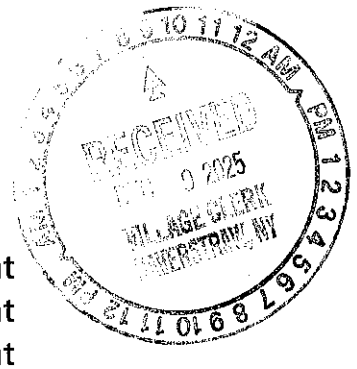
The Minutes of the Village of Haverstraw Planning Board Meeting on Thursday September 4, 2025 beginning at 7:00 PM.




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
- Andrew Kaye Absent
- Mark McElroy Excused
- Danny Scaffidi Present
- John Quattrochi Present
- Gisbeth Ramos (Clerk to Planning Board) Excused

Chairman Molina opened the meeting and invited the applicants for 12 Fairmount Ave to come forward.

John Perkins, Architect for the project: Mr. Perkins explained to the Board that 12 Fairmount Avenue is a commercial use 1-story building. The project is intending to add 2 additional stories, taking out the garage area and turning into a laundromat. The two floors above would be residential units. The footprint of the building will remain the same, dumpster in the back corner, parking in the rear and the building is adjacent to the municipal lot. The lighting plan is currently being worked on. The existing building has a garage and an office above a crawl space. The project plans call for eliminating the crawl space and leveling it out. There will be an entry to the building from the front and the rear with space for the utilities necessary for the laundromat. Mr. Perkins explained the design in detail to the Board, using the plans to point out entrances, utility areas etc. The front space will be used as a "water closet" and a closet space, adjacent to the utility area, will be used for storage of necessary items for the laundromat. The residential areas above the commercial space will be 2-bedroom units, 2 on each level. The exterior of the building was detailed on the plans with entrances, residential units, windows etc. Mr. Perkins also showed the Board renderings of what the building would look like.

Ramya Ramanthan from Atzl, Nasher and Zigler presented some of the details to the Board, explaining that they are working on the lighting plan along with other design features of the building.

Inspector Berrios asked how the dryers from the laundromat would be vented.

Mr. Perkins responded that they are working on that with the laundromat design company and they are trying to figure out what the capacity and volume of the dryers would be. They will be ventilating into the commuter lot and they intend to have the vents at the top of the laundromat. He pointed out where the vents would likely be. He noted that they are trying to avoid touching the roof.
Village Engineer Eve Mancuso commented on the vented air, on a hot summer day, raising the temperature and going into the upper units.

Mr. Perking stated that they thought the windows would be far enough away so they wouldn't be affected. In addition, he remarked that the determination of the dryer capacity and volume will determine where the venting needs to go and their size.

Ms. Mancuso asked if they thought that was preferable to going through the roof for the ventilation.

Mr. Perkins stated that, yes, they did believe that. First because of appearance and second because of having to bring a chase way through a fire rated building at multiple levels. There would be 18-to-24-inch ducts and they think the easiest solution would be to bring it out the side of the building.

Inspector Berrios commented that the concern was the proximity of the neighbors on the one side of the building.

Ms. Mancuso asked about the location of the mailboxes and Mr. Perkins pointed them out on the pans. She also asked about signage for the building.

An unidentified male discussed the signage with Ms. Mancuso.

Attorney Michaels and Engineer Mancuso discussed the proper procedures going forward with the Board and the applicant

representatives. It was determined that if the Village Board did the SEQRA process to its completion than the only outstanding issue is the signage and since it's a small piece of property there's not much they can do with a lighting plan.

Ms. Mancuso anticipates that there will be no issues with the applicants lighting plan.

Attorney Michaels contacted Mayor Kohut to attempt to determine what steps the Village Board had taken regarding the project.

Chairman Molina summarized, stating that they either have a comprehensive SEQRA or they don't. If there hasn't been a comprehensive Neg Dec done by the Village Board then the Planning Board will have to do one as well. If they have, then the Planning Board can proceed with their approval process.

Chairman Molina asked about the venting coming from the side of the building and the possibility, over time, of residue building up or the heat doing some kind of damage.

Mr. Perkins stated that he didn't think so because the distance between the dryer and the venting is substantial enough that by the time the air reaches the side of the building it would have been cooled off and dissipated. Also, the lint catchers in the building will protect the building from debris coming through the venting.
Attorney Michaels stated to the Board that, after further review of the information he had regarding the Village Board's actions, it would appear that they, the Village Board, did a comprehensive review of SEQRA and that the Planning Board could proceed.

Attorney Michaels presented the following for the Board to approve:
"The Planning Board approves the site plan application for 12 Fairmount Avenue, applicant Junior Castro, as shown on 2 sets of drawings; 1st set is entitled "Site Development Plan" and "Existing Condition Plan", consisting of 2 sheets, enumerated page #1 and #2, under the signatures and seals of Ryan A. Nasher, NYS licensed professional Engineer and John R. Atzl, as a NYS licensed Land Surveyor, most recently dated August 1, 2025: and the 2nd set of drawings and plans entitled "Floor Plans" and "Elevations", consisting of 3 sheets, enumerated Sheet 1, 2

& 3, most recently dated February 3, 2025 and under the signature and seal of John Perkins, NYS licensed Architect. "

RESOLUTION # 26 - 2025

*As recited by legal counsel*

Motion by: Joe Coe
Seconded by: Dan Scaffidi

Roll Call:

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|---|---|
| Chairman Molina | Yes |
| Joe Coe | Yes |
| John Quattrocchi | Yes |
| Dan Scaffidi | Yes |

Motion Carries: All

With no further business to be conducted by the Board, a motion was made to adjourn the meeting.

RESOLUTION # 27 - 2025

Motion by: John Quattrocchi
Seconded by: Joe Coe
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

