

The minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Tuesday January 18th 2022, 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 inviting anyone with comments or questions to come forward and address the Board.

With no input from the public, the Mayor continued with the agenda for that night's meeting, a Public Hearing on a Zoning change on 49 West Broad Street.

Mayor Kohut: The Mayor entertained a motion to open the Public Hearing on the floating zone PRI application for 49 West Broad Street.

RESOLUTION # 8 - 2022

Motion by: Gil Carlevaro

Seconded by: Rafael Bueno Sr.

Motion Carries: All

Mayor Kohut invited the applicant's representatives to make their presentation.

Daniel Richmond, attorney for the applicant from Zarin & Steinmetz and planner Jessie Coakley: Mr. Richmond presented the project, explaining that the request was to create a PRI, Plan Redevelopment Incentive which would bring new life to a building that has been neglected for many years. The project would increase diversity and increase supply in the area, increase commercial opportunities and coincide with affordable housing. The project would include a café on the ground floor, 56 residential units – 55 rented and 1 for the super of the building and streetscape improvements. The Village's Comprehensive Plan calls for redevelopment of sites like this and specifically states that this site, commonly known as the Graziosi Building, would provide growth for the Village in a sustainable fashion. This site is a strategic site in reference to the Comprehensive Plan since it is close to the downtown, schools and the community center. The applicant is requesting that the site be named a critical designation under the PRI legislation. The site has a long history of vacancy and blight and this would help revitalize the Village and help incentivize other developers to come in to the Village.

Jessie Coakley, Colliers Engineering: Mr. Coakley explained the site plan/master development plan and how it improves the area. He explained that the applicant had previously been referred to PB and they had provided comments and feedback, some of which was currently included. The most recent comment is for a second driveway out onto Clove Ave and the applicant is currently exploring different options to allow for the second entrance/exit and creating a safer entrance. There were also off-site improvements that would be included with the project, for instance moving the Village sports court and basketball courts and recreating, redeveloping the parking lot in the area. They would also be working with the Village

Planner Max Stach in creating the right balance for the Village between the parking locations. The Planning Board also requested a mixed set of exhibits which followed suit with some of the previous comments from the Village Planner. The edited photographs presented tonight show what the building will look like in the neighborhood. The full complement of the exhibits will be formally resubmitted to the Village. Mr. Coakley continued to explain the photos and visual perspective of the building in the neighborhood from each street in the area.

Mayor Kohut asked specifically for visuals from specific streets and Mr. Coakley agreed to prepare them.

Deputy Mayor Gil Carlevaro asked if any property with a river view would be blocked by the building.

The applicants representatives responded that no, there would be no impact on river views.

Mayor Kohut: The Mayor then opened the floor to the public for people to ask questions or make comments regarding the project.

Ramon Soto, 13 Broadway: Mr. Soto asked how many apartments would be included in the project and how much the rent would be as he doesn't want to see \$2,000 per month for a 1 bedroom. Mr. Soto also inquired about adequate parking for the project.

Mayor Kohut and the applicant reps responded that there would be 55 units, the rent had not been set yet but there would be approximately 10 "affordable" units. To make a project feasible and provide affordable housing there had to be a certain amount of market rate apartments. In response to the parking inquiry Mr. Coakley explained that part of the project included expanding parking. Mayor Kohut explained the plan for moving the basketball courts and adding parking, at the applicant's expense.

Dennis Michaels, Assistant Village Attorney: Mr. Michaels advised the Board on the next steps for the project, advising the Board and applicant representatives that it was not ready for Board adoption.

With no further questions or comments from the floor, Mayor Kohut entertained a motion to keep the Public Hearing open until Monday February 7, 2022 at 7:05 PM:

RESOLUTION # 9 - 2022

Motion by: Gil Carlevaro

Seconded by: Rafael Bueno Sr.

Motion Carries: All

Mayor Kohut continued with the evening's Agenda and the opening of the second Public Hearing scheduled for the night, the Waterfront Consistency Law.

RESOLUTION # 10 - 2022

Motion by: Gil Carlevaro

Seconded by: Rafael Bueno Sr.

Motion Carries: All

Mayor Kohut explained the purpose of this law and that a previous waterfront advisory committee was made up of specific people in the community and never actually functioned as there was no real need at the time. However, the Village is in the middle of a new LWRP (Local Waterfront Revitalization Project) and the Department of State now requires an active and functioning Waterfront Committee. The new law would make the Planning Board the Waterfront Committee; with this being a separate function of theirs, and this would then eliminate the need to name specific people to the committee.

Dennis Michaels, Asst. Village Attorney: Mr. Michaels agreed with the Mayor's interpretation of the new law.

Mayor Kohut opened the floor to the public for questions or comments.

With no comments from the public Mayor Kohut entertained a motion to close the Public Hearing on the Waterfront Consistency Law.

RESOLUTION # 11 - 2022

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

Mayor Kohut entertained a motion to approve the local law naming the Planning Board to serve as the Waterfront Advisory Committee.

RESOLUTION # 12 - 2022

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

Mayor Kohut continued with the Agenda.

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

ASSISTANT VILLAGE ATTORNEY, Dennis Michaels: In reference to the possible discontinuance of Tax Certioraris on properties owned by Martin Ginsburg, Counselor Michaels stated that anytime a reduction of a property assessment is granted by the courts it may generate refunds which will cost the Village money. If Admirals Cove, H& H Renovations et al is interested in discontinuing their Tax Certioraris then the Board should go ahead and approve it.

Mayor Kohut entertained a motion to approve the Village Attorney to sign the Stipulation of Discontinuance of the Tax Certioraris on the following:

- Admiral's Cove Haverstraw, LLC
- H & H Renovations, LLC
- Harbors Haverstraw, LLC
- Harbors Haverstraw LLC/Haverstraw Hudson LLC/ATIMA
- Haverstraw Hudson LLC
- Parkside Harbors Apartments LLC

RESOLUTION # 13- 2022

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

Counselor Michaels had nothing further to report.

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

MAYOR'S REPORT, Mayor Kohut: The Mayor reported that a vacancy existed currently in the position of Ballfield Commissioner and Deputy Mayor Carlevaro & Trustee Santana would be taking over the responsibilities for the ball field going forward.

The Mayor continued his report with statements regarding the expansion of winter parking rules and that the Board would be allowing alternate side parking on Westside Avenue from Gurnee Ave to the railroad.

Mayor Kohut entertained a motion to that effect.

RESOLUTION # 114 - 2022

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

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

- Tuesday June 21st
- Monday July 18th
- Monday August 5th
- Tuesday September 6th

RESOLUTION # 115 - 2022

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

Mayor Kohut entertained a motion to set the Board of Assessment Review meeting for Tuesday February 22nd from 4 pm to 8 pm.

RESOLUTION # 116 - 2022

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

Mayor Kohut entertained a motion to award the Cell Tower RFP to Homeland Towers to install cell towers in the outfield of Manny Lopez field and up on Dowd Street where the Village owns property. Three bids were received and after examining the proposals the Board decided to award to Homeland Towers at an income of \$2,050 per month for each parcel with a 3% increase annually. If only one company places their cell towers on the properties the Village would see \$696,891 over a 25 year period.

RESOLUTION # 117 – 2022

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

Mayor Kohut entertained a motion to replace Ed Molina on the Citizens Advisory Committee with Miguelina Molina.

RESOLUTION # 118 - 2022

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

Mayor Kohut entertained a motion to authorize his signature on an annual contract with the Town of Haverstraw for \$20,000 annually in support of the Reach Out program.

RESOLUTION # 119 - 2022

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

Mayor Kohut entertained a motion to approve partial payment of \$22,500 to King Excavating for the work being done on the Homeless Trailer at the community center.

RESOLUTION # 120 - 2022

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

Mayor Kohut entertained a motion to approve the NYS Retirement Standard Workday and Reporting Resolution for the Village Assessor, Edey McCarthy. The Board has been provided her record of activities in their Agenda packets which records an average day worked of 3.15.

RESOLUTION # 121 - 2022

Motion by: Rafael Bueno Sr.
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 made a motion to accept the following Fire Department applications:

- Edison Loja to Rescue Hook & Ladder Co. # 1
- Janiel Flores Ocasio to General Warren Emergency Co # 2

RESOLUTION # 122 - 2022

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

Trustee Bueno had nothing further to report.

PUBLIC WORKS, BUILDINGS & GROUNDS: Deputy Mayor Carlevaro read the following report submitted by Robert Drexler, Jr., Commissioner of Public Works, as of January 18, 2022

Task List

- Catch basin cleaning throughout the village
- Took down dead tree on Lot #1
- Fixed air leak in Fire Truck 4-1501
- Changed battery and tires on Fire Chief car #4-4
- Call out for salting the streets on 12/24/21
- Cleaned trucks after storm on 12/24/21
- Took down Christmas lights throughout the village
- Call out for salting streets on 1/7/22
- Call out for salting streets on 1/5/22
- Call out for salting streets on 1/11/22
- Installed cover in garage to cover electrical boxes
- Cleaned trucks after snow storm on 1/7/22
- Call out sewer station at Warren Ave., called T.A.M to fix tear drops
- Took load of salt to Mountain Court
- Patched up pot holes throughout the village
- Took down damaged light pole on Main St and Second St
- Installed bird statue at Short Clove Ave coming into village
- Called in for snow storm on 1/16/22

Nothing further to report on DPW.

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

- **Positive Activities for Youth:** On 01/07/2022 Tim Sanders had basketball drills with 15 middle school youth. Nine young ladies from the Center participated in a bracelet making workshop also on this day.
- For Late Night Friday on the 7th there was 27 youth in attendance. On the 14th 32 youth attended Late Night Friday.
- On 01/27/2022 Tim will be starting a Life Skills group for boys between the ages of 10-13.
- Strengthening Families Program provides tools for families to get on the right track and learn positive skills for interaction. The program is expanding, free babysitting is available.

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 December 20, 2021 through January 14, 2022:

Rental registrations	-	0
Miscellaneous inspections	-	105
Complaints	-	11
Municipal searches	-	26
Construction inspections	-	8
Violations/Tickets	-	15
Building Permits & C.O.'s	-	4

Fines collected at court - \$0

Trustee Santana also made a motion to accept the job proposals from JFM Reliable Contracting for 4 repair jobs throughout the Village at a cost of \$4,900.

RESOLUTION # 123 - 2022

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

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the minutes of the Regular Meetings of Dec.6, 2021, Dec. 20, 2021 and January 6, 2022 for approval by the Board.

Mayor Kohut entertained a motion to that effect.

RESOLUTION # 124 - 2022

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

Mayor Kohut:

OLD BUSINESS

None.

Mayor Kohut:

NEW BUSINESS

Mayor Kohut reported that there was a vacancy on the Architectural Review Board and the candidate that the Board had chosen to fill the position is Alexandra Snyder Rodriguez, who works in Marketing. Ms. Rodriguez would be filling the position left open by Richard Sena and her term would end on November 30, 2023.

Mayor Kohut entertained a motion to appoint Alexandra Snyder Rodriguez to the ARB.

RESOLUTION # 125 - 2022

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

Mayor Kohut:
2nd PUBLIC PARTICIPATION

Ramon Soto, 13 Broadway: Mr. Soto asked about a vacancy on the Zoning Board.

Mayor Kohut stated that the Board had not had an opportunity to review his email yet but it would be on their Agenda for the next meeting.

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

RESOLUTION # 126 - 2022

Motion by: Gil Carlevaro

Seconded by: Rafael Bueno Sr.

Motion Carries: All

Respectfully submitted by,
Judith Curcio