The Minutes of the Village of Haverstraw Planning Board Meeting on Monday February 10th, 2025 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL :

• Edwin Molina (Chairman)	Present
• Dennis Michaels (Asst. Village Attorney)	Present
• Ruben Berrios (Building Inspector)	Excused
• Eve Mancuso (Village Engineer)	Present
• Joseph Coe	Present
• Mark McElroy	Present
• Danny Scaffidi	Present
• Andrew Kaye	Excused
• John Quattrochi	Present
• Gisbeth Ramos (Clerk to Planning Board)	Present



Chairman Molina invited the applicants for WestHab at 30 West Street, subdivision, to come forward and present to the Board.

Ita Emmanuel, representing the applicant: Mr. Emmanuel reminded the Board that last April they had granted site plan approval for this project which would be creating 81 affordable housing units. It's been determined that the project would require a re-subdivision of the lots involved because it's spread across 3 tax lots. In addition, the firehouse lot needs to be separated out from the apartment complex parcel. All lots would be owned by the Village of Haverstraw. It's taken so long to come back to the Planning Board with this because of a number of discussions with the Village Assessor to determine how to handle the lot that crosses over the alley. It was decided that the best way to handle this would be to incorporate that portion of the alley into the lot with the apartment building because the apartment building crosses over the alley.

Dan Scaffidi asked who would be maintaining that piece of the alley.

Mr. Emmanuel responded that WestHab would be and that there would continue to be passage through the alley.

Eve Mancuso commented that the Village would still own it and continued use of the alley and parking area would continue.

Attorney Michaels remarked that procedurally, since no variances are needed and no other involved agencies, the Planning Board could declare themselves Lead Agency under the State Environmental Review Act and schedule a Public Hearing.

Ms. Mancuso asked if the Village Board would not continue to be Lead Agency on the project.

Mr. Emmanuel and Mr. Michaels responded that this particular subdivision part would be a separate issue.

Discussion continued regarding Lead Agency and the authority to approve subdivisions and it was determined that the Planning Board could set the Public Hearing.

Attorney Michaels presented the Resolution for the Boards approval: "The Planning Board authorizes the scheduling of the Public Hearing for WestHab – 30 West Street subdivision for March 10, 2025."

RESOLUTION # 6 - 2025
As recited by legal counsel

Motion by: Dan Scaffidi
Seconded by: Joe Coe

Roll Call:

Joe Coe	Yes
Dan Scaffidi	Yes
Mark McElroy	Yes
Joe Quattrocchi	Yes
Edwin Molina	Yes

Motion Carries: All

The applicants for 57-59 Sharp Street were invited to present.

Harry Liefer: Mr. Liefer explained that they are requesting Board approval of the application to convert the property at 57-59 Sharp Street from a rooming house to a 9-unit apartment house.

Applicant noted that the engineer comments were mostly minor corrections and he was also seeking conditional approval from the Board for the site plan.

Ms. Mancuso explained that she had spoken to Mr. Leifer and his engineers and the most revised plan she has received was dated February 5th. The plans were revised to eliminate some of the variances that were previously requested and so the proper variances should be noted for them to proceed to the Zoning Board.

- The parking stall size is now the proper size as per Village code
- The aisle width is still in question so would remain a variance
- Floor plan has been submitted with 9 proposed apartments
- Architectural elevation has not been provided
- The applicant must provide testimony as to any modifications to the exterior of the building
- Overhead electric and water has been added to the plan
- The existing easement, which is the sole access to the parking lot of the property to the south was configured in a very odd way and serves no purpose the way it's configured. Mr. Leifer is proposing a revision to the right-of-way and to create a direct right-of-way from Leonard Street back to that lot. This is a legal issue and whoever owns the easement needs to be a part of the modification.
- ADA stall is there but needs modification because the grade is off
- There are 14 parking stalls but 5 of them are stacked. This leaves clear access to only 9 stalls. The Board needs to consider this and the owner needs to consider how this is going to be managed.
- There appears to be deteriorated curb and pavement and the repairs need to be shown.
- Trash and recycling area is in the front yard and the recommendation is to move this to a less intrusive area
- The northeast property line needs some sort of buffer and this needs to be resolved as neighbors need to be shielded from the headlights
- The increase to impervious areas – PERC testing needs to be done to determine the suitability of soils to support the infiltration
- Lighting plan has been provided and lighting levels are excessive and needs to be modified
- Landscaping plan has been provided and some recommendations have been suggested so they are not too close to the right-of-way

and the overhead wires, and the shrubbery needs to be talked about as well.
- Landscape plan doesn't address the area to the south of spaces #6 & #11
- Erosion control plan is non-compliant and needs to be developed properly

Ms. Mancuso stated that she agreed with Mr. Leifer in that the items to be addressed were minor because this is an improved site already. Some improvements need to be tweaked.

Mr. Leifer stated that he was not currently in a position to negotiate with the neighboring property regarding the easement as he doesn't own the property yet. He can ask the attorneys to attempt to resolve this and he could make this part of the condition of his contract for purchase.

Attorney Michaels commented that the easement needed to be extinguished or modified in order to get site plan approval.

Mr. Leifer commented on the remarks made by Engineer Mancuso, providing feedback from his attorney and his understanding of what needed to be done.

Discussion continued between Board members, Village Engineer, Village Attorney and the applicant to further understand the logistics of parking spots, landscaping, variances, next steps, etc.

Attorney Michaels explained to the applicant, in detail, that any conditions would have to be met.

Chairman Molina asked Mr. Leifer if he thought there were any of the conditions that would cause him delays or issues.

Mr. Leifer stated that he believed everything could be taken care of without problems.

Attorney Michaels explained to Board members that the applicant would not be able to get a Building Permit to continue with the project unless he had met, and had been verified by the Building Inspector, Village Engineer and Village Attorney, the conditions upon which approval had been given.

Ms. Mancuso asked Mr. Leifer several questions regarding the suggestions for modifying the plans. Mr. Leifer responded to each question and they discussed alternatives for what he had proposed.

Attorney Michaels presented the following for the Board's approval:
"The Board approves the proposed site development plan of Harry Leifer for property located at 57-59 Sharp Street; the site development plan approval is for the plan as illustrated, depicted and shown in documents A-1 through A-3, signed and sealed by J.H. Reichgott, NYS licensed Engineer, most recently revised December 12, 2024 and a second set of plans, as drafted by Josip Medic, PE of TerraNova Consultants, Suffern, NY and most recently revised February 5, 2024, but this is a typographical error and should be February 5, 2025. The plans consist of 6 drawings, enumerated 1 of 6 through 6 of 6, and a floor plan entitled Gross Internal Area (not dated), and a survey from Open Arms Inc, signed by Anthony R, Celentano as Land Surveyor, dated October 23, 2998. Motion to approve is subject to all the suggestions, recommendations and instructions of Village Engineer, Eve Mancuso, in her review letter dated Feb. 6, 2025 and enumerated 1 through 20 and as modified as listed below:

"Ms. Mancuso specified the following as part of the motion:

- Inspector Berrios will review the plan and will determine the variances needed so that the variances can be advertised and obtained.
- Comment #6 – the site plan has a 12 ft. wide easement which will be subject to modification by the current property owner and the property owner to the south to reconfigure the easement so that it makes sense and makes the easement readily accessible to the neighboring parking lot to the south.
- Comment #10 – Mr. Leifer says the deteriorated curb and pavement will be repaired.
- Comment #11 – Mr. Leifer says the trash dumpster will be relocated to a less intrusive area.
- Landscaping to the east – landscaping will not be installed and a privacy fence will be installed to shield the headlights.
- Modifications regarding relocating landscaping, erosion control plan, ADA accessibility – Mr. Leifer has already agreed to changing these and they are considered minor changes.

- Current owner must approach the neighbor regarding the removal of the existing metal shed that straddles the common property line. (As seen on sheet #2 of 6)

"Attorney Michaels added the addition condition as stated by Ms. Mancuso regarding the metal shed. All of these conditions must be met to the satisfaction of the Village Building Inspector, Village Engineer and Village Attorney, as applicable."

RESOLUTION # 7 - 2025
As recited by legal counsel

Motion by: Joe Coe
Seconded by: Mark McElroy

Roll Call:

Joe Coe	Yes
Mark McElroy	Yes
Dan Scaffidi	Yes
John Quattrocchi	Yes
Edwin Molina	Yes

Motion Carries: All

Mr. Leifer thanked the Board for their time.

Chairman Molina reminded the Board members about their continuing education.

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

RESOLUTION # 8 - 2025

Motion by: Joe Coe
Seconded by: Mark McElroy
Motion Carries: All

Respectfully submitted by,
Judith Curcio

The Clerk Typist to the Planning Board 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

