AGENDA

TENTATIVE
VILLAGE OF WEST HAVERSTRAW
VILLAGE BOARD MEETING
APRIL 3, 2024

ROLL CALL

MEETING RECORDING NOTIFICATION

ADOPTION OF MINUTES	**March 20, 2024 Regular Meeting**
TREASURER'S REPORT	**$**
VILLAGE JUSTICE REPORT	**$**
ASSOCIATE VILLAGE JUSTICE REPORT	**$**

COMMUNICATIONS

- The Village received its annual Fiscal Stress report from the NYS Office of the State Comptroller. The Village received a "no designation" – the most positive measurement the Comptroller issues.
- The Village received correspondence from the New York State Department of Public Service to solicit input and comments from the public on the high-speed broadband services report.
- The Village received a referral form from the Rockland County Planning Department regarding an application for a proposed local law to amend and establish new regulations for mixed-use buildings in the BU zoning district in the Town of Stony Point.
- The Village received a referral form from the Rockland County Planning Department regarding an application for a proposed zoning code amendment to establish Article XII - Zoning Overlay for Planned Developments in the Village of Haverstraw.

BUSINESS

1. WEST HAVERSTRAW VILLAGE BUDGETS 2024-2025
    a. OPEN PUBLIC HEARING
    b. CLOSE PUBLIC HEARING
    c. ADOPT VILLAGE BUDGETS 2024-2025
2. ACCEPT LETTER OF RESIGNATION – MARK McELROY

AGENDA

3. APPROVE CHANGE ORDER #1 – TRUCK WASHOUT/DRAINAGE AT DPW - $22,380.00
4. APPOINT GEORGE DRIVAS – COURT ATTENDANT (PT)
5. AUTHORIZE MAYOR TO SIGN SUBRECIPIENT AGREEMENT WITH THE COUNTY OF ROCKLAND OFFICE OF COMMUNITY DEVELOPMENT – SAFE STREETS PHASE IV- $300,000.00
6. AUTHORIZE MAYOR TO SIGN SUBRECIPIENT AGREEMENT WITH THE COUNTY OF ROCKLAND– VIOHL PARK INSTALLATION - $150,000.00
7. APPROVE AGREEMENT WITH, AND FUNDING TO, THE HAVERSTRAW BRICK MUSEUM, AND AUTHORIZE MAYOR TO SIGN AGREEMENT- $
8. APPROVE REFUND – FIRE INSPECTION FEE $800.00 – HUDSON VALLEY APARTMENTS/GOLDBERG REALTY ASSOCIATES
9. AUTHORIZE SUBMISSION OF 2023 ASSISTANCE TO FIREFIGHTERS GRANT - $26,734.66
10. AUTHORIZE THE MAYOR TO SIGN AND SUBMIT A NOTICE OF INTENT – STORMWATER PERMIT GP-0-24-001
11. ACCEPT BUILDING DEPARTMENT REPORTS – MARCH, 2024
12. ACCEPT DPW REPORTS – MARCH, 2024
13. PAYMENT OF VOUCHERED CLAIMS – $

FIREMATICS

14. ACCEPT FIRE DEPARTMENT REPORT – MARCH, 2024
    TOTAL NUMBER OF CALLS FOR MARCH –
    a. SW JOHNSON -
    b. VOLUNTEER HOSE –
    c. MUTUAL AID REQUESTED CALLS -
    d. MUTUAL AID COVERED CALLS –

PUBLIC PARTICIPATION

PROJECTS

ANNOUNCEMENTS

1. On Saturday, April 6th, from 9:00 a.m.- 12:00 p.m., the Village of West Haverstraw will host the annual Keep Rockland Beautiful cleanup at the West Haverstraw Community Center.
2. On Saturday, April 6th , from 10:00 a.m. – 12:00 p.m., the Village of West Haverstraw will host their annual Community Shred Day in the Village Hall parking lot.

AGENDA

3. On Saturday, April 13th, at 9:00 a.m., the Haverstraw Little League will host their annual "Opening Day Parade" beginning at the Knights of Columbus parking lot with ceremonies taking place at the field on Gurnee Avenue.
4. On Saturday, April 27th, at 10:00 a.m., North Rocklands Sports Day for Charity will be held at the Haverstraw Town Sports Complex.

THIS MOMENT IN HISTORY

ADJOURNMENT

Close in memory of Joan Carol Milano

NEW YORK STATE | Department of Public Service

Three Empire State Plaza, Albany, NY 12223-1350
www.dps.ny.gov

VILLA... STRAW, NY
MAR 2 2024
RECEIVED

Public Service Commission
Rory M. Christian
Chair and
Chief Executive Officer

Diane X. Burman
James S. Alesi
John B. Howard
David J. Valesky
John B. Maggiore
Commissioners

March 18, 2024

Dear Community Leader/Elected Official:

On April 16, 2021, New York enacted the Comprehensive Broadband Connectivity Act of 2021, which directed the Public Service Commission (Commission) to prepare an annual study of the availability, reliability, and cost of high-speed broadband service in New York State. On June 16, 2022, the Commission released its first interactive broadband map and report. The Commission released its second report on June 29, 2023.

In preparation for the 2024 map and report, the Commission invites public comment regarding the availability, affordability, and adoption of residential and commercial broadband internet access across New York State. The purpose of the report is to ensure that all New Yorkers have the necessary access to affordable broadband service.

Topics for public comment include but are not limited to:

- Locations where broadband service with at least 25 megabits per second (Mbps) downstream and 1 Mbps upstream is not available as well as identification of barriers that limit broadband availability;
- Locations where the offered download speed is greater than 25 Mbps but less than 100 Mbps downstream;
- Locations where there is only one broadband internet service provider; and
- Locations where broadband internet service is too costly for some consumers or businesses, and the size of the cost barriers.

To ensure full public participation, the Commission will hold virtual public statement hearings on **March 27, 2024** to solicit input and comments from your community regarding the annual study. The enclosed announcement provides detailed information on how to participate in the hearings and how to submit comments. Information regarding the case, including instructions for digitally submitting a comment, can be found at www.dps.ny.gov. From the homepage, click on "Search," and enter the associated case number (22-M-0313) in the "Search by Case Number" field. For information about the study and survey, visit https://mapmybroadband.dps.ny.gov.

I would appreciate your assistance with informing your constituents about the public statement hearings and encouraging them to provide comments. It is the Commission's intent to facilitate and encourage active and meaningful participation throughout all its proceedings. We hope you will consider joining us.

Regards,

Richard Berkley
Consumer Advocate and Director
Office of Consumer Services

Enc.

STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

CASE 22-M-0313 - In the Matter of the Commission's Broadband Study and Mapping Pursuant to the Broadband Connectivity Act.

NOTICE OF PUBLIC STATEMENT HEARINGS AND REQUESTING PUBLIC COMMENTS

(Issued March 5, 2024)

On April 16, 2021, the Governor and Legislature enacted the Comprehensive Broadband Connectivity Act of 2021 (the Act), which amended the Public Service Law by adding a new §224-c that directs the Public Service Commission (Commission) to study, on an annual basis, the availability, reliability, and cost of high-speed broadband service in the State to ensure that all New Yorkers have the necessary affordable access going forward. The Act also requires the Commission to submit a report of its findings and recommendations to the Governor, the President Pro Tempore of the Senate, and the Speaker of the Assembly. The Commission released its first report on June 16, 2022, and its second report on June 29, 2023, and is preparing its third annual report.

Accordingly, public comment is requested concerning the availability, reliability, and affordability of residential and commercial broadband internet access services in the State of New York. Two virtual public statement hearings will be held to obtain public comment on these topics. Public comment, and especially the personal experience of commenters, should address topics including, but not limited to:

- Locations where broadband internet service with at least 25 Megabits per second (Mbps) downstream and

1 Mbps upstream is not available, and what barriers are in place that limit its availability;

- Locations where the offered download speed(s) of internet service are greater than 25 Mbps but less than 100 Mbps downstream;
- Locations where there is only one broadband internet service provider;
- Locations where broadband internet service is too costly for some consumers or businesses, and the size of the cost barriers.

Public comment is requested from individuals; internet service providers; labor organizations; public safety organizations; and healthcare, educational, agricultural, and other businesses and organizations.

Each public statement hearing will be preceded by a brief informational session at which Department of Public Service (Department) staff will outline the Department's information gathering process.

All New York State residents, whether or not they make statements at the hearings, are strongly encouraged to participate in the Department's data gathering project by completing a broadband speed test and survey available at https://mapmybroadband.dps.ny.gov. This survey may be completed online at home, on cell phones, or at local libraries with internet access. New York State residents unable to take the survey online due to lack of connectivity should contact the Department's toll-free hotline at 1-855-NYBBMAP (1-855-692-2627) to request that a paper version of the survey be sent to their homes with a return envelope and pre-paid postage.

PLEASE TAKE NOTICE that two public statement hearings will be held virtually before the assigned Administrative Law Judge (ALJ), as follows:

1. **DATE:** **Wednesday, March 27, 2024**
   TIME: **1:00 p.m.**

   Electronic Access: https://signin.webex.com/join
   Event Number: 2339 710 6416
   Password: MAR27-1pm

   Phone-Only Access: 1-518-549-0500
   Access Code: 2339 710 6416
   Password: 62727018

2. **DATE:** **Wednesday, March 27, 2024**
   TIME: **6:00 p.m.**

   Electronic Access: https://signin.webex.com/join
   Event Number: 2330 110 4837
   Password: MAR27-6pm

   Phone-Only Access: 1-518-549-0500
   Access Code: 2330 110 4837
   Password: 62727068

Those wishing to comment on any aspect of this proceeding will have the opportunity to make a statement on the record at the virtual public statement hearings. **Any person wishing to provide a public statement must pre-register by 4:30 p.m. on Monday, March 25, 2024.**

To pre-register and participate electronically:

This option is for participants who would like to provide a statement and will log in to the hearing electronically. Participants must pre-register by **4:30 p.m. on Monday, March 25, 2024**. When pre-registering, participants must click on https://signin.webex.com/join then enter the event

number for the hearing, then click "Continue" and then "Register" and then provide the requested information.

When logging in to the hearing on the appropriate date and time, participants should click on https://stonin.webex.com/join, enter the appropriate meeting number for the hearing, and input the webinar password listed above. Participants will be asked to "select audio system." It is recommended that participants opt to have the system "call me" or "call using computer." The "call me" option will require participants to enter their phone numbers.

To pre-register and to participate by phone:

This option is for participants who are unable to log in to the hearing electronically, but who wish to participate by phone. Call-in participants wishing to make a statement must pre-register by **4:30 p.m. on Monday, March 25, 2024**, by calling **1-800-342-3330**, where they should follow prompts to the appropriate hearing and provide the following information: first name and last name, address, and phone number.

On the appropriate day and time of the hearing, call-in users should dial **518-549-0500** and enter the appropriate access code and phone-in password listed above to join the hearing.

All participants will be muted upon entry into the hearing. The ALJ will call upon each person who has registered to speak. The ALJ will continue the hearing until everyone wishing to speak has been heard or other reasonable arrangements have been made to include their comments in the record. Time limits may be set for each speaker as necessary to afford all attendees an opportunity to be heard. It is recommended that lengthy comments be submitted in writing and summarized for oral

presentation. A verbatim transcript of the hearing will be made for inclusion in the record of this case.

To listen to the hearings:

This option is for those who wish to listen only, without making a statement. Pre-registration is not required for this option.

The hearings will be livestreamed on the internet and available for viewing on the Department's YouTube channel on the date and at the times listed above. To access the YouTube channel, visit the Department's website, www.dps.ny.gov, and click on the YouTube icon at the bottom of the homepage. In addition, any person without internet access may listen to the hearings by phone by calling **1-518-549-0500** and entering the applicable access code and phone-in password.

Persons with disabilities requiring special accommodations should call the Department's Human Resources Management Office at 518-474-2520 as soon as possible. TDD users may request a sign language interpreter by placing a call through the New York Relay Service at 711. Individuals with difficulty understanding or reading English are encouraged to call the Department at 1-800-342-3377 for free language assistance services regarding this Notice.

Other Ways to Comment:

For those who cannot attend or prefer not to speak at the public statement hearings, there are several other ways to provide your comments. Comments should refer to "Case 22-M-0313." **Although comments may be provided throughout the pendency of this proceeding, they are requested by April 10, 2024.**

Internet or Mail: Go to www.dps.ny.gov, click on "File Search" (located under the heading "Commission Files"),

enter "22-M-0313" in the box labelled "Search by Case Number," and then click on "Post Comments" located at the top right of the page.

Alternatively, comments may be mailed to the Hon. Michelle L. Phillips, Secretary, New York State Public Service Commission, Three Empire State Plaza, Albany, New York 12223-1350.[1] All written comments will become part of the record considered by the Commission and may be accessed on the Department's website by searching the case number, as described above, and clicking on the "Public Comments" tab.

Toll-Free Opinion Line: Individuals may submit comments by calling the Commission's Opinion Line at 1-800-335-2120. This number is set up to take in-State calls 24-hours a day. These calls are not transcribed verbatim, but a summary is provided to the Commission.

(SIGNED) MICHELLE L. PHILLIPS
Secretary

[1] Filing electronically is strongly encouraged.

Rockland County
Ed Day, Rockland County Executive

VILLAGE OF WESTSTRAW, NY
MAR 27 2024
RECEIVED

DEPARTMENT OF PLANNING
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

March 12, 2024

Stony Point Town Board
74 East Main Street
Stony Point, NY 10980

Tax Data:

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date:

Date Review Received: 03/04/2024

Item: ***TOWN OF STONY POINT - RESIDENTIAL MIXED-USE BUILDINGS (SP-879A)***

Local Law to amend and establish new regulations for mixed-use buildings in the BU zoning district. Among the changes are the establishment of a maximum residential density, new parking standards, new regulations on outdoor recreational space, minimum/maximum unit sizes, and the establishment of a waiver for floor area ratio. Residential mixed-use buildings will also be added to the Table of General Use Requirements as a conditional use in the BU zoning district, subject to the Use Group "B" standards.

Throughout the BU zoning district

Reason for Referral:

State and County parks, facilities, and roadways; County streams; adjacent municipalities

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

***Approve**

In January 2024, our department received a request to provide comments on a Local Law to amend the Zoning Code related to mixed-use buildings in the BU zoning district, in compliance with New York State General Municipal Law. On February 9, 2024, we issued a review letter stating our main concern pertained to the wording of the amendment and whether residential units could be located above parking areas. Among other minor changes, this has been clarified. We now believe this Zoning Code amendment will likely not have any adverse impacts on any County-wide interests. We are therefore issuing an approval of this matter. Please note that an approval does not necessarily mean we endorse this subject action, only that it is being remanded for local determination.

1 The following additional comment is offered strictly as an observation and is not part of our General Municipal Law (GML) review:

TOWN OF STONY POINT - RESIDENTIAL MIXED-USE BUILDINGS (SP-879A)

1.1 This application was officially received by the Rockland County Planning Department on March 4, 2024. The Clerk to the Planning Board has indicated that the public hearing will be held on March 12, 2024 - only eight days after our receipt of the application. As a reminder, State General Municipal Law, Section 239 (m) 4.(b) states that "Such county planning agency or regional planning council, or an authorized agent of said agency or council, shall have thirty days after receipt of a full statement of such proposed action, or such longer period as may have been agreed upon by the county planning agency or regional planning council and the referring body, to report its recommendations to the referring body, accompanied by a statement of the reasons for such recommendations." Adequate time must be provided to the Rockland County Planning Department in order for us to do our review before the public hearing is scheduled and the matter heard before the board.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Jim Monaghan, Stony Point
New York State Department of Transportation
Rockland County Department of Health
Rockland County Highway Department

Town of Haverstraw Planning Board
Villages of Haverstraw and
West Haverstraw Planning Boards
Megan Cary, Town Clerk

Rockland County Planning Board Members

**The proposed action is deemed to have no significant negative impact on nearby municipalities, County or State roads or facilities, County Parks or Drainage Systems or the surrounding Neighborhood Character and, therefore, the ACTION IS FOR LOCAL DETERMINATION. Approval does not necessarily mean we endorse this subject action as desirable from the viewpoint of your municipality.*

The review undertaken by the County of Rockland Department of Planning is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

Rockland County

Ed Day, Rockland County Executive

MAR 28 2024

DEPARTMENT OF PLANNING
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

March 21, 2024

Haverstraw Village Village Board
40 New Main Street
Haverstraw, NY 10927

Tax Data:

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date:

Date Review Received: 02/29/2024

Item: ***PLANNED DEVELOPMENT DISTRICTS & CHAIR FACTORY DISTRICT (VH-155)***

Zoning Code amendment to establish Article XII - Zoning Overlay for Planned Developments, Sections 60 through 69, to provide a form-based zoning approach to planned developments and to establish the Chair Factory District. The created sections include: Section 60, Zoning Intent and Application; Section 63, Chair Factory District Standards; Section 64, Administration & Authority; Section 65, Compliance with the State Environmental Quality Review Act; and Section 68, Design Standards Manual. Sections 61, 62, 66, 67, and 69 are reserved.

East side of Allison Avenue, north side of Broad Street

Reason for Referral:

Town of Haverstraw (at the Hudson River)

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

Recommend the following modifications

The proposed Zoning Code amendment creates a new Planned Development Overlay District. The main portion of the new section of the Code provides rules and regulations for the Chair Factory District. We commend the Village on taking these steps to provide major improvements to the long vacant site that could provide much needed housing, as well as community spaces and pedestrian access to the riverfront. We offer the following comments on the proposed Zoning Code amendment:

1 Our department received this Zoning Code amendment from the Village on February 29, 2024. This draft is dated October 3, 2023. It has come to our attention that a newer draft, dated March 2024, was posted to the Village's website on March 5, 2024. Our comments below our based on the October 3, 2023 version of the document that was sent to our department for review. If there are substantial differences between the two versions of the amendment, we request the opportunity to review the most recent draft, as required by New York State General Municipal Law.

PLANNED DEVELOPMENT DISTRICTS & CHAIR FACTORY DISTRICT (VH-155)

2 In 2003, the Waterfront Planned Development District (WPD) was created to facilitate the implementation of the Village's Urban Renewal Plan for the Waterfront Urban Renewal Plan and the Local Waterfront Revitalization Program (LWRP). These documents identified five Land Use Areas along the waterfront as the target for redevelopment. The subject site is comprised of Land Use Areas C, D, and E. The proposed Local Law states in Section 60.3B that if "there is a conflict between the zoning overlay found in this article and the underlying zoning of Chapter 245, the provisions of this article shall control." However, Section 245-21.1 of the Village Zoning Code establishes limits on development that are applied on an overall basis to the total area of the WPD, Waterfront Planned Development District, including a maximum number of dwelling units with a requirement that five percent of which must be affordable rental units, an overall maximum development coverage of 80 percent, and a requirement that a 12-fot wide, continuous, publicly accessible municipally-owned pedestrian trailway be created along the Hudson River. Because these controls are applied on an overall basis to the total area of the WPD, it is unclear what impact the establishment and development of the Chair Factory District would have on the development potential of the other areas within the WPD. The proposed local law could result in the creation of non-conformities on the other areas of the WPD. If the Village wishes to move forward with the zoning overlay, particularly Section 63 - Chair Factory District Standards, the Waterfront Urban Renewal Plan, LWRP, and Section 245-21.1 of the Village Code must be amended to address potential conflicts.

3 Section 63.4A(2) is the Table of Permitted Uses for the Chair Factory District. Small-scale renewable energy is listed as a use permitted by special permit. It must be stated what "small-scale" means, as this term could be subjective and does not correspond to the established tier system of solar energy systems found in Section 245-17.2. In addition, it shall be explained whether renewable energy such as solar panels on the roof of a building would require a special permit, or if that would be an accessory use and the special permit only applies to uses that occupy their own lot. This department supports the creation of on-site renewable energy infrastructure such as roof-top solar panels and recommends that these low-impact structures be allowed as accessory structures.

4 Also on the Table of Permitted Uses is "accessory parking facilities," which include "parking enclosed" and "parking open." Both open and enclosed parking is listed as a permitted use. It must be clarified if parking is a permitted use on its own, or if it is intended to be accessory to other uses.

5 Footnote (2) on the Table of Permitted Uses lists theaters, museums, galleries, cinemas, and indoor amusement establishments as permitted entertainment/cultural/arts uses. It shall be stated whether this is an exhaustive list, or if other entertainment/cultural/arts uses are also permitted.

6 Section 63.4D(3) indicates the Private Frontage Types are defined in Section 63.4B. This section contains the development standards for the Chair Factory District. Section 63.2B provides the standards for the Private Frontage Types. The definitions for each Type are included in Section 60.4. The reference to Section 63.4B must be corrected to either Section 60.4 or Section 63.4B.

7 Section 63.4D(3) lists the eight Private Frontage Types. The final one listed is Mid-Block Frontage. This frontage type is not listed anywhere else in the proposed Article XII. All other sections include a Terrace Frontage. This shall clarified and corrected. In addition, all Private Frontage Types are defined in Section 60.4 - Definitions, except for Mid-Block Frontage and/or Terrace Frontage. The appropriate Private Frontage Type shall be defined in this section.

8 As noted in Section 63.4D(4), the Private Frontage Type standards are established in Section 60.4 - Definitions, and are regulated in the table found in Section 63.2B. Further clarification for Arcade Frontage and Urban Frontage Standards are provided in Section 63.4D(4). It shall be stated if these apply to these Frontage Types only when located in the Chair Factory District, or in all planned developments. If this applies to all planned developments, this information should be included in their definitions in Section 60.4.

9 Section 63.4K provides the Schedule of District Parking and Loading Standards. Certain uses include a (1) or (2), indicating that there is a footnote with more information. However, no footnote is provided. The footnotes must be provided, or the notation shall be removed.

PLANNED DEVELOPMENT DISTRICTS & CHAIR FACTORY DISTRICT (VH-155)

10 Section 63.4L(4) indicates that up to 100 percent of on-site parking demand may be fulfilled through off-site parking arrangements, which must be provided within 1,350 feet from the site. It must be acknowledged that Section 246-26C of the Village's zoning regulations prohibits locating off-site parking within any residential district unless the uses to which they are accessory are permitted in such district, or can only be allowed by special permit of the Zoning Board of Appeals or the Board of Trustees. Furthermore, the Village must establish criteria similar to the deed restriction requirement found in Section 246-26C that ensure that the required off-site parking will be maintained throughout the existence of the use or until provided elsewhere.

11 One of the stated intents of the proposed zoning amendment is create "a more harmonious and pedestrian-oriented public realm". As a means of achieving this intent, the proposed regulations are heavily focused on various design elements within a Planned Development District. However, there does not seem to be any requirement that applications for a Planned Development, or for site plan or special permit applications for individual uses, include materials that would graphically depict design elements. The required application materials must include architectural drawings, elevations, and/or renderings so that the Village Board and the public can comprehensively evaluate the design elements of a proposal.

12 The Village Board shall be satisfied that the Zoning Code amendment is consistent with the Village's 2021 comprehensive plan and that it satisfactorily addresses the risks identified in the Coastal Vulnerability Assessment, found in Volume 2 of said plan.

13 Should the Zoning Code amendment be approved, we request the opportunity to review any special permit, site plan, and variance applications that may be needed to implement a future Planned Development Overlay District, as required by New York State General Municipal Law, Sections 239-m (3)(a)(iii), (iv), & (v).

14 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

15 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

16 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:

16.1 Section 63.4B(1) indicates there is three development standards established in Section 64.4B(2). This must be corrected to Section 63.4B(2). In addition, this should also state that there are only two development standards. Finally, the street wall height & stepback standard in Section 63.4B(2) includes a street wall height for Standards 1 and 3. The latter should be corrected Standard 2.

16.2 Several typos and grammatical errors were noted throughout the document. If adopted, the Village shall ensure these are corrected prior to the publishing the amendment.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Michael Kohut, Haverstraw Village
New York State Department of Transportation
Palisades Interstate Park Commission
Rockland County Department of Health

PLANNED DEVELOPMENT DISTRICTS & CHAIR FACTORY DISTRICT (VH-155)

Rockland County Drainage Agency
Rockland County Historic Preservation Board

Nelson Pope & Voorhis
Towns of Clarkstown and Haverstraw Planning Boards
Village of West Haverstraw Planning Board

Rockland County Planning Board Members

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

The review undertaken by the County of Rockland Department of Planning is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

RESOLUTION 24-
Trustee offered the following Resolution, seconded by Trustee :

OPEN PUBLIC HEARING ON FISCAL YEAR 2024-2025 TENTATIVE BUDGETS

RESOLVED, that the public hearing on the tentative budgets for the Village 2024-2025 General Fund and Solid Waste Fund is hereby opened.

On roll call the vote was as follows:

Trustee LaGrow .....
Trustee Lopez .....
Trustee Eckert .....
Trustee Serrano.....
Mayor D'Amelio .....

RESOLUTION 24-
Trustee offered the following Resolution, seconded by Trustee :

CLOSE PUBLIC HEARING ON 2024-2025 TENTATIVE BUDGETS

RESOLVED, that no public participation was offered, and the public hearing on the tentative General Fund and Solid Waste Village Budgets for the fiscal year 2024-2025 is closed.

On roll call the vote was as follows:

Trustee LaGrow .....
Trustee Lopez .....
Trustee Eckert .....
Trustee Serrano.....
Mayor D'Amelio .....

RESOLUTION 24-

Trustee offered the following Resolution, seconded by Trustee :

ADOPT THE WEST HAVERSTRAW VILLAGE BUDGETS FOR FISCAL YEAR 2024-2025

WHEREAS, Mayor D'Amelio submitted tentative General Fund and Solid Waste Fund budgets to the Village Clerk on March 6, 2024; and

WHEREAS, the availability of the budgets and accompanying salary schedule, tax rates and solid waste fees for review by the public was advertised in the official newspaper and on the Village website; and

WHEREAS, a public hearing was held at which all interested parties were afforded the opportunity to be heard by the Village Board;

NOW, THEREFORE, BE IT RESOLVED, the Village Board hereby adopts as final the tentative Village Budgets for the General and Solid Waste Funds as filed with the Village Clerk for 2024-2025; and

BE IT FURTHER RESOLVED, the Village Board adopts the salary schedule, annexed to these minutes, as part of the 2024-2025 General Fund Budget; and

BE IT FURTHER RESOLVED, the Village Board adopts the following tax rates for the 2024-2025 General Fund Budget:

Homestead	$7.98 per $1000 of assessed value
Non-Homestead	$18.31 per $1000 of assed value; and

BE IT FURTHER RESOLVED, the Village Board adopts the following user fees for the 2024-2025 Solid Waste Budget:

Single Family	**210**	**$576.00**
Two Family	**220**	**$989.44**
Three Family	**230**	**$1,642.24**
Mobile Home	**270**	**$610.56**
Multi-Residential	**280**	**$1,463.04**

On roll call the vote was as follows:

Trustee LaGrow .....
Trustee Lopez .....

Trustee Eckert .....
Trustee Serrano.....
Mayor D'Amelio .....

RESOLUTION 24-XXX

Trustee offered the following Resolution, seconded by Trustee :

ACCEPT LETTER OF RESIGNATION – MARK McELROY

NOW, THEREFORE, BE IT RESOLVED, the Village Board accepts a letter of resignation from Project Manager Mark McElroy. Her last day of work for the Village is March 29, 2023.

On roll call, the vote was as follows:

Trustee LaGrow .....
Trustee Lopez.....
Trustee Serrano.....
Trustee Eckert.....
Mayor D'Amelio.....

RESOLUTION 23-xxx
Trustee offered the following Resolution, seconded by Trustee :

APPROVE CHANGE ORDER #1 – TRUCK WASHOUT/DRAINAGE AT DPW - $22,380.00

BE IT RESOLVED, the Village Board hereby approves a change order # 1 for the truck washout/drainage at DPW as prepared by the contractor, VAD Construction Corporation, and reviewed by the project manager, in an amount totaling $22,380.00

On roll call, the vote was as follows:

Trustee LaGrow .....
Trustee Lopez.....
Trustee Serrano .....
Trustee Eckert.....
Mayor D'Amelio.....

RESOLUTION 23-

Trustee offered the following Resolution, seconded by Trustee :

APPOINT GEORGE DRIVAS – COURT ATTENDANT (PT)

WHEREAS, a vacancy exists in the Justice Court for a Court Attendant (PT); and

WHEREAS, the qualifications of George Drivas were reviewed by the Mayor, Board of Trustees, and Rockland County Personnel; and

NOW THEREFORE BE IT RESOLVED, that the Village Board hereby appoints George Drivas to the position of Court Attendant (PT) effective April 1, 2024.

On roll call the vote was as follows:

Trustee LaGrow .....
Trustee Lopez .....
Trustee Serrano .....
Trustee Eckert .....
Mayor D'Amelio .....

RESOLUTION 24-
Trustee offered the following Resolution, seconded by Trustee :

AUTHORIZE MAYOR TO SIGN SUBRECIPIENT AGREEMENT WITH THE COUNTY OF ROCKLAND OFFICE OF COMMUNITY DEVELOPMENT – SAFE STREETS PHASE IV- $300,000.00

WHEREAS, the Village of West Haverstraw has received notice from the Rockland County Office of Community Development that its grant application for its "Safer Streets – Phase IV" proposal had been awarded funding under the Community Development Block Grant in the amount of $300,000.00 for Program Year 2023; and

WHEREAS, the Village wishes to formally accept such funding and proceed with it's the said proposal;

NOW, THEREFORE, BE IT RESOLVED, the Village Board hereby accepts the said award, and directs the Deputy Village Clerk Treasurer to take such further and additional steps as may be required to effectuate that result.

On roll call the vote was as follows:

Trustee LaGrow .....
Trustee Lopez .....
Trustee Serrano .....
Trustee Eckert.....
Mayor D'Amelio .....

RESOLUTION 24-___
Trustee _____ offered the following Resolution, seconded by Trustee _____:

APPROVE AGREEMENT WITH, AND FUNDING TO, THE HAVERSTRAW BRICK MUSEUM, AND AUTHORIZE MAYOR TO SIGN AGREEMENT

WHEREAS, The Haverstraw Brick Museum ("The Haverstraw Brick Museum") is a domestic not-for-profit educational organization dedicated to engaging diverse audiences in a dynamic dialogue about the rich historical heritage of the Haverstraw Brick Museum through education, exhibitions and collections, research, preservation and publications, among other means; and

WHEREAS, in the Village Board's judgment, the services provided by The Haverstraw Brick Museum are vital to the continued quality of life enjoyed by Village residents, which, if not provided by The Haverstraw Brick Museum, and other groups like it, would inevitably have to be delivered by government, including the Village of West Haverstraw; and

WHEREAS, the Village Board believes that a modest investment by the Village, allowing The Haverstraw Brick Museum to continue to provide the community services it does, at the high level it now provides, is in the best interests of the Village,

NOW, THEREFORE, BE IT RESOLVED, that the Village Board hereby approves economic assistance to The Haverstraw Brick Museum for Village fiscal year 2024-2025, in the sum of ONE THOUSAND ONE HUNDRED DOLLARS ($1,100.00) for the additional community services it provides; and

BE IT FURTHER RESOLVED, that the Mayor, or his designated representative, shall be authorized to sign an agreement with The Haverstraw Brick Museum.

On roll call the vote was as follows:

Trustee LaGrow .....
Trustee Lopez .....
Trustee Serrano .....
Trustee Eckert .....
Mayor D'Amelio .....

RESOLUTION 24 -XXX
Trustee _____ offered the following Resolution, seconded by Trustee _____:

AUTHORIZE SUBMISSION OF 2023 ASSISTANCE TO FIREFIGHTERS GRANT - $26,734.66

WHEREAS, the federal government annually makes available funding to provide critically needed resources to equip and train emergency personnel, enhance efficiencies and support community resilience; and

WHEREAS, these funds are distributed through the Assistance to Firefighters Grant program, administered by FEMA; and

WHEREAS, the West Haverstraw Fire Department (WHFD) identified a need to replace the two (2) extractor/washer/dryer systems located in each of the firehouses (SW Johnson and Volunteer Hose); and

WHEREAS, estimates for the installation of the systems were obtained as follows:

S.W. Johnson	$12,617.33
Vol Hose	$12,617.33; and

WHEREAS, the Village obtained the grant writing assistance of Nelson Pope Voorhis, a local firm that has successfully assisted with prior grant applications; and

WHEREAS, the fee for the firm's grant writing assistance is $1500 and is a permissible expense to include on the grant application; and

WHEREAS, the Assistance to Firefighters Grant requires a 5% match from applicants, as an additional source of project revenue;

NOW, THEREFORE, BE IT RESOLVED, the Village Board authorizes Deputy Village Clerk Zitofsky to submit a 2023 Assistance to Firefighters Grant application for the purpose of replacing the two (2) extractor/washer/dryer systems in the SW Johnson and Volunteer Hose firehouses in the amount of $26,734.66, which reflects the total estimated price and grant writing fee ($1500.00), less the 5% applicant match ($1273.08).

On roll call the vote was as follows:

Trustee LaGrow .....
Trustee Lopez .....
Trustee Serrano .....
Trustee Eckert.....
Mayor D'Amelio .....

RESOLUTION 24-xxx
Trustee offered the following Resolution, seconded by Trustee :

AUTHORIZE THE MAYOR TO SIGN AND SUBMIT A NOTICE OF INTENT – STORMWATER PERMIT GP-0-24-001

WHEREAS, the Village consultant Michael Shilale prepared the Notice of Intent for the new MS4 Stormwater Report and permit for the Village of West Haverstraw; and

BE IT RESOLVED, that the Village Board hereby authorizes the Mayor to sign the Notice of Intent for the Stormwater Permit GP-0-24-001 and directs the Deputy Village Clerk to file a copy of same with the New York State Department of Environmental Conservation.

On roll call the vote was as follows:

Trustee LaGrow .....
Trustee Lopez .....
Trustee Serrano .....
Trustee Eckert.....
Mayor D'Amelio .....