

**HAVERSTRAW TOWN BOARD
MARCH 8, 2022**

3. ADOPTION OF MINUTES

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY APPROVE THE ADOPTION OF MINUTES FOR THE TOWN BOARD MEETING OF FEBRUARY 22, 2022.

4. PAYMENT OF BILLS

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY APPROVE THE PAYMENT OF BILLS AUDITED AT THIS MEETING.

5. ACCEPTANCE OF REPORTS

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY ACCEPT THE POLICE DEPARTMENT ACTIVITY REPORT FOR THE MONTH OF JANUARY 2022.

6. AUTHORIZATION TO LEASE POSTAGE METER FROM PITNEY BOWES

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO A LEASE AGREEMENT WITH PITNEY BOWES OF PURCHASE, NEW YORK FOR THE PURPOSE OF PROVIDING A DIGITAL MAILING SYSTEM AT A MONTHLY COST OF \$251.77 FOR 60 MONTHS.

7. RENEWAL OF AGREEMENT BETWEEN THE TOWN OF HAVERSTRAW AND VJ NETWORKS, INC.

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO RENEW AGREEMENT OF SERVICES WITH VJ NETWORKS, INC. OF GARNERVILLE, NEW YORK TO PROVIDE TECHNICAL SUPPORT FOR THE COMPUTER NETWORK AT THE TOWN OF HAVERSTRAW POLICE STATION AT A COST OF \$2,600.00 A MONTH COMMENCING MARCH 1, 2022 UNTIL FEBRUARY 28, 2023.

8. AWARD OF TOWN OF HAVERSTRAW BID NO. 1-2022 – BID NO. 1 - 2022 FOR FERTILIZER, SEED FOR DIVOT MIX AND ROUGH PERIMETER FERTILIZER FOR THE PHILIP J. ROTELLA MEMORIAL GOLF COURSE

RESOLVED, UPON THE RECOMMENDATION OF CHRISTOPHER DYROFF, GREENSKEEPER, AND THE BIDS HAVING BEEN FOUND IN ORDER BY THE TOWN ATTORNEY, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD THE BID FOR FERTILIZER, SEED FOR DIVOT MIX AND ROUGH PERIMETER FERTILIZER FOR THE PHILIP J. ROTELLA GOLF COURSE FOR THE 2022 GOLF SEASON TO THE FOLLOWING COMPANY, THE LOW BIDDER:

WESTCHESTER TURF SUPPLY

FERTILIZER W/ WEED CONTROL	\$123.00/BAG
SEED FOR DIVOT MIX	\$138.00/BAG
ROUGH FERTILIZER	\$29.00/BAG
GREENS FERTILIZER	\$68.00/BAG
FAIRWAY FERTILIZER	\$48.00/BAG

9. **AWARD OF TOWN OF HAVERSTRAW BID NO. 2-2022 – BID NO. 2 - 2022 FOR BUNKER SAND, ORGANIC GREEN BAGGED DIVOT SAND, DIVOT MIX, TOP DRESSING AND HEAT TREATED TOP DRESSING SAND FOR THE PHILIP J. ROTELLA MEMORIAL GOLF COURSE**

RESOLVED, UPON THE RECOMMENDATION OF CHRISTOPHER DYROFF, GREENSKEEPER, AND THE BIDS HAVING BEEN FOUND IN ORDER BY THE TOWN ATTORNEY, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD BID NO. 2 - 2022 FOR THE PROVISIONS OF FOR BUNKER SAND, ORGANIC GREEN BAGGED DIVOT SAND, DIVOT MIX, TOP DRESSING AND HEAT TREATED TOP DRESSING SAND TO BE UTILIZED AT THE PHILIP J. ROTELLA MEMORIAL GOLF COURSE DURING THE 2022 GOLF SEASON TO THE FOLLOWING COMPANY, THE LOW BIDDER:

CARRIERE MATERIALS

BUNKER SAND	\$65.00/YARD
DIVOT MIX	\$155.00/YARD
TOP DRESSING	\$80.50/YARD
HEAT TREATED TOP DRESSING	\$90.50/YARD

METRO TURF SPECIALISTS

BAGGED GREEN SAND	\$17.00/BAG
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10. **AWARD OF TOWN OF HAVERSTRAW BID NO. 3 - 2022 FOR CHEMICALS FOR THE PHILIP J. ROTELLA MEMORIAL GOLF COURSE**

RESOLVED, UPON THE RECOMMENDATION OF CHRISTOPHER DYROFF, GREENS KEEPER, AND THE BIDS HAVING BEEN FOUND IN ORDER BY THE TOWN ATTORNEY, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD THE BID FOR THE PROVISIONS OF CHEMICALS FOR THE PHILIP J. ROTELLA GOLF COURSE FOR THE 2022 GOLF SEASON TO THE FOLLOWING COMPANIES, THE LOW BIDDERS:

METRO TURF

STRESS MASTER “UTE”	\$292.00/CASE
HEADWAY	\$992.00/CASE
CHIPCO 26019	\$333.00/CASE

SITE ONE

T-NEX	\$634.00/CASE
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WESTCHESTER TURF SUPPLY

SUBDUE MAXX	\$1142.00/CASE
DITHIOPYR L	\$980.00/CASE
4-4-5 IRON	\$90.00/CASE
ZAP DEFOAMER	\$130.00/BOX
HAVERSTRAW TOWN BOARD	
MARCH 8, 2022	

11. SEQRA RESOLUTION FOR ADOPTION OF LOCAL LAW NO. 1 OF 2022

WHEREAS, THE TOWN OF HAVERSTRAW TOWN BOARD (“TOWN BOARD”) IS CONSIDERING LOCAL LAW NO. 1 OF 2022 TO PROHIBIT SHORT-TERM RENTALS IN THE UNINCORPORATED TOWN (“PROPOSED ACTION”) IN ORDER TO PROTECT AND ENSURE THE SAFETY OF THE TOWN'S CURRENT AND FUTURE RESIDENTS AND VISITORS AS WELL AS PROTECT AND PRESERVE THE TOWN'S APPROPRIATELY BALANCED COMMERCIAL AND RESIDENTIAL NATURE AND UNIQUE, TRANQUIL NEIGHBORHOOD CHARACTER AS ENACTED BY THE TOWN'S ZONING, SUBDIVISION, PROPERTY MAINTENANCE AND RELATED LOCAL LAWS; AND

WHEREAS, THE TOWN BOARD IS THE ONLY INVOLVED AGENCY PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”); AND

WHEREAS, THE PROPOSED ACTION IS A TYPE I ACTION PURSUANT TO 6 NYCRR 617.4(B)(2); AND

WHEREAS, THE TOWN HAS PREPARED A FULL ENVIRONMENTAL ASSESSMENT FORM, PART 1; AND

WHEREAS, THE TOWN BOARD HAS CALLED FOR A PUBLIC HEARING TO BE OPENED ON THIS LOCAL LAW ON MARCH 22, 2022; AND

NOW THEREFORE, BE IT RESOLVED, THE TOWN BOARD HEREBY DECLARES ITSELF LEAD AGENCY FOR THE PROPOSED ACTION; AND

BE IT FURTHER RESOLVED, THE TOWN BOARD HEREBY DIRECTS APPROPRIATE STAFF AND CONSULTANTS TO NOTIFY ANY AND ALL INTERESTED AGENCIES OF THE PROPOSED ACTION; AND

BE IT FURTHER RESOLVED, THE TOWN BOARD HEREBY DIRECTS APPROPRIATE STAFF AND CONSULTANTS TO REFER THE PROPOSED ACTION TO THE ROCKLAND COUNTY DEPARTMENT OF PLANNING IN ACCORDANCE WITH GML § 239-M; AND

BE IT FURTHER RESOLVED, THE DRAFT LOCAL LAW SHALL BE POSTED ON THE TOWN’S WEBSITE AND AVAILABLE IN THE TOWN CLERK’S OFFICE FOR REVIEW AND INSPECTION DURING NORMAL BUSINESS HOURS.

Agreement Number

Your Business Information

Full Legal Name of Lessee / DBA Name of Lessee

Tax ID # (FEIN/TIN)

TOWN OF HAVERSTRAW

Sold-To: Address

1 Rosman RdSte 1, Garnerville, NY, 10923-1743, US

Sold-To: Contact Name

Sold-To: Contact Phone #

Sold-To: Account #

Donna Rose

(845) 942-3720

0012874402

Bill-To: Address

1 Rosman RdSte 1, Garnerville, NY, 10923-1743, US

Bill-To: Contact Name

Bill-To: Contact Phone #

Bill-To: Account #

Bill-To: Email

Donna Rose

(845) 942-3720

0012874402

drose@townofhavastraw.org

Ship-To: Address

1 Rosman RdSte 1, Gamerville, NY, 10923-1743, US

Ship-To: Contact Name

Ship-To: Contact Phone #

Ship-To: Account #

Donna Rose

(845) 942-3720

0012874402

PO #

Your Business Needs

Qty	Item	Business Solution Description
1	SENDPROPSERIES	SendPro P Series
1	1FWW	10lb Interfaced Weighing Feature
1	4W00	Connect+ /SendPro P Series Meter
1	APKE	SendPro P Receiving Feature
1	APKF	SendPro P Shipping Feature Access
1	APSA	Connect+ 145 LPM Speed
1	AZBA	SendPro P1000 Series
1	AZBE	SendPro P Series Mono Print Module
1	AZBG	Black Graphics Upgrade
1	M9SS	Mailstream IntelliLink Services 2
1	ME1C	Meter Equipment - P Series, LV
1	MSD1	10in Color Touch Display
1	MW90007	SendPro P Series Drop Stacker
1	MW96000	Weighing Platform

1	PTJ1	SendPro Online
1	PTJN	Single User Access
1	PTJR	50 User Access with Hardware or Meter
1	PTK1	Web Browser Integration
1	PTK3	SendPro P Series Meter Integration
1	SJM1	SoftGuard for SendPro P1000
1	STDSLA	Standard SLA-Equipment Service Agreement (for SendPro P Series)
1	T6CS	Receiving - Standard

Your Payment Plan

Initial Term: 60 months	Initial Payment Amount:	
Number of Months	Monthly Amount	Billed Quarterly at*
60	\$ 251.77	\$ 755.31

*Does not include any applicable sales, use, or property taxes which will be billed separately.

☐ Tax Exempt Certificate Attached

☐ Tax Exempt Certificate Not Required

☐ Purchase Power® transaction fees included

☒ Purchase Power® transaction fees extra

Your Signature Below

Non-Appropriations. You warrant that you have funds available to make all payments until the end of your current fiscal period, and shall use your best efforts to obtain funds to make all payments in each subsequent fiscal period through the end of your lease term. If your appropriation request to your legislative body, or funding authority ("Governing Body") for funds to make the payments is denied, you may terminate the lease on the last day of the fiscal period for which funds have been appropriated, upon (i) submission of documentation reasonably satisfactory to us evidencing the Governing Body's denial of an appropriation sufficient to continue the lease for the next succeeding fiscal period, and (ii) satisfaction of all charges and obligations under the lease incurred through the end of the fiscal period for which funds have been appropriated, including the return of the equipment at your expense.

By signing below, you agree to be bound by all the terms of this Agreement, including the Pitney Bowes Terms (Version 3/21), which are available at <http://www.pb.com/statelocalfmvterms> and are incorporated by reference. This lease will be binding on us after we have completed our credit and documentation approval process and have signed below. This lease requires you either to provide proof of insurance or participate in the ValueMAX® equipment protection program (see Section 6 of the State and Local Fair Market Value Lease Terms) for an additional fee. If software is included in the Order, additional terms apply which are available by clicking on the hyperlink for that software located at <http://www.pitneybowes.com/us/license-terms-of-use/software-and-subscription-terms-and-conditions.html>. Those additional terms are incorporated by reference.

Not Applicable

State/Entity's Contract#

Lessee Signature

Print Name

Title

Date

Email Address

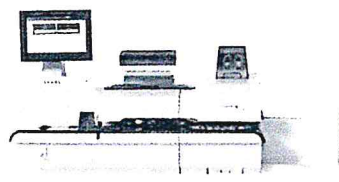
Pitney Bowes Signature

Print Name

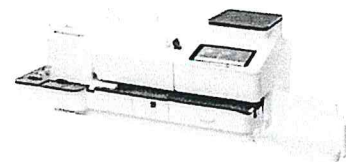
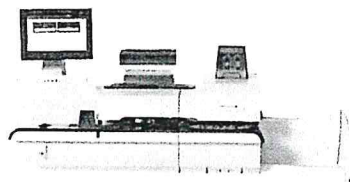
Title

Date

Sales Information		
Linda Pachter	linda.pachter@pb.com	
Account Rep Name	Email Address	PBGFS Acceptance



	SendPro P1000	SendPro C Auto
USPS Technology	IBI- Approved thru 12/31/27	IMI
Processing Speed Letters Per Minute	Up to 145, 160, or 180 lpm standard	Up to 95 lpm Std, 120 Optional
In Line Weighing	N/A	N/A
Processing Type	Automatic	Automatic
Feed Style	Active Separation, angled feed rollers, side-guide optional	Active Separation, angled feed rollers, side-guide optional
Programmable / Programmed Jobs	Unlimited	Up to 21
Postage Accounting	100, 500, 3000 & Unlimited Optional	100 Standard, 500, 3000, & Unlimited Optional
Accounting Architecture	3 Levels (Acct/Sub-Acct/Sub-SubAcct), 75 characters per level	3 Levels, 75 Characters per level
Moistener or Sealer	Pump-Fed Pad, Closed Flap, Wetness adjustment can be saved to Job.	Sealer Standard
Tape Type	Standard Adhesive Roll Tape, Cut to Size, Easy Peel	Strip Tapes
Display Type	10.2" Full Color Touch Screen 15" Full Color Touch Screen Optional	7" Full Color Touch Screen Tablet
Envelope Max Thickness	5/8" Feeding and Sealing	.31" (5/6") Feeding & Sealing
Integrated Scale Option	N/A	5, 10, 15 lb.



	SendPro P1000	SendPro C Auto
External Scale Options	5, 10, 15, 30, 70, 149lb options	30 or 70lb
Connectivity Options	LAN	LAN
Wireless or 3G Connection	Yes, Optional cost	Yes, Standard
Stacker	Drop Stacker Standard, Optional Power Stacker	Drop Stacker Standard
Security System/ User Access	Yes	Yes
Incoming Mail Date Stamp	Yes	Yes
USPS® IM@pb Capability	Standard, Integrated in P-Series	Yes, integrated
Multi-Carrier (UPS/FedEx)	Optional UPS® & FedEx®	Yes, Optional integrated
Consolidated Carrier Payment Solution	Yes, Purchase Power	Yes, Purchase Power
Shipping Label Printer (4" x 6")	Yes, Optional	Optional with C Auto
eRR Processing	Yes, Optional	Yes, Optional
Integrated Postal Education	Postal Advisor	Postal Advisor
Multi Color Processing	Optional Black Graphics Upgrade for 1200DPI messages, graphics & Return Address	Postal Red Only
Integrated Universal Tracking	Yes	Yes
System Dimensions Standard	37.5"L x 22.5"D x 24"H Drop stacker adds 12" L. Power stacker adds 31" L. 15" display adds 2" H.	32"L x 18"D x 13"H



VJ Networks, Inc.

Full Service Computer Technology Company

8 Brooks Cir, Garnerville, NY 10923

Phone: (646) 801-2481

Fax: (845) 510-1876

AGREEMENT OF SERVICES

Haverstraw Town Police Department, hereinafter referred as "Haverstraw Police", its agents, servants, successors, heirs, executors, administrators, and all other persons, firms, corporations, associations or partnerships, located at 101 W. Ramapo Road, Garnerville, NY 10923 retains VJNetworks, Inc., hereinafter referred as "VJNetworks", to provide technical support personnel for local area computer network and related technology located at Haverstraw Police.

VJNetworks will provide technical support personnel with proficient knowledge of computer systems, networks and software applications. Support will be provided 24 hours a day 7 days a week as needed in accordance with a fixed monthly service payment covering all times and days to be prepaid at the beginning of each month. This scenario allows for coverage of day-to-day problems that are encountered and remedied, along with any necessary maintenance performed. Includes weekend and holidays. Our personnel will provide telephone, remote access and on-site help with software and hardware operational issues and applicable tutorials that will help maintain project flow.

SERVICES:

The following services will be provided by VJNetworks:

1. Maintain, troubleshoot and repair problems with currently utilized operating systems and software applications while acting as liaison to applicable vendor technical support operations. Funding for any software application technical support requiring third party personnel from applicable vendors will be the sole responsibility of the Haverstraw Police.
2. Maintain, troubleshoot and repair problems with currently utilized network equipment including computer workstations, computer monitors, servers, network switches, routers and interconnection systems except where such equipment is deemed proprietary by respective other parties.
3. Enterprise grade behavioral base antivirus

PROJECTS:

Projects are major upgrades, implementation of a new need (Hardware, Software or Service) to the computer network or any services that are not included in the above scope. New projects will require separate funding to be quoted and mutually agreed upon by all parties prior to work performance. If services that are not included in the above scope need to be done immediately, therefore cannot be quoted and mutually agreed upon by all parties, then they will be performed at VJNetworks' hourly rate of \$150.

HARDWARE:

VJNetworks will procure equipment upon request which will require separate funding to be quoted and mutually agreed upon. VJNetworks also stocks essential equipment to perform repairs on the spot or provide functionality to the network. This equipment will be provided as needed at the time it is needed. All hardware provided by VJNetworks is to be totaled for the month and paid at the end of such month.



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SUPPORT:

VJNetworks will be reached via phone, email or text. Support personnel will provide telephone support, remote access support or will be dispatched to the site for problem troubleshooting and resolution on a priority basis as deemed necessary.

FEE & TERM:

The fixed month fee shall be for **\$ 2,600.00** commencing on **March 1, 2022 until February 28, 2023**. This agreement shall automatically renew, for a 1 year term, 60 calendar days prior to **February 28, 2023** unless renegotiation or non-renewal letter sent via certified mail with return receipt requested by either Haverstraw Police or VJNetworks.

PAYMENT:

Haverstraw Police agrees to pay all fees due as it is invoiced for each month. Failure to remit any payments that is due within ninety days of the month invoiced, shall incur, in addition to the amount owed on said invoice, interest on the amount due at the rate of 18% annually. Interest should be accrued daily from the ninety-first day of non-payment.

LIMITATION OF LIABILITY:

Haverstraw Police acknowledges that the allocation of risk in the Contract reflects the price paid for the Services provided by VJNetworks. If any exclusion or limit of liability in the Contract is held to be invalid and VJNetworks become liable for loss or damage that may lawfully be limited then such liability shall be limited to the amount paid by the Haverstraw Police for the Services in a given month.

No action, claim or demand arising out of or in connection with the Contract or this Agreement may be brought by Haverstraw Police against VJNetworks more than 90 days after the cause of action has occurred.

VJNetworks are not responsible for any delay, malfunction, non-performance and/or other degradation of performance of any of the Services, Hardware or Software caused by or resulting from any alteration, modification and/or amendments due to changes and specifications requested or implemented by Haverstraw Police whether or not beyond those already supplied.

Neither VJNetworks nor anyone else who has been involved in the creation, production or supply of the Services, Hardware or Software shall be liable to Haverstraw Police or any other person for any loss in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever and whatever the cause thereof by reason of or in connection with this Agreement, the Contract or the Services, Hardware or Software for any: (i) economic loss of any kind whatsoever, or (ii) loss of profit, data, business contracts, revenues or anticipated savings, or (iii) damage to the Haverstraw Police's reputation or goodwill, or (iv) loss resulting from any claim made by any third party, or (v) special, indirect or consequential loss or damage of any nature whatsoever, and Haverstraw Police shall indemnify VJNetworks from and against any claim which may be made against VJNetworks in respect thereof. Some jurisdictions do not allow the exclusion or limitation of implied warranties or of liability for consequential or incidental damages and therefore the above may not apply to the Haverstraw Police.

ARBITRATION AND CHOICE OF LAW:

The parties understand that they would have had a right or opportunity to litigate disputes through a court and to have a judge or jury decide their case, but both parties choose to have any disputes resolved through arbitration by the American Arbitration Association (or its successor). Haverstraw Police AGREES THAT ANY DISPUTE, CLAIM, OR CONTROVERSY CONCERNING THIS AGREEMENT OR THE TERMINATION OF THIS AGREEMENT, OR ANY DISPUTE, CLAIM OR CONTROVERSY ARISING OUT OF OR RELATING TO ANY INTERPRETATION, CONSTRUCTION, PERFORMANCE OR BREACH OF THIS AGREEMENT, SHALL BE SETTLED BY ARBITRATION TO BE HELD AT A MUTUALLY CONVENIENT LOCATION NO MORE THAN 50 MILES WHERE SERVICES WERE PROVIDED IN ACCORDANCE WITH THE RULES THEN IN EFFECT OF THE AMERICAN ARBITRATION ASSOCIATION (OR ITS SUCCESSOR). The arbitrator may grant injunctions or other relief in such dispute or controversy. The decision of the arbitrator shall be final, conclusive and binding on the parties to the arbitration. Judgment may be entered on the arbitrator's decision in any court having jurisdiction. Both parties will pay the costs and expenses of such arbitration in such proportions as the arbitrator shall decide, and the both parties shall separately pay their own counsel fees and expenses. This Arbitration Agreement is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act, 9 U.S.C. §§ 1-16, as it may be amended. Judgment upon the award rendered may be entered in any Court of competent jurisdiction. If any portion of this Arbitration provision is deemed invalid or unenforceable, the remaining portions shall nevertheless remain in force.

WAIVER OF BREACH:

The waiver by a party of the breach of any provision of this Agreement by the other party shall not operate or be construed as a waiver of any subsequent breach of the same or any other provision hereof by that party.



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Phone: (646) 801-2481

Fax: (845) 510-1876

IN WITNESS whereof the parties hereto have signed this Agreement on the day and year first above written

Signed for and

on behalf of VJNetworks:

Date: 2/7/2022

Print Name: James Mutone

Title: President

Signed for and

on behalf of Haverstraw Police:

Date: _____

Print Name: _____

Title: _____

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Local Law No. 1-2022		
Project Location (describe, and attach a general location map): All residentially zoned districts in the Town of Haverstraw		
Brief Description of Proposed Action (include purpose or need): The purpose of this local law is to prohibit the rental of residential zoned properties and uses within the Town for a period of less than 29 nights in order to prevent unregulated tourist or transient-oriented uses within all permitted and pre-existing nonconforming single-family, two-family, and multi-family dwellings and in residential districts and traditional residential neighborhoods to protect and ensure the safety of the Town's current and future residents and visitors to the Town as well as protect and preserve the Town's appropriately balanced commercial and residential nature and unique, tranquil neighborhood character as enacted by the Town's zoning, subdivision, property maintenance and related local laws.		
Name of Applicant/Sponsor: Town of Haverstraw	Telephone: 845-429-2200	
	E-Mail:	
Address: One Rosman Road		
City/PO: Garnerville	State: NY	Zip Code: 10923
Project Contact (if not same as sponsor; give name and title/role): Michael D. Kauker, PP, AICP / Town Planner	Telephone: 201-847-2900	
	E-Mail: mdkauker@kaukerplan.com	
Address: 356 Franklin Avenue		
City/PO: Wyckoff	State: NJ	Zip Code: 07481
Property Owner (if not same as sponsor): Multiple	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Adoption of Local Law	
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<hr/>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. What is the proposed new zoning for the site? <u>Prohibition of the rental of residential uses for a period of less than 29 nights.</u>	
C.4. Existing community services.	
a. In what school district is the project site located? <u>North Rockland School District</u>	
b. What police or other public protection forces serve the project site? <u>Town of Haverstraw Police Department</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Thiells Fire Department</u>	
d. What parks serve the project site? <u>Bowline Point Park, Cheesecote Park, Rosman Park, High Tor State Park, South Mountain Park, Haverstraw Bay Park</u>	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <hr/>	
b. a. Total acreage of the site of the proposed action? _____ acres	
b. Total acreage to be physically disturbed? _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input type="checkbox"/> No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input type="checkbox"/> No	
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
- ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Describe any development constraints due to the prior solid waste activities: _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ _____ _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____ _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p>ii. Name: _____</p> <p>iii. Brief description of attributes on which listing is based: _____</p>	
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>	
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify resource: _____</p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p>iii. Distance between project and resource: _____ miles.</p>	
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Town of Haverstraw Date March 3, 2022

Signature _____ Title Town Planner

**TOWN OF HAVERSTRAW
LOCAL LAW NO. 1-2022**

**A LOCAL LAW AMENDING TOWN CODE CHAPTER 167 – ZONING PROHIBITING
SHORT-TERM RENTALS OF RESIDENTIAL DWELLINGS**

BE IT ENACTED by the Town Board of the Town of Haverstraw, Rockland County, New York ("Town Board") as follows:

Section 1. Authority

This local law is adopted pursuant to the New York State Constitution and Section 10 of the Municipal Home Rule Law.

Section 2. Title, Intent and Purpose.

This local law shall be known and cited as "a Local Law amending Chapter 167 to amend Article XI Prohibited Uses and Activities Enumerated to add Section 167-40.1, Regulating Short-Term Rentals."

The intent of this local law is to amend Chapter 167 of the Town Code of the Town of Haverstraw is to advance the public health, safety, and welfare of the Town of Haverstraw, its residents, and visitors. The purpose of this local law is to prohibit tourist or transient- oriented uses within all permitted and pre-existing nonconforming single-family, two-family, and multi-family dwellings with the exception of a hotel or motel as may otherwise be permitted in the Code to protect and ensure the safety of the Town's current and future residents and visitors to the Town as well as protect and preserve the Town's appropriately balanced commercial and residential nature and unique, tranquil neighborhood character as enacted by the Town's zoning, subdivision, property maintenance and related local laws.

Section 3. Amendment

Section 167-3 of the Zoning Code (Word usage and definitions) shall be hereby amended to remove the following definitions:

PERSON

Any individual, firm, partnership, corporation, club, association or legal representative, acting individually or jointly.

PREMISES

Land and all buildings and structures thereon.

RESIDENCE, MULTIFAMILY

A dwelling which is either rented, leased, let or hired out to be occupied or which is occupied as the temporary or permanent residence or home of three or more families living independently of each other.

Section 4. Amendment

Section 167-3 of the Zoning Code (Word usage and definitions) shall be hereby amended to add the following definitions:

APARTMENT

That part of a multifamily residence consisting of one or more rooms containing at least one bathroom, which room or rooms are separated and set apart from all other rooms within a multifamily residence.

IMMEDIATE FAMILY MEMBER

Any parent, grandparent, child, grandchild, sibling, spouse, domestic partner, and any other relative by blood, marriage, or adoption (i.e., cousin, niece, nephew, aunt, uncle, in-law, and step-child).

LIVING ACCOMMODATION

A dwelling or premise or portion thereof for the use or possession of the person or persons occupying the dwelling premises, or portions thereof.

MONETARY COMPENSATION

Cash, check, money order, credit card, bitcoin, barter, exchange of goods, or other valuable consideration.

OCCUPANT

A person, other than the premises owner of record filed in the Rockland County Clerk's Office or an immediate family member of the premises owner, occupying living accommodations with the premises owner's express or implied consent.

OFFER TO RENT

To personally or through an agent, referral service, representative or other entity or person, communicate or advertise, verbally, in writing, or through electronic means or otherwise, including the Internet, the availability for rental or similar use of any living accommodations, or to knowingly allow, commission, authorize, or permit such communication or advertisement.

PERSON

Any individual, partnership, corporation, joint limited liability company, limited liability company, trust or other entity, stock association, and includes any trustee, receiver, assignee, or personal representative thereof, including but not limited to any booking or reservation service, lawful lessees, and premises owners.

PREMISES

Land and all buildings and structures thereon, including those owned or leased by the premises owner or lawful lessee, as applicable.

PREMISES OWNER

A person having lawful ownership title or interest to the premises or an immediate family member of said person.

RESIDENCE, MULTIFAMILY

A dwelling which is either rented, leased, let or hired out, to be occupied or is occupied as the permanent residence or home of three or more persons and/or families living independently of each other and is occupied for permanent residence purposes. "Multifamily residence" shall include "apartment" dwellings.

SHORT-TERM RENTAL

A dwelling unit that is rented, in whole or in part, to any person or entity for a period of less than 29 consecutive nights. "Rental" means an agreement, written or oral, granting use or possession of a living accommodation, in whole or in part, to a person in exchange for monetary compensation. "Short-term rental" shall also mean the selling of shares, time-share ownership or the establishing of other ownership, tenancy or use arrangement in which a person obtains a right of occupancy in all or any portion of a residential dwelling unit for a period of less than 29 consecutive nights.

TRANSIENT

A rental period of 29 consecutive nights or less.

Section 5. Amendment**Chapter 167 shall be hereby amended to add the following:****Article XI Section 167-40.1 Prohibition of Short-Term Rentals of Residential Dwellings****§167-40.1A. Purpose.**

It is the purpose of this act to advance the public health, safety, and welfare of the Town of Haverstraw, its residents, and visitors. The purpose of this local law is to prevent unregulated tourist or transient-oriented uses within all permitted and pre-existing nonconforming single-family, two-family, and multi-family dwellings within the Town to protect and ensure the safety of the Town's current and future residents and visitors to the Town as well as protect and preserve the Town's appropriately balanced commercial and residential nature and unique, tranquil neighborhood character as enacted by the Town's zoning, subdivision, property maintenance and related local laws.

§167-40.1B. Short-term rentals prohibited.

1. It shall be unlawful for any person in any district within the Town to rent or license, or offer to rent or license, any short-term rental if the living accommodations are not lawfully licensed or permitted for such use under the

Town Zoning Code.

2. No person, occupant, visitor, or other may use, reside, dwell, or otherwise remain in any short-term rental.
3. Any provision of a lease or rental agreement, whether oral or written, purporting to waive any provision of this Section is unlawful.
4. Nothing in this Section shall be construed as invalidating or impairing the operation of, or the right of a landlord to restrict occupancy in order to comply with federal, state or local laws, regulations, ordinances, or codes.
5. A person or entity (including a principal of any entity) who rents property from a premises owner or lawful lessee who is in violation of this Section shall be deemed to be an accessory to the offense provided herein.

§167-40.1C. Applicability.

1. The prohibition on short-term rentals shall apply to all single-family, two-family, and multifamily residences within the Town.
2. The prohibition on short-term rentals shall not apply to a commercial hotel/motel business or bed-and-breakfast establishment operating exclusively as such and which is lawfully licensed or permitted for such use pursuant to the Town Zoning Code and regulated by applicable state, county and local law or ordinance.
3. The prohibition on short-term rentals shall not preclude the creation of a mortgage, lien, easement or other similar interest that encumbers a residential property as a whole to secure a loan or for any other legitimate purpose.

§ 167-40.1D. Penalties for offenses.

1. Any person who shall violate §167-40.1 of this chapter regarding the prohibition of short-term rentals shall be liable to a fine of at least \$1,000 and not to exceed \$3,500 for the first offense, and shall be liable for a fine of at least \$3,500 and not to exceed \$7,500 for a second offense committed within three years of the first offense and shall be liable for a fine of at least \$7,500 and not to exceed \$10,000 for a third offense committed within 3 years of the commission of the second offense. Each short-term rental period or living accommodation offered or rented shall be considered a separate offense.
2. In addition to the foregoing, the Town shall have such other remedies for any violation or threatened violation as are now or may hereinafter be provided by law or in equity, including but not limited to, to seek injunctive relief in any civil court having jurisdiction over this matter to prevent and/or enjoin any violation or violations of this Section.

Section 6. Severability.

If any clause, sentence, paragraph, section, or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder hereof, but shall be confined in its operation to the clause, sentence, paragraph,

section or part hereof directly involved in the controversy in which such judgment shall have been rendered.

Section 7. Repeal, Amendment, and Supersession of Other Laws.

All other resolutions, ordinances, or local laws of the Town of Haverstraw, which conflict with the provisions of this Local Law are hereby superseded or repealed to the extent necessary to give this Local Law full force and effect.

Section 8. Effective Date.

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Section 27 of the New York Municipal Home Rule Law.

