included numerous public workshops and information sessions intended to garner feedback from the public and concluded in a public hearing held on January 21, 2020, after which a draft Comprehensive Plan and implementing code amendments were recommended to the Village Board, which draft Plan took into account the results of the public outreach process; and

WHEREAS, the draft Comprehensive Plan was thereafter referred to the Village Board via resolution pursuant to Village Law §7-722(6), after which the Village Board held several public discussions concerning the merits and environmental significance of the proposed Comprehensive Plan to assure full opportunity for citizen participation in the further preparation of the proposed Plan and resulted in referral to the Village Planning Board; and

WHEREAS, pursuant to §7-722-(6) of the Village Law and SEQRA, the Village Board determined that the Draft Generic Environmental Impact Statement was adequate for public review pursuant to the State Environmental Quality Review Act (SEQRA) and

thereafter the Village Board duly noticed and held a public hearing on the draft Plan and Draft Generic Environmental Impact Statement opened on August 17, 2020 and closed on November 16, 2020 with written comments received through December 16, 2020; and

WHEREAS, the Village Board referred the proposed Comprehensive Plan, LWRP, implementing code amendments and Draft Generic Environmental Impact Statement to the Rockland County Department of Planning for review and recommendation as required by §7-722(5) of the state Village Law on or around November 16, 2021, and the Rockland County Division of Planning's recommendation of Approval with Modifications was issued on January 22, 2021; and

WHEREAS, although SEQRA requires that the comment period on a DGEIS remain open for ten (10) days following a public hearing, the Village Board decided to extend the time period for comment until December 16, 2020, allowing substantially more time than is required for the submission of public comments; and

WHEREAS, the Village Board provided notice to all adjoining municipalities for review and comments on the proposed Comprehensive Plan, LWRP and implementing code amendments; and

WHEREAS, a draft Final Generic Environmental Impact Statement was found complete by the Village Board on June 21, 2021; and

WHEREAS, the Village Board has considered the draft and final Generic Environmental Impact Statement, public and agency comments received and the reports and recommendations of its consultants, pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, said considerations by the Village Board have culminated in a SEQRA Findings Statement, which is incorporated by reference as if fully set forth herein; and **NOW, THEREFORE, BE IT RESOLVED** that the Village of Haverstraw determines that the adoption of the Comprehensive Plan, LWRP and implementing code amendments will not have a significant adverse effect on the environment and hereby adopts the associated SEQRA Findings Statement for this Type 1 action on July 19, 2021.

BE IT FURTHER RESOLVED that the Village of Haverstraw Comprehensive Plan be and hereby is adopted on July 19, 2021.

BE IT FURTHER RESOLVED that the following local laws be and hereby are adopted on July 19, 2021:

- A Local Law Creating a New Chapter 150, "Landmark and Historic Preservation" in The Code Of The Village Of Haverstraw;
- A Local Law Amending Chapter 245, Zoning, to Amend the R-2 and R-1C Zoning District Map and Bulk Tables for All R, PO, And CBD Zoning Districts to Implement the Comprehensive Plan, by Requiring New Development to Follow Existing, Historic Patterns of Building Mass and Placement, in Areas Surrounding the Downtown;
- A Local Law Amending Chapter 165, Peddling and Soliciting, to Promote Sales Outside of Retail Stores, as Recommended in the Comprehensive Plan;
- A Local Law Amending Chapter 245, Zoning, to Create a Planned Redevelopment Incentive Floating Zone District for Redevelopment of Brownfield and Infill Sites;
- A Local Law Amending Chapter 245, Zoning, Regulating Solar Energy Systems;
- A Local Law Amending Chapter 245, Zoning, to Create an Affordable Housing Law Requiring the Set Aside of a Minimum Percentage of Units for Affordable Housing and Providing an Increase in Permissible Density as an Incentive; and
- A Local Law Amending Chapter 245, Zoning, to Add a New Special Permit Use Authorized by the Board of Trustees in the Highway Business Zoning District Allowing for the Development of Corridor-Retrofit Developments; and

BE IT FURTHER RESOLVED that the Village Clerk shall file the adopted Comprehensive Plan and Findings Statement in the office of the Village Clerk and copies thereof shall be filed in the office of the Rockland County Department of Planning.

RESOLUTION # 149 - 2021

Motion by: Gil Carlevaro
Seconded by: Emily Dominguez

Roll Call Vote:
Trustee Bueno Yes
Trustee Carlevaro Yes
Trustee Dominguez Yes
Trustee Santana Yes
Mayor Kohut Yes

Motion Carries: All

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

MAYOR'S REPORT, Mayor Kohut: The Mayor reported

Mayor Kohut entertained a motion to renew the Pitney Bowes contract at a cost of \$173.84 per month.

RESOLUTION # 150 - 2021

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

Mayor Kohut entertained a motion to approve the request from Cosgriff Hose #4 for use of the Knights of Columbus parking lot from July 28th through August 1st for a carnival.

RESOLUTION # 151 - 2021

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

Mayor Kohut entertained a motion to approve a request from Bricktown Gospel Fellowship for a Kid's Street Fair on Rockland Street Sat. Sept. 4th

RESOLUTION # 152 - 2021

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

Mayor Kohut entertained a motion to approve the permit request from Health First for the rental of 2 parking spaces in the Knights of Columbus parking lot at a cost of \$200 per month.

RESOLUTION # 153 - 2021

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

Mayor Kohut entertained a motion to accept, with regret, the resignation of longtime Crossing Guard & Parking Enforcement Officer, Larry Montroy.

RESOLUTION # 154 - 2021

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

Mayor Kohut entertained a motion to authorize Isabel Gonzalez to purchase a surplus LG TV from the Village at a cost of \$50.

RESOLUTION # 155 - 2021

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

Mayor Kohut entertained a motion to authorize the repair of Asst. Building Inspector Rafael Bueno Sr. Bueno Jr's vehicle in the amount of \$1,385.03 by J&E Auto Body. The vehicle was damaged by kids throwing rocks over the ball field fence.

RESOLUTION # 156 - 2021

Motion by: Emily Dominguez
Seconded by: Gil Carlevaro
Abstaining: Rafael Bueno Sr.
Motion Passes

Mayor Kohut entertained a motion to engage and sign a contract with Berard & Associates for the 2021 Village audit at a cost of \$18,050 and for the Justice Court audit at a cost of \$2,500.

RESOLUTION # 157 - 2021

Motion by: Rafael Bueno Sr.
Seconded by: Gil Carlevaro
Abstaining: Emily Dominguez
Motion Passes

Mayor Kohut entertained a motion to authorize a contribution to the North Rockland Rotary Club for the 2021-2022 rotary year in the amount of \$500.

RESOLUTION # 158 - 2021

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

Mayor Kohut entertained a motion to support a CFA Grant Application which would be put forward by the Village and GDC for assistance in the construction of the Promenade around Admiral's Cove.

RESOLUTION # 159 - 2021

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

Mayor Kohut entertained a motion to approve the Minutes of May 17, 2021.

RESOLUTION # 160 - 2021

Motion by: Emily Dominguez
 Seconded by: Rafael Bueno Sr.
 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
A3410.04	Fire Dept Contractual	\$221,871		
A3089	Other Governmental Aid			\$100,000
A.0599	Appropriated Fund Bal.			121,871
A.7110.041	Dock Repair	39,893		
A.4089	Federal Aid		39,863	
A.1990.041	Contingent Overtime	75,000		
A.7310.012	Summer Camp Personnel		70,000	
A.1110.01	Court	3782.25		
A.1410.011	Clerk	1,146.82		
A.1325.01	Treasurer	74,794.89		
A.9961.09	Reach Out	824.14		
A.7140.01	Recreation	824.14		
A.3620.01	Building Dept	3,861.63		
A.5110.01	DPW Laborers	32,371.81		
A.5010.01	DPW Admin	6,686.06		
A.1990.041	Contingent Overtime		124,291.74	

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

RESOLUTION # 161 - 2021

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

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – Trustee Rafael Bueno Sr.: Trustee Bueno read the following report of fire activity for the month of June, 2021, submitted by Fire Chief Perry Masiello.:

Total Alarms	-	24
General Alarms	-	18
Special Calls	-	3
Mutual Aid Calls	-	3
Cooking Fires	-	1

Electrical Fires	-	4
Brush Fires	-	1
Vehicle Fires	-	1
Pump Out	-	1
Gas Leaks	-	2
Stuck Occupied Elevator	-	1
Extrication/Accident Call	-	1
Boat Calls	-	2
Good Intent/Misc.	-	3
False Alarms	-	4

Total Manpower Responding - 545 members

Trustee Bueno had nothing further to report.

PUBLIC WORKS, BUILDINGS & GROUNDS – Deputy Mayor Emily Dominguez: Deputy Mayor Dominguez explained the needs of the DPW Department going forward and made motions for the following Resolutions:

Mayor Kohut entertained a motion to approve the bid and purchase from Allegiance Trucks to replace the DPW 1997 International Dump Truck with a 2022 HV507-SFA in the amount of \$206,698.98. The vehicle would be ready in the fall of 2022.

RESOLUTION # 162 - 2021

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

Mayor Kohut entertained a motion to approve the bid and purchase from Schultz Ford a new 2021 F-Series SD for DPW in the amount of \$57,300.

RESOLUTION # 163 - 2021

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

Mayor Kohut entertained a motion to approve the bid and authorize the purchase of a new Plow & Sander from Rockland Truck Equipment in the amount of \$14,990

RESOLUTION # 164 - 2021

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

Mayor Kohut entertained a motion to sign a contract with Indus Inc for crack sealing 8 streets in the Village at a cost of \$32,643.45

RESOLUTION # 165 - 2021

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

Mayor Kohut entertained a motion to approve the removal of a tree at 63 Hillside Ave by Northern Tree Service at a cost of \$1,500.

RESOLUTION # 166 - 2021

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

Mayor Kohut entertained a motion to approve the purchase of an extended warranty on the DPW Truck #30-JD Loader from Jesco at a cost of \$3,828.

RESOLUTION # 167 - 2021

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

Mayor Kohut entertained a motion to approve the purchase of dock replacement at Emeline Park from Pennybridge Marina at a cost of \$39,862.50 with a deposit of \$19,931.25.

RESOLUTION # 168 - 2021

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

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:

- The Community Center continues to host the Food Pantry which since its start up has served over 22,000 meals.
- Continuing programs include Positive Activities for Youth, Caught Being Good, Strengthening Families and Summer Camp, which continues through August 20th.
- A new program is starting called "Sustainability Workshops" which is open to the public on Thursdays July 22 and 29 from 3-5 PM in The Ned Harris Education Studio in building 24, studio G at GARNER Arts Center.

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 June 19th through July 17th:

Rental registrations	-	0
Miscellaneous inspections	-	145
Complaints	-	14
Municipal searches	-	21
Construction inspections	-	65
Violations/Tickets	-	24
Building Permits & C.O.'s	-	17

Fines collected at court - \$0

Trustee Santana had nothing further to report.

Mayor Kohut:

OLD BUSINESS

None.

Mayor Kohut:

NEW BUSINESS

None.

Mayor Kohut:

2nd PUBLIC PARTICIPATION

Mel Post, 1420 Round Point Dr: Mr. Post spoke about the Village being responsible for the areas around the Promenade and that the pavers sinking in certain areas, wires are down, ropes are disintegrating etc. He brings these issues to the attention of the Board in hopes that this can be properly maintained and beautified.

Mayor Kohut asked Mr. Post to forward to him the pictures he had taken and he would look into the issue and possibly the 2 of them could go take a look at the area.

Mr. Post continued and asked for an explanation of the \$6 million arrangement with GDC, the PILOT arrangement with GDC and any other agreements that had been made regarding Site B. Additionally, he asked about tax parity between the 2 Harbors developments.

Mayor Kohut explained the various agreements including the PILOT details, the refunding of the SAD Bond, Joint Regional Sewer Board and their agreements regarding sewer hook-up fees and explained that the Board was wrapping up any other outstanding issues with GDC.

Mr. Post spoke about the line of sight when leaving the ferry lot and at a "cut-out" just before the entrance of Harbors

Stu Sukotliff, 1413 Round Pointe Rd.: Mr. Sukotliff questioned the arrangement with Health First for the parking spots and where it was located.

Mr. Vargas, Dowd Street apartment development, with Kristie Donis & Courtney Lopez of Atzl, Nasher & Zigler; Presented to the Board in seeking zoning amendments for the 24 unit condominium project on Dowd Street with associated parking. Specifically requested is the adoption of a zoning amendment creating an MF1 (multi-family) district and then apply it to Mr. Vargas' property located at 1 Brems Place and for the adjacent properties which are Hudson Pine & Hudson Harbor Condominiums, all of which are currently in R2. Utilizing this new zoning would allow Mr. Vargas to proceed with his proposed development and it would bring the existing condominiums into compliance with proper zoning.

The benefits to the Village include the addition taxable assessments and creating additional tax revenue sources, additional residents to frequent Village establishments, a new bus stop with a covered bench for children waiting for school bus and the proposed condo project would set aside 2 units for Village volunteers at 75% discount of the market value.

The application is also requesting that the Board consider removing the property from Mountain Overlay District. All issues in a Mountain Overlay District would be considerations to be reviewed within SEQR and the site plan review.

This project falls in line with the Village's newly adopted Comp Plan. They have submitted a full Environmental Assessment Review Form with a petition and plans, site sections prepared by Dave Zigler's office, a letter from state regarding the project not impacting State Park Land, a draft traffic study and storm water management all of which meet DEC requirements.

Construction period is anticipated to be 1.5 years.

Dave Zigler presented the site plan to the Board with further explanation regarding the project, the steep hill involved in construction of the building, the grading involved, site lines etc.

Jorge Lopez, Architect for the project: Mr. Lopez also addressed the Board explaining various aspects of the project site plan and how it's evolved to make it more visually appealing.

Jose Vargas, 6 Pyngyp Rd., Stony Point: Mr. Vargas addressed the Board regarding landscaping, installation of sidewalks, design of units, the proposed bus stop area and holding units for Village volunteers. Mr. Vargas also explained that although he was looking to make these condominiums if the market changed there was a possibility that these would become rentals.

Questions from the Board were answered during the presentations.

Larry Levine, Harbors Haverstraw: Mr. Levine asked where Dowd Street was located.

Mel Post, Harbors Haverstraw: Mr. Post asked about the ratio of parking at Dowd Street.

Max Stach, Village Planner, stated that it was his recommendation that this be a coordinated review for SEQR and the Zoning amendments and that the Village Board should declare themselves Lead Agency.

Mayor Kohut entertained a motion to declare the Village Board Lead Agency on the project.

RESOLUTION # 169 – 2021

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

Mayor Kohut entertained a motion to refer the Dowd Street condominium project to the Planning Board.

RESOLUTION # 170 - 2021

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

Motion Carries: All

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

RESOLUTION # 171 - 2021

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

Respectfully submitted by,
Judith Curcio