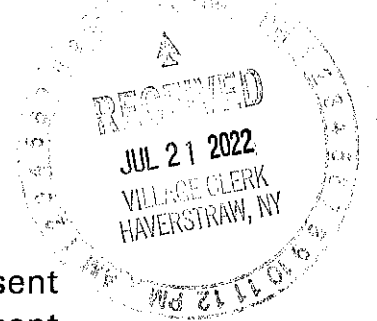


The minutes of the Village of Haverstraw Planning Board Meeting on Monday April 11, 2022 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL :

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



Chairman Molina invited the first applicant to address the Board, La Cascada located at 58 West Broad Street.

Hugo Sicha, owner of 58 W. Broad St: The applicant addressed the Board in Spanish and Chairman Molina translated.

The application before the Board is for a storage room addition that is separate from the kitchen.

Inspector Berrios questioned Mr. Sicha in Spanish, stating that the plan shows that the storage room is separate from the kitchen and his understanding was that the applicant intended it to be a part of the kitchen.

Ed Molina translated for the Board that Mr. Sicha was saying that it's 2 separate rooms.

Gil Carlevaro as Deputy Mayor asked if there was an area they could add at the back of the building for garbage cans.

Inspector Berrios translated this to the applicant who responded that he could install a garbage enclosure for his garbage cans and move it towards the back of the building.

Diogenes Dominguez questioned Mr. Sicha in Spanish to confirm that he understood what was being asked of him and the applicant confirmed that he understood.

Dennis Michaels, Attorney for the Board, prepared the following for approval by the Board:

“Approve the amended site plan known as La Cascada at 58 West Broad Street, owner Mr. Hugo Sicha set forth on 4 sheets of architectural drawings dated February 14, 2022 under the signature and seal of Jenny R. Zuniga-Casal, with the following condition(s): All garbage containers and dumpsters will be relocated as far to the east in the back or rear yard of the building, as far as possible against the property line and the garbage containers or dumpsters shall be enclosed by wire fencing with plastic or vinyl slats so as to provide privacy fencing around the garbage area, to the maximum height permitted (6 ft.) under the Village Code .”

So moved as recited by legal counsel  
RESOLUTION # - 10- 2022

Motion by: Diogenes Dominguez  
Seconded by: Dan Scaffidi

Roll Call:

Ed Molina	Yes
Diogenes Dominguez	Yes
Dan Scaffidi	Yes
Perry Masiello	Yes

Motion Carries: All

Chairman Molina explained the final Resolution to the applicant in Spanish.

Mr. Sicha thanked the Board.

The next applicant, 11-19 Lakeview Court, was invited forward to address the Board.

Raymond Mosquea, 84 Picarriello Dr, Haverstraw: Mr. Mosquea explained that a few months ago his father had brought in fill on this property and they were looking now to remove the fill and restore the property to its original form, including installation of a fence.

Eve Mancuso, Village Engineer, explained to the Board and the applicant that once the fill was removed the area had to be stabilized with seed, gravel or mulch so that it doesn't wash out.

Discussion continued between Inspector Berrios, Board Members and Ms. Mancuso regarding what the applicant would need from the Board. It was determined that the applicant needed a grading Permit in order to continue properly, with final inspection of the property by either herself or Inspector Berrios.

The applicant was instructed that this would not be a legal matter for the Planning Board, that it was being dismissed and sent back to Inspector Berrios as a Building Department issue.

The applicant for 150 Clove Ave was invited to address the Board.

Frank Phillips, law offices of Phillips & Millman, representing the applicant, Mr. Lesek Omelanczuk (ph): Mr. Phillips explained to the Board that this was their 4<sup>th</sup> appearance before the Planning Board, the property, 150 Clove Ave., is in the R1-C zone and is a 2 lot subdivision on the west side of Clove Ave. The applicant is interested in constructing 2 single family residences with the combined lot square footage at 9,810, Lot # 1 is 4,800 and Lot #2 is 5,010 square feet. They have appeared before the Zoning Board to obtain the necessary variances, which were granted on March 10, 2022 and the Planning Board, in February, declared a Neg. Dec on the project. Since the review by Eve Mancuso in December 2021 they have added to the site plan, specifically for drainage issues and they have obtained agreement from the neighbors to have certain trees removed and have subsequent screening and erosion control taken care of. Mr. Phillips continued explaining the details of seepage pits, grading for the first floor, removal of an existing driveway, utility lateral relocation etc. County GML review issued denials of everything and they are requesting that the Planning Board override the GML comments #'s 1 and 2.

Chairman Molina entertained a motion to open the Public Hearing on the 150 Clove Avenue matter.

RESOLUTION # 11 - 2022

Motion by: Diogenes Dominguez  
Seconded by: Perry Masiello  
Motion Carries: All

Dennis Michaels remarked, for the record, that Items #1 and 2 of the GML review, which the Planning Board was being asked to override, would be properly addressed by the ZBA by the granting of variances and would not be something addressed by the Planning Board.

Ms. Mancuso noted that written confirmation from the neighbor was submitted and Item #3 should reflect 2 inch top course.

Chairman Molina asked if anyone in attendance would like to comment.

No response from the public.

Dennis Michaels read a preliminary statement to the Board regarding the conditions of approval on the proposed project.

Ms. Mancuso mentioned that the easement is going to be partially on 150 and partially on the new dwelling, which will be 152, and it should be shown on the plan. The architect for the project amended the plan immediately and new copies were made.

With no further comments from the Board or public, Mr. Michaels prepared the following for the Board:

"Approve the preliminary and final combined 2 lot subdivision plat of the property known as 150 Clove Ave., submitted by the applicant R & L Property Development Corp., which subdivision plat is set forth on 4 sheets, enumerated #'s 104 through 404, dated March 19, 2022, drafted by and under the signature and seal of Anthony Celentano, NYS licensed Engineer, except for Sheet # 1 of 4 which is under the signature and seal of Anthony Richard Celentano, licensed Land Surveyor. Such approval will include the following conditions:

1. Sanitary sewer line easement must be provided by the deed owner of 150 Clove Ave. to benefit and serve the deeded owner of the property abutting 150 Clove Ave to the west, which easement must traverse 150 Clove Ave and terminate where the lot line boundary ends at Clove Ave. The substance and form of the easement must be acceptable to the Village Engineer and Village Attorney and be in satisfactory form for recording in the Rockland County Clerk's office where it must be filed. The fees for this recording shall be paid by the owner of 150 Clove Ave.

2. The existing sanitary sewer line at 150 Clove Ave. that benefits and serves the property abutting 150 Clove Ave to the west must be relocated to be within the said easement, the cost of said fees and expenses of this relocation to be borne by the owner of 150 Clove Ave. As also shown on the March 19, 2022 subdivision plat these 2 conditions #1 & #2.
  
3. Comments numbered 1 through 3 on the April 11, 2022 report to the Planning Board from the Village Engineer Eve Mancuso must be complied with to the satisfaction of the Village Engineer to the extent that they have not already been complied with.

This approval additionally includes an aspect of the motion to override the general disapproval of comments numbered 1 and 2 of the Rockland County Planning Department's January 11, 2022 GML report, for the reasons expressed by the attorney for the applicant, Frank Phillips Esq, during the Public Hearing. All other comments of the GML report that are not being overridden by this motion shall be conditions of this approval."

As recited by legal Counsel:

RESOLUTION # 12 - 2022

Motion by: Perry Masiello

Seconded by: Diogenes Dominguez

Roll Call:

Ed Molina	Yes
Diogenes Dominguez	Yes
Perry Masiello	Yes
Dan Scaffidi	Yes

Motion Carries: All

Chairman Molina entertained a motion to close the Public Hearing.

RESOLUTION # 13 - 2022

Motion by: Diogenes Dominguez

Seconded by: Perry Masiello

Motion Carries: All

The applicants for Village Square, 49 West Broad Street, were invited to present to the Board.

Jessie Cokeley, Colliers Engineering & Design, representing the applicant: Mr. Cokeley stated that they were before the Planning Board previously in a referral capacity from the Village Board during the adoption of the PR-I zone. The Village Board has adopted the zoning to the property, so the applicant is before the Planning Board for the formal site plan approval process. As a brief overview Mr. Cokeley explained to the Board that this was a proposed 5 story building, contains a café, revised parking layout now includes a second driveway with a one-way in on W. Broad and a one-way out onto Clove Ave. The project also includes off-site parking improvements to make up the parking shortage on the site. Mr. Cokeley stated that he was in receipt of Eve Mancuso's comment letter and he was prepared to go through those as the Board saw fit. Mr. Cokeley presented the Board with renderings of the various viewpoints surrounding the proposed project and explained each to the Board.

Dennis Michaels stated that the SEQR review was completed and the next step would be review of the site plan with recommendation to the Village Board because they are Lead Agency.

Eve Mancuso stated that the site plan review would be only as measured against the Zoning Code. Stating there are certain existing conditions that are being maintained such as keeping the building footprint and the layout of the parking on the site she stated that she compared the layout to the Code and there were a number of design waivers with variances that are noted in the Zoning Code with the criteria of the parking lot layout. She continued with the review of her previously provided comments to the applicant and explained to the Board how each had been addressed.

Ed Molina asked Ms. Mancuso if she saw a potential problem with exiting vehicles making left turns on Clove.

Ms. Mancuso expressed that there was room to turn in her opinion. She continued with the comment review asking about the impact to the homes behind the proposed improvements and how the trees on the neighboring properties would be addressed since they overhang the project.

Inspector Berrios asked if they were eliminating the stairs going to the basement on the east side of the building.

Mr. Cokeley responded that they were being eliminated and access to the basement would change, including having the elevator go to the basement.

Ms. Mancuso stated that along W. Broad, the corner was not ADA accessible and they would have to create a ramp there. Also, she questioned where the internal crosswalk was going and what would be for convenience vs ADA compliant.

Mr. Cokeley pointed out where there would be pedestrian access.

Ms. Mancuso stated that the Village Code calls for parking spaces to be 10 X 20 but the applicant's were 9 X 18, which was common in other parts of the County. Aisles were supposed to be 24 ft. wide and there proposal is for 20 ft., which she believes is the minimum for emergency vehicles. Village Code calls for distance to the parking stalls to be 30 feet and on the west side of the proposed project it's only 5 feet, suggesting to the Board that they might want to give leeway on that because increasing the distance would eliminate several parking spaces. The parking adjacent to the east façade; building code does not permit head on parking but it would be good planning to have bollards or something similar to protect the building. There are limits of on-site pavement and Ms. Mancuso remarked that resurfacing needed to be done and Mr. Cokeley confirmed that it would be. In addition, existing catch basins on W. Broad and Clove should be checked to insure they are not clogged and the specifics of the drainage design suggesting grates in the landscape beds always becomes a problem because of mulch and dirt washing into them in heavy rains. Any opportunity to introduce more landscaping would be beneficial to clean up the site further. Ms. Mancuso commented further on (1) the various streetscape improvements that were being proposed and remarked that it would tie in nicely with the downtown design, (2) screening in and dressing up the garbage enclosure so the residents don't look down into it and the neighbors are not looking right at the garbage, (3) delivery items and how they are to be staged needs to be addressed as does (4) site signage.

Mr. Cokeley responded that he will confirm but he believes that the plan includes an area for a doorman and package room. As to site signage they haven't prepared anything on that yet.

Dan Scaffidi remarked that the plans don't show anything about the parking improvements and the landscaping there.

Mr. Cokeley stated that this was a work in progress and involved the DRI grant.

Perry Masiello asked if they were paving the entire parking lot or just a portion.

Mr. Cokeley explained that this was still a work in progress as well.

Dan Scaffidi expressed concern about the building construction and the parking improvements being done at the same time.

Mr. Cokeley asked the Board what Board they would be getting the parking variances from.

Dennis Michaels stated that the ZBA would be the Board to approve the variances but the Planning Board could make a recommendation to the ZBA but they cannot hold back the application because they had issues with the variances needed.

Ed Molina asked if the Board was ready to make their recommendations on the matter.

With no further comments or questions from the Board Attorney Michaels drafted the following for approval by the Board:

“Recommend favorably the site development plan project known as Village Square, located at 49 West Broad Street, to the Village Board with the following suggested recommendations and conditions the Village Board may grant as enumerated in the April 11, 2022 report provided by Village Engineer Eve Mancuso addressed to the Planning Board.”

As recited by legal Counsel  
RESOLUTION # 14 - 2022

Motion by: Diogenes Dominguez  
Seconded by: Perry Masiello

Roll Call:

Ed Molina	Yes
Diogenes Dominguez	Yes
Perry Masiello	Yes
Dan Scaffidi	Yes

Motion Carries: All

Chairman Molina entertained a motion to approve the following Planning Board Minutes:

- July 2021.

RESOLUTION # 15 - 2022



Motion by: Diogenes Dominguez  
Seconded by: Perry Masiello  
Motion Carries: All

- August 2021

RESOLUTION # 16 - 2022

Motion by: Diogenes Dominguez  
Seconded by: Perry Masiello  
Abstaining: Ed Molina  
Motion Carries

- September & October 2021

RESOLUTION # 17 - 2022

Motion by: Dan Scaffidi  
Seconded by: Perry Masiello  
Motion Carries: All

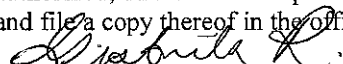
Chairman Molina: With no further business to be conducted by the Board, the Chairman entertained a motion to adjourn the meeting.

RESOLUTION # 18 - 2022

Motion by: Diogenes Dominguez  
Seconded by: Dan Scaffidi  
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

