The Minutes of the Village of Haverstraw Planning Board Meeting on Monday June 9, 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	Excused
• Danny Scaffidi	Present
• Andrew Kaye	Present
• John Quattrochi	Present
• Gisbeth Ramos (Clerk to Planning Board)	Excused

Chairman Molina invited the applicants for the Dowd Street project to come forward.

Jose Vargas, Dowd Street project owner: Mr. Vargas explained that he was before the Planning Board to get their recommendation to the Village Board who are Lead Agency. The only change to the project is to the façade of the building. Originally, they were going to use stucco and now they are planning to use vinyl siding. They have been before the ARB and have gotten a positive recommendation from them for the new façade.

Dan Scaffidi asked why they were changing the material.

Mr. Vargas stated that from experience they have found that stucco causes more maintenance problems such as water leaking into the building and fading. With the vinyl siding there wouldn't be this kind of problem.

Mr. Scaffidi asked about the type of siding, stating that vinyl also fades.

Mr. Vargas remarked that it does fade but over 30 years and, he added, that the ARB liked the colors they had chosen.

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Mr. Scaffidi asked for samples and Mr. Vargas stated that they didn't have a sample with them.

Village Engineer Eve Mancuso asked why they didn't go with something like hardy plank if they were looking to use something more durable.

Mr. Vargas stated that the material mentioned would be very expensive.

Ms. Mancuso commented that the stucco option wasn't inexpensive either and that going from stucco to vinyl siding was a step down in her opinion.

Richard Steinberg, builder for the project: Mr. Steinberg stated that the particular siding that they had chosen was rated for 178 mph windbreak. The normal vinyl siding comes in a 0 to 38 and this one is the heaviest one they make, at .44. It is 25% heavier than regular siding. The way this building is constructed, the ins-and-out of each section are in 12-foot sections. This siding is 12'6" so there would be no overlap. As far as wear and tear it's rated at 178 mph.

Dan Scaffidi commented that he has a building with stucco, he doesn't have any problem with it and it's been up for 20 years.

Mr. Steinberg explained that stucco should be resealed every few years and that the Harbors buildings were an example of how it causes problems.

Ms. Mancuso remarked that there have been problems with many of Harbors' buildings, for many reasons, and she hasn't come across the stucco problem any place else.

Dan Scaffidi stated that all samples should be brought in for the Board to review.

Ms. Mancuso commented that her recollection from earlier renderings was that the ground level would have a stone façade.

Joe Coe asked why this façade material wasn't presented to the Board originally.

Mr. Vargas explained that the builder is out of state in the winter and it was originally his (Vargas) choice to do the stucco. When the builder returned and saw the façade design, he suggested it be changed, but Mr. Vargas wanted to wait for the approval process to be complete and then they could bring the change up afterwards and present it to the Board. He stated that he didn't want to "rock the boat" on anything with the project. He reminded the Board that he was only there to get the Planning Board's recommendation to the Village Board as it was up to them to approve the design or not.

Discussion continued regarding the ARB approval, the role the Planning Board plays in this matter and whether the Planning Board was in favor of the color choices.

Mr. Steinberg and Mr. Vargas commented on the additional items that they are adding to the building, such as a gym, a package room with Amazon lockers and a 20 X 50 rooftop deck.

Joe Coe commented that the Board was partners with any developers or builders that come before them for approvals and transparency is important. Hearing a statement that you (Vargas & Steinberg) wanted to change something but didn't want to "rock the boat" gives him some apprehension about how other changes they want to make are being handled. He urged them that any other changes should come before the Board sooner rather than later.

Mr. Vargas stated that he didn't think changing the façade was major to anything and he may not have chosen his words properly. He further explained that other changes are coming back to the Planning Board, drainage issues being one of them.

Inspector Berrios instructed the applicant to bring all of his changes in to the next meeting with the Planning Board.

Mr. Vargas commented that he thought his builder had already submitted them.

Attorney Dennis Michaels discussed with the Board their opinions regarding the color choices and façade material. He presented the following for the Board's approval:

"The Planning Board recommends that the Village Board approves the vinyl siding on the proposed project in the color scheme as presented to the ARB and the Planning Board."

RESOLUTION # 19 - 2025

As recited by legal counsel

Motion by: John Quattrocchi
Seconded by: Andrew Kaye

Roll Call:

Edwin Molina	Yes
Joe Coe	No
Andrew Kaye	Yes
John Quattrocchi	Yes
Dan Scaffidi	No

Motion Passes: 3 – 2

The Board continued to discuss some of the comments that were made by the developer and the extensive changes that he and the builder keep bringing up as the project moves along.

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

RESOLUTION # 20 - 2025

Motion by: Joe Coe
Seconded by: John Quattrocchi
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

