

The minutes of the Village of Haverstraw Planning Board Meeting on Monday March 14, 2022 beginning at 7:00 PM.



PLEDGE OF ALLEGIANCE

ROLL CALL :

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| • Edwin Molina (Chairman) | Present |
| • Dennis Michaels (Asst. Village Attorney) | Present |
| • Ruben Berrios (Building Inspector) | Present |
| • Eve Mancuso (Village Engineer) | Excused |
| • Diogenes Dominguez | Present |
| • Danny Scaffidi | Present |
| • Joseph Coe | Present |
| • Perry Masiello | Present |
| • Bart Gordon | Present |
| • Gisbeth Ramos (Clerk to Planning Board) | Present |

Chairman Molina invites the applicants for 37 Clove Ave to present to the Board.

Andres Nunez (Haverstraw) & Mari Rodriguez (Stony Point) introduced themselves to the Board and explained that they were currently in negotiations regarding the purchase of the synagogue at 37 Clove Ave and their plan to create a performing arts/community center for the Village. Mari explained that they were both involved with community centers; she has worked for the County of Rockland for 25 years and currently works for BRIDGES and Mr. Nunez has been involved with civic groups in the Village. They want to move forward with providing more to do for the youth in the community. In the space they would create a music studio, a dance studio, a performing arts area with a stage, a radio station down-the-line, cooking and gardening, social services, career services etc. This would be for the entire community but would focus on young adults.

Ed Molina asked if there was construction planned or would they be using the facility "as is".

Ms. Rodriguez replied that they were going into the building this week to assess what would need to be done. They anticipate that the construction will be minor.

Joe Coe asked if they were looking to change the footprint of the building.

Ms. Rodriguez stated emphatically that they would not.

Diogenes Dominguez asked if they had a non-profit.

Mr. Rodriguez responded that she already had non-profit status and that Mr. Nunez would be securing non-profit status as well, therefore there would be two non-profits operating out of the building.

Diogenes Dominguez asked what the hours and days of operations would be.

Mr. Nunez responded that it would be mostly days but they would be playing it by ear based on when the kids got out of school and when the parents needed the coverage for the kids to be involved outside the home.

Ms. Rodriguez added that they would adhere to any curfews that were necessary as they had with events at Garner Arts and Boulder Stadium.

Mr. Dominguez asked how many days a week.

Ms. Rodriguez responded that it would be open 7 days a week with closing time close to 10:00 PM every night.

Joseph Coe expressed to the reps that what was being asked is the hours of operation outside of the "one-offs" that happen now and again.

Ms. Rodriguez explained that the hours would likely be a start time before school started, approx. 7 AM and a closing time of approx. 9:30 PM.

Ms. Rodriguez & Mr. Nunez continued to explain their vision for the space and the function in the community.

Dan Scaffidi mentioned the parking issues in the area and he expressed his concern that if they were to have concerts or large events like that,

there wasn't enough parking in the area to not inconvenience the neighbors.

Ms. Rodriguez & Mr. Nunez responded that large events would be infrequent and, in some cases, kids would be bussed in by school bus.

Ruben Berrios, Building Inspector, explained to the Board that the type of use they are describing would be a "permitted use" in the building however, it's a big building and there's a lot that they want to do with it and it would be a change of use.

Mr. Coe remarked that in his opinion it would be a similar use with respect to the parking issues as there would be people coming and going on a regular basis.

Mr. Scaffidi remarked that he felt there were some issues with this plan but he was open to hearing more about it.

Dennis Michaels, Village Attorney: Mr. Michaels introduced himself to the representatives and explained that there were several issues that would have to be addressed and the Board would need more specifics regarding, among other things, the hours of operation and the concerts. He raised the concern that there are some red flags in the use of the building as a performing arts center and everyone would need to be very clear as to what was being approved, what the conditions and contingencies were, the hours of operation, definition of concerts, noise levels etc. He believes that Eve Mancuso, Village Engineer, should thoroughly review this and it needs to be clear how the building would be used and how it would be operated. Mr. Michaels explained that he and the Board would like to see a business plan with specific names of not-for-profits and the specific uses in the building, along with who would be using it.

Ed Molina expressed that the Board thinks it's a great idea but the Board needs to be concerned about what becomes of the building in the future once they give approvals and CO's are issued.

Discussion continued between Mr. Michaels, Board members and Inspector Berrios as to next steps and proper Building Codes. The applicants were instructed to provide the details requested and they would come back before the Planning Board when that was completed.

Chairman Molina invited the next applicant to address the Board: 52 New Main Street.

Ramya Ramanathan, Atzl Nasher & Zigler, representing Dr. Peralta, the applicant, for 52 New Main Street: Ms. Ramanathan explained to the Board that after presenting to the Planning Board they were sent back to the Village Board to discuss the parking arrangement because they were short 20 parking spaces. They have informally resolved the parking issue with the Mayor and they were back before the Planning Board to address the remaining comments that Eve Mancuso had presented. The only outstanding items are #4, for utilities to be shown in the site plan, and #7, the plant list, both of which would be addressed with the next set of plans. Also a site signage plan will accompany the next plans.

Dan Scaffidi asked about the resolution to the parking issue.

Ms. Ramanathan responded that her understanding is that the applicant would be "purchasing" a number of parking spaces from the Village; making a payment in lieu of parking.

Jorge Lopez, architect for the applicant: Mr. Lopez stated that the Village Board had intentions of building a parking garage in the future and these payments would go towards funding that project.

Inspector Berrios raised the question that since the applicant didn't have enough parking and were making a payment in lieu of parking would they need to appear before the Zoning Board.

Ms. Ramanathan expressed that she understood this might be necessary.

Mr. Coe asked for an explanation of how the payment in lieu of parking worked and where people were supposed to park while parking was being created.

Mr. Michaels and Mr. Berrios provided the explanation and discussed possible scenarios with the Village Board instructing the applicant to make a formal application with the Village Board for the parking variance. Mr. Michaels also suggested that this be sent to Rockland County Planning, if it's required, as soon as possible.

Ms. Ramanathan mentioned to Mr. Coe that an analysis that they did on the parking situation revealed that there was a 40 to 50% vacancy rate on weekdays.

Dan Scaffidi asked about the landscaping plans for the building.

Ms. Ramanathan responded that they would be in the revised plans.

Mr. Lopez commented that the building would be 3 stories with doctors on each level, fully sprinkled and an elevator.

Dr. Peralta, when asked about the medical specialties that would be in the building, responded that it would be Cardiology, Primary Care, Neurology, etc. In addition, there are 2 hospitals that are interested in the project. Dr. Peralta also stated that Cardiology and Primary Care would be full time in the building and depending on the need in the community specialists would rotate schedules as needed.

Joe Coe asked if there would be in-patient procedures being done in the building.

Dr. Peralta stated that there would be no procedures being done in the building. Hours would be 9 am to 5 pm.

Chairman Molina asked if a Public Hearing would be necessary and Mr. Michaels explained that the Planning Board was not required to hold a Public Hearing on this matter. He also suggested that the applicant apply to the ZBA informally to start the process and save some time.

Joe Coe asked if the different medical specialties needed different sized rooms.

Dr. Peralta responded that because there would be no procedures done in the building the room sizes didn't have to vary.

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

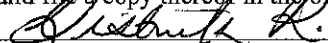
RESOLUTION # 9 - 2022

Motion by: Perry Masiello

Seconded by: Joe Coe
Motion Carries: All

Respectfully submitted by,
Judith Curcio

The Clerk Typist to the Planning Board of Appeals is hereby authorized, directed and empowered to sign these Minutes, and file a copy thereof in the office of the Village Clerk.


Gisbeth Ramos, Clerk Typist

