The Minutes of the Village of Haverstraw Planning Board Meeting on Monday January 13, 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) Present
- Eve Mancuso (Village Engineer) Present
- Joseph Coe Present
- Mark McElroy Present
- Danny Scaffidi Excused
- Andrew Kaye Present
- John Quattrochi Present
- Gisbeth Ramos (Clerk to Planning Board) Present

Chairman Molina invited the applicants for the site plan review on 57-59 Sharp Street to come forward.

Harry Leifer, appearing informally before the Board regarding a site plan application for proposed apartments in what is currently a vacant rooming house at 57-59 Sharp Street. The building has been vacant for over a year, it's a 3-story building and they want to convert it to 9 apartments; 1 3-bedroom apartment on the first floor and 4 apartments each on the second and third floors. The architectural plans, site plan and the parking plan has been submitted to the Board. There are 18 parking spots available, some of which are stackable.

Andrew Kaye asked what the target market was for these units.

Mr. Leifer explained that the majority of their tenants are low income and come from different HUD programs and it depends on what programs are funding the applicants. He explained that there was a big need for new housing, especially with parking.

Village Engineer Eve Mancuso commented that they now have the architectural plans and she questioned if there was a SEQRA.

Board Clerk Gisbeth Ramos responded that there was not.

Ms. Mancuso had previously reviewed the documents and explained that the property was fully developed with an existing structure used as a rooming house with a large parking area. The proposed apartment use will bring the property into greater conformance with current residential zone codes. Since it is a pre-existing condition there are a number of variances that will be required:

- Lot width, front yard, side yard, 2 side yards
- Impervious coverage is increasing to facilitate the 18 spaces
- Proposed parking is within the front yard to facilitate the 18 spaces
- Parking stall size per code is 20' X 10' and the proposed parking stall is 9' X 18' which is sufficient

Ms. Mancuso asked Mr. Leifer if any upgrades to utilities would be needed.

Mr. Leifer responded that it depended upon their final electrical design.

Ms. Mancuso continued with her review, remarking that the sewer and water connection sizes were to be determined and would be provided by the applicant. The parking legend should be added to the plan. There is a right-of-way easement on this property to access the neighbors to the south. The easement should be shown on the plan so the Board can understand why the property is laid out the way it is. The proposed parking plan shows the ADA stall being blocked by a stacked vehicle so although the stacking is permitted, they can't block the ADA stall. Redesign of the parking area should be considered to reduce pavement. The trash area, the limits of the proposed curb and the location of the guy wire supporting the utility pole should all be shown on the plans. The spot elevations should be shown throughout the parking area and along the ADA compliant path. The property lines should be clearly shown and the offset of parking along Leonard and to the parking lot to the east should be shown. Offsite grades should be provided along the property lines to confirm the proposed design will not impact adjoining properties. The stormwater management calculations should be provided to demonstrate a quantity of 2" of rain over the increase in impervious coverage being accommodated in the seepage pit and an overflow system should be provided. Percolation tests need to be performed to demonstrate that the soil can actually percolate. To the east it's not clear if there is a buffer or if the headlights will be shining

into neighbor's properties so more detail is needed. Lastly, a Lighting and Landscaping plan needs to be provided to the Board.

Mark McElroy asked if there was access from the parking lot to the front door of the house.

Ms. Mancuso explained that there was a walkway that came from Leonard and the 2nd access was being blocked by a vehicle so the parking lot layout is awkward and needs to be adjusted.

Chairman Molina asked where in the process they were with the Zoning Board and commented that it seemed a little early in the process for the Planning Board to make any determinations.

Mr. Leifer stated that his consultants would be reviewing everything and addressing the items that Ms. Mancuso raised.

Inspector Berrios remarked that the applicant was going to the Zoning Board for determination of the proposal's conforming use and was not currently seeking the variances from the Planning Board.

Mr. Leifer added that he was in contract on this property and it was subject to him receiving approvals before he can move forward. If he feels that his proposal is headed towards acceptance than he can move forward with it. Assuming he has addressed all of the issues raised by Ms. Mancuso does he come back to resubmit to the Planning Board or can he submit it through the Engineer.
Chairman Molina stated that the Planning Board would have to vote on it, Engineer Mancuso would make recommendations, the Board would discuss the project and then take action on it.

Ms. Mancuso explained to Mr. Leifer that the sooner she received amended plans the sooner she could report to the Planning Board.

Mr. Leifer asked a few questions to clarify his understanding of the process and for addressing the comments from the Village Engineer.

Attorney Michaels remarked that it would be legally possible to get an approval on February 10th with conditions as to items that still needed to be addressed. He also clarified that the ZBA is a separate approving body and had no impact on the Planning Board.

Mr. Leifer thanked the Board for their time with his application.

Chairman Molina invited the applicant for Tilcon at 121-141 Riverside Ave. site plan review to come forward.

Brian Tifton, Tilcon: Mr. Tifton explained to the Board that he was appearing on behalf of Tilcon for a site plan application with minimal variances that were approved by the ZBA. They were before the Board last November for a completeness hearing and he introduced Wayne Ingram to explain the conditions to the Board.

Wayne Ingram, Tilcon: Mr. Ingram explained that the plan was regarding an existing 2,200 sq. ft. office-lab-changing area-break room for the quarry which is outdated and in poor condition. They want to demolish the existing structure and rebuild a 2,160 sq. ft. modular structure to the side of that because the State requirements require them to keep the lab operational during the course of their quarry operations. They are proposing to swap the building with the parking area. Fourteen parking stalls are proposed with simple site plan upgrades. The impervious coverage will increase by approx. 1,000 sq. ft., a proposed row of arborvitae trees on the north end to screen the parking stalls and trash area, 3 light fixtures at approx. 8 ft. and 2 parking lot fixtures at approx. 15 ft. and new utilities along Riverside Ave.

Chairman Molina asked if they would have full occupancy during the construction.

Mr. Ingram responded that they will likely be reduced. Parking to the side will still be accessible to them.

Joe Coe asked for an explanation of Ms. Mancuso's comment #6.

Ms. Mancuso explained that there are 2 catch basins at the end of the road that could use some better housekeeping because of the dust and silt that the general Tilcon operation kicks up. It's not specific to this particular site plan or proposed project but to the whole site.

Attorney Michaels asked Ms. Mancuso if there would be conditions to the approval.

Ms. Mancuso stated that at the last meeting with Tilcon they had agreed to investigate the exact location of the 24" and work around it as needed. It doesn't need to be a condition. There's a note on Tilcon's plan to investigate it.

Attorney Michaels asked the applicant if they had reviewed the GML Report and item #4 was his only issue. Their comment was referring to the square footage requirements in the parking calculation was incorrect.

Mr. Ingram explained that the prior version was incorrect and they have already addressed and corrected that to the County.

Attorney Michaels remarked on GML item # 7, specifically the 3rd sentence and he suggested overriding the 3rd sentence and modifying item #7 accordingly for the reason that the Board does not agree that "the Village must encourage the applicant". Items # 8 & 9 must be complied with and items 10 & 10.1 are observations.

Board Clerk Ramos remarked that the applicant's variance approvals have not been complete and they are scheduled to be before the ZBA next month.

Attorney Michaels presented the following for approval by the Board: "The Planning Board approves the amended site development plan as submitted by Tilcon NY, Inc. at 121-141 Riverside Avenue, Haverstraw, approving all plans, drawings and depictions as shown on 8 pages, enumerated consecutively 1 through 8 and most recently revised and dated December 9, 2024, under the signature and seal of Wayne J. Ingram, NYS licensed professional engineer and Kenny L. Kennon, NYS licensed Land Surveyor. The approval is conditioned upon Comment # 1 of Eve Mancuso, engineer with Weston & Sampson and the Village Engineer, in her letter dated January 10, 2025 in which she states that variances have not yet been granted by the ZBA for a front yard setback, 7 feet high fence, and trash enclosure in the front yard. The approval also includes an override to the Rockland County Planning Board GML review report dated December 16, 2024, Item # 7's 3rd sentence only for the reason that the Board does not agree that the Village must encourage the applicant to use this tool to complete the SEAF. Items # 1 through 6, #'s 8 & 9, and the first 2 sentences of item #7 will be

conditions of this approval and the other modifications are not required."

RESOLUTION # 01 - 2025
As recited by legal counsel

Motion by: Joe Coe
Seconded by: Mark McElroy

Roll Call:

Joe Coe	Yes
Mark McElroy	Yes
Andrew Kaye	Yes
John Quattrocchi	Yes
Edwin Molina	Yes

Motion Carries: All

Chairman Molina entertained motions to approve the following Minutes of the Planning Board meetings:

- July 2024

RESOLUTION # 02 - 2025

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

- November 2024

RESOLUTION # 03 - 2025

Motion by: John Quatrocchi
Seconded by: Andrew Kaye
With no objections
Motion Carries: All

- December 2024

RESOLUTION # 04 - 2025

Motion by: Joe Coe
Seconded by: Andrew Kaye
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 # 05 - 2025

Motion by: Joe Coe
Seconded by: Andrew Kaye
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

RECEIVED
JUN 4 2025
VILLAGE CLERK
HAVERSTRAW, NY