The Minutes of the Village of Haverstraw Planning Board Meeting on Monday March 10, 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) Excused
- Joseph Coe Excused
- Mark McElroy Present
- Danny Scaffidi Present
- Andrew Kaye Present
- John Quattrocchi Present
- Gisbeth Ramos (Clerk to Planning Board) Present

Chairman Molina entertained a motion to open the Public Hearing for the preliminary final plat for the WestHab-30 West Street proposal.

RESOLUTION # 9 - 2025

Motion by: Joh Quattrocchi
Seconded by: Andrew Kaye
Motion Carries: All

Chairman Molina invited the applicants for WestHab at 30 West Street, subdivision, to come forward and present a summary for the Public Hearing.

Ira Emmanuel, representing the applicant: Mr. Emmanuel explained that they had been granted site plan approval for this proposed project which would be creating 81 affordable housing units next to the fire house on Maple Ave/West St. He further explained, using maps and drawings, to show the Board where the tax lots are each located and how the fire house would be separated out from the tax lots being used for the project. There are three lots and in-between is an alleyway. In the outline is the footprint of the building and what they are proposing is to split the fire house lot in two, merge it with "this" portion of the alleyway

(pointed out on docs) and merge it with the other 2 tax lots. This would result in one tax lot for the footprint of the proposed building.

Dan Scaffidi asked about the alleyway and the building bridging over it.

Mr. Emmanuel explained how the building would sit on the properties, how the parking lots would remain and how the design of the building is such that emergency vehicles, garbage trucks, etc. will go under the building. He also stated that the Village Board was Lead Agency on the project.

Attorney Michaels explained that because the Village Board was Lead Agency on the proposed project, they had already determined that there would be no negative impact from the project and that there is no potential for significant adverse or negative affects due to the project. He reminded the Planning Board embers that they had already approved the site plan and that their only duty tonight was dealing with the subdivision matter.

Chairman Molina opened the meeting to the public for questions or comments.

Elizabeth Henriquez, 65 Maple Ave.: Ms. Henriquez stated that she lives right next to the parking lot and she is concerned about how the project will affect her house and her neighborhood. Her house is 100 years old and she believes the vibrations from construction will affect her house. She also expressed that 81 apartments will bring in a lot of people to the neighborhood and it won't be positive for the neighborhood.

Justine McPherson, in charge of the development: Ms. McPherson explained, specifically to Ms. Henriquez, that they would be monitoring the vibrations and using vibration and optical monitors. They will be doing preconstruction surveys to establish the condition of the surrounding properties before any construction begins to make sure that the construction work does not create or worsen conditions. If there are high vibration alerts on the site the construction manager will stop the work, assess the situation, and take any necessary steps to eliminate the problem. She also stated that, although the Henriquez property is 15 – 20 ft. from the building site, the company is familiar with doing work right up against other buildings and were aware that steps needed to be

taken to ensure a successful project and no damage to surrounding properties.

Ms. Henriquez asked about the types of people that will be living in the building and the mental health issues they bring.

Ms. McPherson responded that this is an 81-unit project and they have an award from New York State for 20 of the units being set aside for supportive housing for people who have suffered from substance abuse and mental health issues. They will have on-site security in the building and will provide different mental health support services.

Mr. Emmanuel added that the individuals were already in recovery and were not current users. This housing arrangement was more of a ¾ house rather than a half-way house and the individuals it would serve have already gone through treatment programs and are at a point where they can live somewhere with the additional support necessary for their success. There will be on-site counselors and support staff to provide the necessary services.

Chairman Molina mentioned that Ms. Henriquez's concerns needed to go before the Village Board as well. He remarked that he shares her concerns but they are taking steps to avoid any issues, like a traffic mess.

Chairman Molina entertained a motion to close the Public Hearing.

RESOLUTION # 10 - 2025

Motion by: Andrew Kaye
Seconded by: Mark McElroy
Motion Carries: All

Attorney Michaels presented the following for the Board's approval:
"The Planning Board approves the Preliminary and Final Subdivision Plat as depicted and set forth on a 1-page document titled Minor Subdivision Plan, as drafted by Thomas F. Miller, a NYS licensed Land Surveyor, most recently revised October 23, 2024."

RESOLUTION # 11 - 2025
As recited by legal counsel

Motion by: Andrew Kaye
Seconded by: John Quattrocchi

Roll Call:

Andrew Kaye	Yes
Mark McElroy	Yes
Dan Scaffidi	Yes
John Quattrocchi	Yes
Edwin Molina	Yes

Motion Carries: All

Attorney Michaels and the Board members discussed available dates for meeting changes.

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

RESOLUTION # 12 - 2025

Motion by: Dan Scaffidi
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