

Resolution #: 115 - 2024

Introduced by: Richard Sena

Seconded by: Gil Carlevaro

Motion passes: Yes – 5

No – 0

Absent - 0

Village Board Trustee Richard Sena offered the following resolution and moved its adoption:

**RESOLUTION OF THE VILLAGE BOARD ADOPTING ZONING
TEXT AND MAP AMENDMENTS RELATED TO THE
CHAIR FACTORY REDEVELOPMENT PROJECT**

WHEREAS, on or about February 9, 2022, after issuing an RFP, the Village selected Mpace Collective/Penrose (hereafter, “Haverstraw Community Chair Factory, LLC” or “HCCF”) as the preferred developer to potentially purchase the waterfront properties currently owned by the Village generally known as the Chair Factory and Damiani Sites, as well as several nearby parcels (“Chair Factory Development Site”) and redevelop the Chair Factory Development Site with a mixed-use project that would serve as an anchor use for the Village’s downtown through connectivity and residential, commercial and public waterfront amenities that will attract economic activity year round (“Project”);

WHEREAS, the Village and HCCF entered into a Master Development Agreement (“MDA”) setting forth the general vision for the Project, review milestones, mutual obligations of good faith cooperation and other duties and rights typical of a public/private partnership; and

WHEREAS, the Village and HCCF also entered into a Purchase and Sale Agreement (“PSA”) setting forth the terms of the potential purchase and sale of the Chair Factory Development Site and several small adjacent parcels owned by the Village to HCCF in order to consummate the Project in the event that the Project receives all necessary approvals from the Village and other governmental agencies after the requisite review processes are completed, including, *inter alia*, compliance with the New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, on July 14, 2023, HCCF submitted to the Village a: (i) Petition to amend the Zoning Code to create a new form based overlay district for the Chair Factory Development Site (“Zoning Text and Map Amendments”); (ii) conceptual redevelopment plans in furtherance of the Project, assuming the development of 450 residential units, 15,000 s.f. of commercial/community space, an +80,000 s.f. hotel, 563 parking spaces, as well as shoreline stabilization and the addition of 4.2 acres of public open spaces

along the waterfront using private and some public funding (items (i) & (ii) hereafter collectively referred to as the "Action"); and (iii) a full environmental assessment form ("EAF"), Part I, covering the Action; and

WHEREAS, on July 17, 2023, the Village Board accepted the Petition for review, and declared its intent to serve as SEQRA Lead Agency in the review of the Action; and

WHEREAS, having circulated the EAF Part I to all potentially involved agencies, and having not received any objections, the Village Board declared itself Lead Agency for the purposes of reviewing the Action under SEQRA on August 21, 2023; and

WHEREAS, having declared a Draft Environmental Impact Statement ("DEIS") adequate for public review on January 8, 2024, the Village Board conducted a public hearing to accept comments concerning the DEIS on January 29, 2024, as well as continued accepting comments for an additional ten days thereafter; and

WHEREAS, the Village Board has reviewed a proposed Final Environmental Impact Statement ("FEIS") prepared by its consultants that addresses all comments on the DEIS received during the public comment period, and determined on March 4, 2024 that the FEIS is complete; and

WHEREAS, on March 18, 2024, the Village Board adopted a written statement of environmental findings for the Action ("SEQRA Findings Statement") pursuant to Section 617.11(c) of SEQRA's implementing regulations; and

WHEREAS, the Village Board has received comments on the Zoning Text and Map Amendments from the Village Planning Board, as well as the Rockland County Planning Department (dated March 21, 2024); and

WHEREAS, the Village Board with the assistance of its staff and consultants has prepared a response and report of override concerning the March 21, 2024 comments of the Rockland County Planning Department, a copy of which is annexed hereto, and which shall be provided to the Rockland County Planning Department pursuant to New York State General Municipal Law and the County Executive Order 01-2017; and

WHEREAS, on March 18, 2024 the Village Board conducted a public hearing on the Zoning Text and Map Amendments; and

WHEREAS, copies of Local Laws adopting the Zoning Text and Map Amendments were provided to each Member of the Village Board more than ten days ago, and the Village Board now wishes to adopt said Local Laws to effectuate the Zoning Text and Map Amendments.

NOW, THEREFORE BE IT

RESOLVED that the Village Board hereby adopts the attached response and override concerning the March 21, 2024 comments of the Rockland County Planning Department.

BE IT FURTHER RESOLVED by the Village Board, that it hereby adopts the annexed Local Laws effectuating the Zoning Text and Map Amendments.

BE IT FURTHER RESOLVED by the Village Board, that Village Staff and consultants are directed to file the annexed Local Laws with the New York State Secretary of State, as well as post and distribute the requisite notices of its adoption of the annexed Local Laws in accordance with New York law and Rockland County requirements.

Seconded by Village Trustee Gil Carlevaro and duly put to a vote, which resulted as follows:

Village Mayor Kohut	voting – Yes
Village Trustee Richard Sena	voting – Yes
Village Trustee Rafael Bueno	voting – Yes
Village Trustee Joel Santana	voting – Yes
Village Trustee Gil Carlevaro	voting – Yes

I, Isabel Gonzalez Soto, Clerk of the Village of Haverstraw, New York, do hereby certify that the above Resolution was adopted at a Regular Meeting of the Board of Trustees held on April 1, 2024 and is on file and that said resolution has not been altered, amended or revoked and is in full force and effect.

Dated: April 2, 2024
Haverstraw, New York


Isabel Gonzalez Soto

