

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, October 4, 2021, beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

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

Mayor Kohut: The Mayor opened the meeting with the first Public Participation of the night.

Noel Rappaport, 31 New Main St: Mr. Rappaport asked when the work on Gurnee Ave would be completed.

Mayor Kohut responded that the work was done and the road was opened but there was further patching that would be done. Also, they were paying the Village to have it repaved.

Steven Cobb, 65 Hudson Ave: Mr. Cobb spoke about the difficulty in finding overnight parking during the winter months.

Mayor Kohut responded that changes had been made to the overnight parking regulations which included providing for alternate side parking on West Broad St, Clove and some of the other streets within the Village.

With no further input from the public, the Mayor continued with the agenda for that night's meeting which started with a Public Hearing regarding the abandoned vehicles law.

Counselor Hood explained that the amendment would change the time allotted for declaring a vehicle abandoned from 96 hours to 48 hours and thereby giving the Village the ability to remove the vehicle within a shorter period of time. It's a simple change and will help open up spots for the public.

Mayor Kohut: The Mayor entertained a motion to open the Public Hearing.

RESOLUTION # 218 - 2021

Motion by: Joel Santana
Seconded by: Rafael Bueno Sr.
Motion Carries: All

Mayor Kohut: The Mayor then opened the floor to the public for the Public Participation portion of the meeting inviting people to ask questions or make comments.

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

RESOLUTION # 219 - 2021

Motion by: Gil Carlevaro
Seconded by: Rafael Bueno Sr.
Motion Carries: All

Mayor Kohut entertained a motion to make the change to §227-87 (4) Removal, storage and sale of abandoned vehicles; fees, penalties as follows:

“(4) When any vehicle is found on any highway or public area within this Village which has not moved for at least Forty-Eight (48) hours it may be deemed abandoned and may be removed by the Village Department of Public Works or a private licensed tow truck operator upon the direction of the Superintendent of the Department of Public Works, Village Building Inspector or Police Officer.”

RESOLUTION # 220 - 2021

Motion by: Rafael Bueno Sr.

Seconded by: Gil Carlevaro

Motion Carries: All

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood reported that he was having difficulty getting straightforward answers from the Criminal Justice Division regarding the Constabulary Law so the Public Hearing on that matter needed to be postponed.

Counselor Hood had nothing further to report.

Mayor Kohut invited Dan Richmond of Zarin & Steinmetz regarding 49 W. Broad St.

Mr. Richmond explained to the Mayor and Board that he was representing the applicant Mr. Avram Swartz and that this involved the project that they had discussed with the Board some time ago. The applicant is ready to proceed with the project, which falls in the Village's floating zone and which the Comprehensive Plan specifically called for redevelopment in this area and specifically identified this building as a strategic site. The plan proposes 55 rental units and 1 unit for the building superintendent. There will be 5 to 10 considered affordable housing units and there will be 51 parking spots on the site with additional parking being available in the nearby municipal lots. They will be requesting that the Board designate this as a critical project under the new PRI legislation and they believe this to be the first application under that legislation and the project can therefore serve as a demonstration project for how the legislation works.

Jesse Cokeley, PE, engineering representative from Colliers Engineering & Design: Mr. Cokeley addressed the Mayor & Village Board explaining that this was considered a blighted property so they would be cleaning up the property and making many improvements to the existing site. They would be eliminating 1 curb cut, increasing greenery on the site, creating a total of 4 floors and seeking several high density bonuses. In addition they were looking into expanding the municipal lot on West Broad St to add 41 more parking spaces.

Mayor Kohut stated that the Village Planner, Max Stach, was not able to attend the meeting but he had sent an email letter regarding some issues and concerns that needed to be addressed before the Board could move

forward. He also stated that the Board had some questions that pertained to where the project was left off earlier (months ago).

Trustee Bueno asked about seeing a balloon test to see how the project would look in relation to the neighboring properties.

Trustee Carlevaro spoke about recessing the top floor.

Mayor Kohut remembered having seen a rendering of the site plan with the top floor recessed and a deck area with green space having been added in.

Mayor Kohut asked about the number of 3 bedroom units that would be included.

Trustee Santana asked about the height of each floor.

Trustee Carlevaro asked how the project went from 48 units to 55 units.

Mr. Cokeley responded that with the PRI density bonuses, streetscape improvements and solar on the roof applied to the project it moves the number higher.

Mr. Richmond added that because of the additional redevelopment costs the project, as mentioned by Mr. Cokeley, the project needed to make financial sense for the developer to continue. Mr. Richmond also mentioned that this property has sat vacant for more than 20 years and although his client, Mr. Schwartz, wanted to take on the project it had to be cost effective.

Mayor Kohut invited Amy Miele, attorney for the Gurnee Ave 7-11 development to address the Board. Note: Counselor Hood recused himself on this matter.

Amy Miele Esq., 100 Dutch Hill Rd, Orangeburg: Ms. Miele addressed the Mayor and Village Board regarding the ongoing application to develop the corner of Gurnee Ave and Route 9W into a 7-11 gas station/market. The developer and his representatives have been through several subsidiary Boards and were now returning back to the Village Board because they were seeking a Special Permit for the fuel tanks to be located on the property. The County GML recommendations have not arrived yet, ARB has approved the plans and various resolutions have been obtained by the Planning Board, including a recommendation to the Village Board for approval of the fuel tanks.

Zack Chaplan, Stonefield Engineering: Mr. Chaplan spoke about the fully engineered drawings submitted to the Village, prepared 3D renderings as well and that the site itself had been superimposed into the site itself, giving the Mayor & Village Board a good depiction of what the property would look like. The project was a 3043 sq. ft. convenient store with 4 under canopy stations and traffic flow of "in" and "out" on 9W and "in" on Gurnee. DOT has issued comments recently and they're working with the DOT to resolve their issues.

Ms. Miele stated that they would be back before the Village Board on October 18th for site plan approvals and any possible variances that may be necessary.

Trustee Carlevaro asked about an item he saw on the site plan which was answered by the representatives as the area for refueling the gas pumps. Mayor Kohut opened up the matter to the Public for any questions they might have.

Noel Rappaport, 31 New Main St: Mr. Rappaport asked about the traffic patterns.

Andrew from Stonefield Engineering explained how the traffic would flow based on a performed traffic study, DOT regulations and sight distance.

Stu Suchotliff, 1413 Round Pointe Road: Mr. Suchotliff asked how the 7-11 would affect the bodegas in the Village.

Mayor Kohut stated that it would not be legal to prevent competition in the area.

Mayor Kohut, addressing Ms. Miele, confirmed that the applicant and representatives would return to the Village Board meeting on October 18th.

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

MAYOR'S REPORT, Mayor Kohut: The Mayor reported that the Village recently went out for an RFP on the Chair Factory property and that the Village had received 4 submissions back, which would be reviewed by the Board and their consultants.

Mayor Kohut entertained a motion to authorize the Justice Court to apply for the 2021-2022 JCAP (Justice Court) grant. The grant application is for \$6,300 to replace the windows in the court office with windows that open.

RESOLUTION # 221 - 2021

Motion by: Rafael Bueno Sr.
Seconded by: Gil Carlevaro
Motion Carries: All

Mayor Kohut entertained a motion to accept a letter of resignation/retirement from Assistant Director of Youth & Family Services, Pete Fata.

RESOLUTION # 222 - 2021

Motion by: Gil Carlevaro
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut entertained a motion to approve the request from Ideal Food Basket for an International Food & Fun Fair on October 17th from 12 to 6, in their parking lot.

RESOLUTION # 223 - 2021

Motion by: Rafael Bueno Sr.
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut entertained a motion to pass the following resolution:

Whereas, by Resolution annexed hereto adopted by the majority of the Village Board of Trustees of the Village of Haverstraw (“Village Board”) on October 4, 2021, the Village Board resolved pursuant to New York State Village Law Section 6-612 to discontinue Dr. Girling Drive,

Now Therefore, the certificate and Resolution shall be filed in the Clerk’s Office of the Village of Haverstraw, Rockland County Land Records, and thereupon Dr. Girling Drive shall be discontinued.

RESOLUTION # 224 - 2021

Motion by: Gil Carlevaro
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 Sr.: Trustee Bueno read the following report of fire activity for the month of September, 2021, submitted by Fire Chief Perry Masiello:

Total Alarms	-	23
General Alarms	-	14
Special Calls	-	7
Mutual Aid Calls	-	2
Cooking Fires	-	3
Vehicle Fires	-	1
Gas Leaks	-	2
Pump Outs	-	3
Leaking Fluid	-	1
Boat Call	-	1
Good Intent/Misc.	-	6
False Alarms	-	4
Assist Police/Other Agency		1

Total Manpower Responding - 395 members

Trustee Bueno had nothing further to report.

PUBLIC WORKS, BUILDINGS & GROUNDS: Mayor Kohut read the following report submitted by Robert Drexler, Jr., Commissioner of Public Works, as of October 4, 2021

- Switched over all lighting on Short Clove Road to L.E.D Lighting
- Painted all stop bars and cross walks in The Harbors.
- Painted all front doors at Firehouses on Maple- Fairmount Ave.
- Removed damaged bench at Broadway- Lincoln Bus Stop.
- Repaired Light Bar on Fire Truck 4-1750
- Repaired Battery Charger on Fire Truck 4-1500
- Set up and cleaned up for Dancing under the Stars.
- Put new meters in front of 14 Main St.
- Picked up food for the Community Center’s Food Pantry at Boulder’s Stadium.

- Repaired damaged catch basin line on Riverside Ave.
- Repaired damaged Refrigerator handle on Door at Community Center.
- Put new Dump Truck F550 #5 in service- and installed sander plow.
- Repaired damaged benches at Clinton St. Park
- Put Banner Up for The Food Crawl on September 19th.
- Put barricades out for park at Calvary Baptiste Church on Clinton St.

Nothing further to report.

YOUTH & FAMILY SERVICES - Trustee Gil Carlevaro: Trustee Carlevaro reported on the following activities at the Community Center for the period of Sept. 20th through Oct. 4th, 2021:

- Haverstraw Collaborative, Positive Alternatives, Caught Being Good, Homework Help and the Strengthening Families programs continue at the community center. On October 12th we have a new program from 5 to 6:30 pm by the Wonder Girls Foundation and their participation in the Fall Day of Caring sponsored by United Way. The youth will be assisting with making health kits as well as receiving a presentation on empowerment and leadership skills. A Tai-chi demonstration will be provided by Mellissa Jacobson from RCDOH. Depending on how the workshop goes the Center will be looking to secure funding to implement the Wonder Girls Foundation into our after school 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 Sept. 21st through October 4th 2021:

Rental registrations	-	0
Miscellaneous inspections	-	22
Complaints	-	0
Municipal searches	-	2
Construction inspections	-	24
Violations/Tickets	-	2
Building Permits & C.O.'s	-	2

Fines collected at court - \$0

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the minutes of the Regular Meetings of September 7, 2021 for approval by the Board.

Mayor Kohut entertained a motion to that effect.

RESOLUTION # 225 - 2021

Motion by: Gil Carlevaro

Seconded by: Rafael Bueno Sr.

Motion Carries: All

Mayor Kohut:
OLD BUSINESS
None.

Mayor Kohut:
NEW BUSINESS
None.

Mayor Kohut:
2nd PUBLIC PARTICIPATION

Noel Rappaport, 31 New Main St: Route 9W at Short Clove Rd looks like a junk yard and as the gateway to our Village it doesn't look good and can't we do something about it.

Mayor Kohut responded that we have tried to get them to clean it up with little success and he agrees, as it annoys him every time he passes it. Mayor Kohut and Trustee Carlevaro mentioned several other sites along 9W in other municipalities that are also eye-sores.

Richard Sena, 3408 Leeward Dr.: Mr. Sena asked if there had been any discussions with social services regarding mental health issues and homelessness in the Village.

Trustee Carlevaro responded by explaining the functioning of the Homeless project that was being handled by the Youth & Family Service Center.

Mel Post, 1422 Round Pointe Dr.: Mr. Post asked to have his memory refreshed regarding the area deeded to the Village by GDC, specifically the area around the fountain and the Promenade and maintenance responsibilities.

Mayor Kohut responded with the areas in question, that the Village was committed to maintaining the property, that signs have been ordered to make it clear what was not allowed in the area (ie: hookah, no smoking) and the Village was still looking for a company that could crack-seal the Promenade.

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

RESOLUTION # 226 - 2021

Motion by: Rafael Bueno Sr.
Seconded by: Gil Carlevaro
Motion Carries: All

Respectfully submitted by,
Judith Curcio