

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday December 6, 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.

Stuart Sukotliff, 1413 Round Pointe Road: Mr. Sukotliff asked if the Village had decided if they were opting out of the marijuana dispensary availability.

Mayor Kohut responded that the Village was not opting out but the Board had discussed it and is thinking that it would be restricted to the 9W corridor.

Theodore Best, 6 Mountain Ct.: Mr. Best had a question regarding leaves, raising the issue that his neighbor's tree leaves are on his property. He wanted the Village to help with removal of the leaves.

With no further input from the public, the Mayor continued with the agenda for that night's meeting.

Mr. Dan Richmond, Attorney representing applicants for 49 West Broad Street: Mr. Richmond informed the Board that since the applicant had last appeared before the Board they had responded to the Village Planners requests for further information. They had received a memo from Max Stach, Village Planner, just before this meeting, requesting that the Board confirm that they were happy with the response letter the applicant had provided regarding his comments and concerns, one of which is that the project doesn't generate any significant increases to traffic as compared to the existing office building designation. Similarly, a market study has been done which showed a need for this project and they can get a letter from a real estate broker if necessary. The applicant is requesting at this time that the Board continue this process and refer them to the Planning Board, Rockland County Planning and to schedule the necessary public hearing.

Jessie Cokely, Colliers Engineering: Mr. Cokely reported on the traffic report and the market analysis.

Mayor Kohut recommended that they obtain a broker letter regarding the need.

Counselor Hood informed the Board that if they were in agreement with the Village Planner's recommendations they could proceed.

Mayor Kohut read the letter from Max Stach, Village Planner, stating the procedures necessary to move the project forward.

Mayor Kohut: The Mayor entertained a motion to adopt the EAF Part II, instruct the applicant to draft an EAF Part III and to refer the project to the Village Planning Department and to RC Planning for review.

RESOLUTION # 265 - 2021

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

Mayor Kohut entertained a motion to schedule a Public Hearing regarding the zone change for the project on January 18, 2022 at 7:05 PM.

RESOLUTION # 266 - 2021

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

Presentation regarding 37 Clove Ave:

Joe Cherguin, attorney for the applicant, 55 Old Turnpike Road, Nanuet: Mr. Cherguin addressed the Board explaining that the property was in the CBD Zone and the applicant was interested in changing it to residential with residential over commercial retail. Proposal is for nine apartments on two floors with the ground floor being for commercial use on Clove. (Mr. Cherguin presented the Board with drawings of the proposed project.)

Mayor Kohut explained to Mr. Cherguin that prior discussions regarding this project indicated that the project needed to have true frontage to Maple Ave. and that Clove was residential not commercial and the commercial property had to face Maple Ave.

Attorney Hood & Mayor Kohut explained to the applicant that more detailed plans needed to be completed with the residential and commercial being properly represented on the drawings.

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood asked that the Board approve payment to Benchmark Title Agency in the amount of \$5,641.05 for their appraisal (\$1.25M) and deed filing of the new DPW site.

Mayor Kohut entertained a motion to approve the payment as stated above.

RESOLUTION # 267 - 2021

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

Counselor Hood had nothing further to report.

VILLAGE TREASURER, Carmelina Palumbo: Ms. Palumbo gave the following Treasurers Report for the months of June through November 2021:

Total Disbursements of \$5,526,860 with Regular Payroll equaling \$1.6M, Bond payments of \$1.1M and Operating Expenses of \$2.788M.

Total Revenue of \$8,591,402 with the largest component of that coming from Taxes at \$7,840,703 and a NYS Comptroller ARPA grant at \$615,000.

Ms. Palumbo also reported that the auditor's report was available for anyone who wanted to see it.

Mayor Kohut entertained a motion to accept the Treasurer's Report>

RESOLUTION # 268 - 2021

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

Ms. Palumbo had nothing further to report.

MAYOR'S REPORT, Mayor Kohut: The Mayor reported that a previously scheduled continuation of a Public Hearing on a Dowd Street project needed to be rescheduled until December 20, 2021, however, if anyone in the audience wanted to speak regarding this project they could be heard at this time.

Mayor Kohut entertained a motion to open the continuation of the Public Hearing.

RESOLUTION # 269 - 2021

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

Mayor Kohut asked if anyone was interested in speaking on the matter.

No response from the public.

Mayor Kohut entertained a motion to continue the Public Hearing for December 20th at 7:05 PM.

RESOLUTION # 270 - 2021

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

Mayor Kohut entertained a motion to increase the hourly rates for DPW part-time employees to \$17 per hour.

RESOLUTION # 271 - 2021

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

Mayor Kohut entertained a motion to hire Jeffrey Hiraldo, a third part-timer for DPW for the winter season.

RESOLUTION # 272 - 2021

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

Mayor Kohut announced that all Village Departments would be closed on Christmas Eve and New Year's Eve, as those were the official holidays in the federal calendar. He also spoke about the past Saturday's Holidays in Haverstraw and thanked everyone who participated in making it a successful event.

Mayor Kohut entertained a motion to approve a proposal from Path to Infinite LLC to manage the Village website at a cost of \$720 per month.

RESOLUTION # 273 - 2021

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

Mayor Kohut announced that a new group, Judge Santos, along with other community members, through the Bricktown Fellowship Church had stepped up to take over the Thanksgiving and Christmas dinner events in the Village.

Mayor Kohut entertained a motion to support the group with a donation through Bricktown Fellowship Church of \$750.

RESOLUTION # 274 - 2021

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

Mayor Kohut entertained a motion to accept the resignation of Neftali Medina, Court Officer, effective Nov. 30, 2021.

RESOLUTION # 275 - 2021

Motion by: Rafael Bueno Sr.

Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut entertained a motion to approve the Mayor's signature on the annual Termite Control contract for 11 Conklin Ave firehouse, at a cost of \$425 per year.

RESOLUTION # 276 - 2021

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

Mayor Kohut entertained a motion to authorize the Mayor's signature on Modification # 3 from HDR Engineering, for the RFP process on telecommunications facilities at an additional cost of \$3,500

RESOLUTION # 277 - 2021

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

Mayor Kohut entertained a motion to approve the temporary salary increase to Marion Breland, Director of Youth & Family Services, from \$2,035.24 to \$4,070.48 bi-weekly.

RESOLUTION # 278 - 2021

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

Mayor Kohut entertained a motion to approve the following reorganization resolutions:

- Appoint Jay Hood as Village Attorney for a 1 year term

RESOLUTION # 279 - 2021

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

- Appoint Dennis Michaels as Assistant Village Attorney – 1 year term

RESOLUTION # 280 - 2021

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

- Appoint Edye McCarthy as Village Assessor – 1 year term

RESOLUTION # 281 - 2021

Motion by: Rafael Bueno Sr.

Seconded by: Gil Carlevaro
Motion Carries: All

- Appoint Robert Drexler as Commissioner of Dept. of Public Works – 1 year term

RESOLUTION # 282 - 2021

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

- Appoint Brooker Engineering as Village Engineers – 1 year term

RESOLUTION # 283 - 2021

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

RESOLUTION # 284 - 2021

- Appoint Steven Cobb as Village Historian – 1 year term

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

- Appoint Ivonne Santos as Associate Village Justice – 1 year term

RESOLUTION # 285 - 2021

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

- Appoint Esther White as Court Clerk – 1 year term

RESOLUTION # 286 - 2021

Motion by: Joel Santana
Seconded by: Gil Carlevaro
Abstaining – Rafael Bueno Sr.
Motion Carries

- Appoint Toni Jones as Associate Court Clerk – 1 year term

RESOLUTION # 287 - 2021

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

- Appoint Director and Deputy Director of Disaster Preparedness to be the Chief and 1st Assistant Chief of the Haverstraw Fire Department

RESOLUTION # 288 - 2021

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

- Appoint Carmelina Palumbo as Registrar of Vital Statistics and Isabel Gonzalez as the Deputy Register – 1 year terms

RESOLUTION # 289 - 2021

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

- Appoint John “Bart” Gordon as a member of the Planning Board for a term ending 11/30/2023.

RESOLUTION # 290 - 2021

- Appoint Joseph Coe as a member of the Planning Board for a term ending 11/30/2026

RESOLUTION # 291 - 2021

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

- Appoint Daniel Scaffidi as a member of the Planning Board for a term ending 11/30/2026

RESOLUTION # 292 - 2021

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

- Appoint Ed Molina as Planning Board Chairperson for a 1 year term

RESOLUTION # 293 - 2021

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

- Appoint Jose Guarino as a member of the Planning Board for a term ending 11/30/2026

RESOLUTION # 294 - 2021

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

Mayor Kohut announced that the Board would be holding off on appointing the Zoning Board Chair as Edwin Rivera was retiring. He

thanked Mr. Rivera for his many years of exemplary service to the Village and wished him well.

Also retiring is Jean Gitlin, Chair of the ARB and we thank her for her many years of service to the Village and wish her well as well.

The Board will be looking for replacements to these vacated positions.

- Appoint Richard Sena as the Planning Board Chair for a 1 year term

RESOLUTION # 295 - 2021

Motion by: Rafael Bueno Sr.

Seconded by: Joel Santana

Motion Carries: All

Mayor Kohut continued with his Mayoral appointments of Department Commissioners, appointing Trustee Santana as Commissioner of the Building & Code Enforcer Department, Trustee Bueno as Commissioner of the Fire Department and Trustee Carlevaro as Commissioner of Youth & Family Services. Trustee Carlevaro was also appointed as Deputy Mayor for the coming year.

Other reorganization matters will be taken care of at the next Board meeting.

The Mayor read the following adjustments to the 2021-2022 budget year submitted by Shannon Modafferi, Village Accountant:

2021-2022 BUDGET ADJUSTMENTS				
Acct. #	Account Name	Increase	Decrease	Increase
		Appropriations	Appropriations	Revenue
A.7140.46	Food Pantry	\$1,500		
A.2705.0	Donations		\$1,500	
	Donations were from Rotary & Lions Club			

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

RESOLUTION # 296 - 2021

Motion by: Gil Carlevaro

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 November 2021, submitted by Fire Chief Perry Masiello.:

Total Alarms	-	14
General Alarms	-	12
Special Calls	-	2
Mutual Aid Calls	-	0
Cooking Fires	-	5
Rubbish Fires	-	1
Gas Fires	-	1
Extrication Call	-	1
Good Intent/Misc.	-	2
False Alarms	-	3

Total Manpower Responding - 350 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:

- Took down all flags throughout Village.
- Put up all Christmas decorations throughout the Village for the season.
- Repaired dump piston on Truck #17.
- Replaced gear box on Truck #15.
- Put in 10 bricks at African American Park.
- Put banner up at Broadway- Lincoln for the Thanksgiving Feast.
- Brought men in for Christmas Tree Lighting and gift giving at the Community Center – did the setting up and cleaning up for this event.
- Sewer Job- at Village on The Green- Heavy Grease on Halgren Crescent.
- Filled Doggie Bags in stations throughout the Village.
- Sewer Job @ Main St & Wayne – Heavy Grease.
- Took down- Thanksgiving Feast banner.

Nothing further to report for DPW.

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

- Positive Alternatives for Youth – Employee Tim Sanders took a group of youths to the Central Presbyterian Church to help set up for the Christmas Concert.
- Staff and volunteers continue to unload trailers & distribute food
- On Thursday Dec. 15th from 6 to 8 PM a parent and student resource night will be held at the Haverstraw Center. This event is hosted in conjunction with the school district and is meant to assist families in getting their basic needs met. They will be able to access different service providers in the County who will be on hand for assistance.
- The Haverstraw Center Christmas party is scheduled for Dec. 23rd from 4 to 6 pm.

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 22nd through December 3rd 2021:

Rental registrations	-	0
Miscellaneous inspections	-	46
Complaints	-	6
Municipal searches	-	15
Construction inspections	-	12
Violations/Tickets	-	6
Building Permits & C.O.'s	-	8

Fines collected at court - \$0

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the minutes of the Regular Meetings of October 18th, November 1st and November 15th 2021 for approval by the Board.

Mayor Kohut entertained a motion to that effect.

RESOLUTION # 297 - 2021

Motion by: Joel Santana

Seconded by: Gil Carlevaro

Motion Carries: All

Mayor Kohut:

2nd PUBLIC PARTICIPATION

Mel Post, 1422 Round Pointe Rd: Mr. Post congratulated Gil Carlevaro on his appointment to Deputy Mayor and congratulated the Mayor and Board on receiving the \$10M DRI award. He respectfully suggested that the funds be used to refurbish the downtown area, expanding on ways he thought would be most helpful.

Mayor Kohut stated that the Village had actively been seeking developers for the Chair Factory property. The Board would be meeting with the four potential developers next week and he would like to schedule Special Meetings for the 14th and 15th of December. However, because these meetings will involve proprietary and financial information from the applicants the meetings will be in Executive Session. No decisions can be made during Executive Session.

Mayor Kohut entertained a motion to schedule the Special Meetings for December 14th and 15th at 5:30 PM.

RESOLUTION # 298 – 2021

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

Mayor Kohut:

NEW BUSINESS

None.

Mayor Kohut:

OLD BUSINESS

Trustee Santana informed the Mayor and Board that he had completed a letter to the downtown businesses to send out and survey their thoughts regarding parking.

Ray Lopez, 24 Ferracane Pl: Mr. Lopez questioned if the hiring of Path to Infinite included management of the social media for the Village.

Mayor Kohut responded that it did not include the social media.

Mr. Lopez stated that the social media platform needed to be used and expanded.

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

RESOLUTION # 299 - 2021

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

Respectfully submitted by,
Judith Curcio