

**HAVERSTRAW TOWN BOARD  
APRIL 12, 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 MARCH 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 - NONE**

**6. CONTINUATION OF PUBLIC HEARING - TO CONSIDER ADOPTING LOCAL LAW NO. 1 – 2022 AMENDING TOWN CODE CHAPTER 167 - ZONING PROHIBITING SHORT-TERM RENTALS OF RESIDENTIAL DWELLINGS**

**PURPOSE OF PUBLIC HEARING**

**THIS PUBLIC HEARING IS BEING HELD TO CONSIDER ADOPTING LOCAL LAW NO. 1 – 2022, AMENDING TOWN CODE CHAPTER 167 - ZONING PROHIBITING SHORT-TERM RENTALS OF RESIDENTIAL DWELLINGS.**

**TOWN CLERK READ PROOF OF PUBLICATION**

**PRESENTATION BY TOWN ATTORNEY WILLIAM M. STEIN**

**BOARD MEMBERS**

**PUBLIC PARTICIPATION**

**CLOSE HEARING**

**ADOPTION OF LAW**

**7. RESOLUTION TO ADOPT LOCAL LAW NO. 1-2022**

**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 PREVIOUSLY DECLARED ITSELF LEAD AGENCY FOR THIS TYPE I ACTION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”); AND**

**WHEREAS, THE TOWN BOARD CIRCULATED A REFERRAL TO THE ROCKLAND COUNTY DEPARTMENT OF PLANNING (“COUNTY PLANNING”) ON OR ABOUT MARCH 9, 2022 IN ACCORDANCE WITH GENERAL MUNICIPAL LAW § 239-M; AND**

WHEREAS, THE TOWN BOARD OPENED A PUBLIC HEARING ON THIS PROPOSED LOCAL LAW AT ITS LEGISLATIVE SESSION ON MARCH 22, 2022 AND 30 DAYS NOT HAVING ELAPSED SINCE THE GML 239-M REFERRAL WAS MADE TO COUNTY PLANNING, THE PUBLIC HEARING WAS ADJOURNED AND CONTINUED TO THE TOWN BOARD'S APRIL 12, 2022 MEETING, AND MEMBERS OF THE PUBLIC HAVING THE OPPORTUNITY TO ATTEND AND BE HEARD, THE PUBLIC HEARING WAS CLOSED ON APRIL 12, 2022; AND

WHEREAS, THE TOWN BOARD RECEIVED A RESPONSE FROM COUNTY PLANNING ON MARCH 28, 2022 WITH ONE SUBSTANTIVE COMMENT TO BE ADDRESSED AS PART OF THE GML REFERRAL PROCESS, AND WHICH COMMENT 1 WAS ADDRESSED BY MODIFYING THE PROPOSED LOCAL LAW TO IDENTIFY INNS AS A SHORT-TERM RENTAL USE THAT IS CURRENTLY PERMITTED IN THE ZONING CODE AND WILL BE CONTINUED TO BE PERMITTED EVEN WITH THE ADOPTION OF THIS LOCAL LAW; AND NOW THEREFORE,

BE IT RESOLVED, THE TOWN BOARD HEREBY ADOPTS THE ATTACHED FULL ENVIRONMENTAL ASSESSMENT FORM, PART 2; AND

BE IT FURTHER RESOLVED, THE TOWN BOARD HEREBY ADOPTS THE ATTACHED NEGATIVE DECLARATION DETERMINING THE LOCAL LAW DOES NOT HAVE THE POTENTIAL TO CREATE ANY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS AND THUS ENDING THE SEQRA REVIEW PROCESS; AND

BE IT FURTHER RESOLVED, THE TOWN BOARD HEREBY ADOPTS LOCAL LAW NO. 1 OF 2022 TO AMEND THE TOWN OF HAVERSTRAW ZONING CODE TO BAN SHORT-TERM RENTALS AS PROVIDED IN THE LOCAL LAW; AND

BE IT FURTHER RESOLVED, THE TOWN CLERK IS HEREBY DIRECTED TO FILE AND DISTRIBUTE THE NEGATIVE DECLARATION IN ACCORDANCE WITH 6 NYCRR 617.12(B); PUBLISH THE NEGATIVE DECLARATION IN THE ENVIRONMENTAL NOTICE BULLETIN IN ACCORDANCE WITH 6 NYCRR 617.12(C); AND FURTHER DISTRIBUTE, FILE AND/OR PUBLISH THE NEGATIVE DECLARATION AND ANY RELATED DOCUMENTS AS REQUIRED BY LAW; AND

BE IT FURTHER RESOLVED, THE TOWN CLERK IS DIRECTED TO ENTER SAID LOCAL LAW IN THE MINUTES OF THIS MEETING INTO THE LOCAL LAW BOOK FOR THE TOWN OF HAVERSTRAW; TO PUBLISH SAID MINUTES IN A NEWSPAPER PUBLISHED IN THE TOWN, IF ANY, OR IN SUCH NEWSPAPER PUBLISHED IN THE COUNTY IN WHICH SUCH TOWN MAY BE LOCATED HAVING A CIRCULATION IN SUCH TOWN, AND AFFIDAVITS OF SAID PUBLICATION SHALL BE FILED WITH THE TOWN CLERK; AND TO FILE A COPY OF SAID LOCAL LAW WITH THE SECRETARY OF STATE OF NEW YORK.

BY ROLL CALL VOTE

8. ACCEPTANCE OF LETTER OF RETIREMENT – CAPTAIN MARTIN J. LUND

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW, DOES HEREBY ACCEPT THE LETTER OF RETIREMENT FOR POLICE CAPTAIN, TOWN OF HAVERSTRAW POLICE DEPARTMENT, MARTIN J. LUND, EFFECTIVE APRIL 24, 2022.

9. ACCEPTANCE OF LETTER OF RETIREMENT – THERESA FISCHER

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW, DOES HEREBY ACCEPT THE LETTER OF RETIREMENT FOR ASSISTANT COURT CLERK, TOWN OF HAVERSTRAW COURT, THERESA FISCHER, EFFECTIVE MAY 30, 2022.

**10. BUDGET ADJUSTMENTS FOR YEAR ENDING IN DECEMBER 31, 2021**

**RESOLVED, THAT THE SUPERVISOR IS AUTHORIZED TO MAKE BUDGET ADJUSTMENTS FROM THE GENERAL FUND (A) IN THE AMOUNT OF \$53,000.00 PURSUANT TO THE REPORT OF THE DIRECTOR OF FINANCE FOR THE TOWN OF HAVERSTRAW FOR THE YEAR ENDING IN DECEMBER 31, 2021. (SEE ATTACHED BUDGET ADJUSTMENTS).**

**11. AGREEMENT BETWEEN THE TOWN OF HAVERSTRAW AND PAINT OUR POTTERY**

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO AN AGREEMENT WITH PAINT OUR POTTERY OF STONY POINT, NEW YORK TO PROVIDE POTTERY CLASSES TO THE TOWN OF HAVERSTRAW SENIOR CITIZENS CLUB FOR THE YEAR 2022 AT THE FOLLOWING COST:**

- **PIECE PRICE WILL BE DISCOUNTED BY 25%**
- **FIRING PRICE WILL BE AS NEEDED; MAXIMUM TWICE PER MONTH AT \$55.00 EACH**
- **SPRAY FOR ACRYLIC - \$11.00 PER CAN**
- **TEACHER PER DAY - 2 HOURS MAX - \$50.00.**

**12. AWARD OF RFQ NO. 6 - 2022 – BOWLINE POOL BROCHURES**

**RESOLVED, THAT TWO (2) RFQS WERE SUBMITTED TO OLIVIA HITCHINGS, CLERK TYPIST TO PRINT AND DELIVER TO MAIL CENTER, 14,000 BOWLINE POOL BROCHURES FOR THE TOWN OF HAVERSTRAW, AND BE IT FURTHER**

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN HAVERSTRAW DOES HEREBY AWARD RFQ NO. 6- 2022 TO STAR PRESS OF VALLEY COTTAGE, NEW YORK AT A PRICE OF \$3,500.67, THE LOWEST BIDDER.**

**13. CLOSE CAPITAL PROJECT – TREE REMOVAL AT THE PHILIP J. ROTELLA MEMORIAL GOLF COURSE**

**RESOLVED, THAT BASED UPON THE RECOMMENDATION OF GREENSKEEPER, CHRISTOPHER DYROFF, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY CLOSE THE 2021 TREE REMOVAL AT THE PHILIP J. ROTELLA MEMORIAL GOLF COURSE CAPITAL PROJECT, AND BE IT FURTHER**

**RESOLVED, THAT THIS CAPITAL PROJECT WAS BUDGETED IN THE AMOUNT OF \$150,000.00 OF WHICH \$126,000.00 WAS EXPENDED TO COMPLETE THE ABOVE MENTIONED PROJECT THEREFORE LEAVING A BALANCE OF \$24,000.00 TO BE TRANSFERRED BACK TO GENERAL FUND AS INTERFUND TRANSFER.**

**14. AWARD OF CONTRACT TO CULINARY DEPOT- TOWN OF HAVERSTRAW PARK CONCESSION STAND EQUIPMENT**

**RESOLVED, THAT THE TOWN BOARD HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO A CONTRACT WITH CULINARY DEPOT OF SPRING VALLEY, NEW YORK FOR THE PURCHASE OF THE TOWN OF HAVERSTRAW PARK CONCESSION STAND EQUIPMENT, AT A COST OF \$249,957.14 PURSUANT TO THE KING COUNTY DIRECTORS' ASSOCIATION (KCDA) CONTRACT (PROJECT CODE 454278).**

**15. AWARD OF CONTRACT TO TRI-STATE CARPET CONNECTIONS, INC. – FLOORING IN THE TOWN OF HAVERSTRAW POLICE STATION**

**RESOLVED, THAT THE TOWN BOARD HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO A CONTRACT WITH TRI-STATE CARPET CONNECTIONS, INC. OF TAPPAN, NEW YORK FOR FLOORING IN THE TOWN OF HAVERSTRAW POLICE STATION AT A COST OF \$2,954.38 PURSUANT TO NEW YORK STATE CONTRACT # PC67778.**

**16. APPROVAL FOR EMERGENCY REPAIR TO ROPE ON ONE (1) FLAGPOLE – TOWN OF HAVERSTRAW**

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY APPROVES THE EMERGENCY REPAIR TO ROPE ON ONE (1) FLAGPOLE IN THE TOWN OF HAVERSTRAW BY KP WIRELESS COMMUNICATIONS, LLC FROM POMONA, NEW YORK AT A COST OF \$4,000.00 TO PROVIDE LABOR AND CRANE.**

**17. AGREEMENT BETWEEN THE TOWN OF HAVERSTRAW AND STERICYCLE**

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO A SERVICE AGREEMENT WITH STERICYCLE OF BANNOCKBURN, ILLINOIS TO PROVIDE BIO-HAZARDOUS REGULATED MEDICAL WASTE DISPOSAL AT A MONTHLY SERVICE FEE OF \$20.00 FOR A SIXTY (60) MONTH TERM COMMENCING ON APRIL 1, 2022.**

**18. ELECTION TO USE STANDARD ALLOWANCE FOR ARPA21 FUNDS**

**WHEREAS, ON JANUARY 6, 2022 THE US DEPARTMENT OF THE TREASURY ADOPTED A FINAL RULE (“FINAL RULE”) ON IMPLEMENTING THE RECEIPT AND USE OF CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS (“ARPA21 FUNDS”) FOR NON-ENTITLEMENT UNITS, INCLUDING THE TOWN OF HAVERSTRAW; AND**

**WHEREAS, THE FISCAL RULE PERMITS RECIPIENTS TO DETERMINE THE AMOUNT OF REVENUE LOST DUE TO THE COVID-19 PANDEMIC (“PANDEMIC”) EITHER ACCORDING TO A FORMULA, OR BY CLAIMING A STANDARD ALLOWANCE OF UP TO \$10 MILLION, NOT TO EXCEED THEIR TOTAL AWARD ALLOCATION (“STANDARD ALLOWANCE”);**

**WHEREAS, A RECIPIENT THAT PLANS TO USE THE STANDARD ALLOWANCE MUST MAKE A ONE-TIME ELECTION AND REPORT IT TO TREASURY THROUGH REGULAR PROGRAMMATIC REPORTING.**

**NOW THEREFORE BE IT RESOLVED THAT THE TOWN OF HAVERSTRAW HEREBY MAKES A ONE-TIME ELECTION TO USE THE STANDARD ALLOWANCE IN LIEU OF DETERMINING THE AMOUNT OF REVENUE LOST DUE TO THE PANDEMIC.**

**19. AGREEMENT BETWEEN THE TOWN OF HAVERSTRAW AND LEXISNEXIS RISK SOLUTIONS FL INC.**

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO AN AGREEMENT WITH LEXISNEXIS RISK SOLUTIONS FL INC. OF NEW YORK, NEW YORK TO PROVIDE ACCURINT FOR LAW ENFORCEMENT FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT AT A MONTHLY MINIMUM SERVICE AMOUNT OF \$230.00 PLUS OTHER FEATURES NOT INCLUDED IN THE USER FEES AS SPECIFIED IN THE PROPOSAL PRICE SCHEDULE FOR A TWELVE (12) MONTH TERM COMMENCING ON APRIL 1, 2022.**



**20.     EXTENSION OF AGREEMENT WITH LUIS GOMEZ AND THE TOWN OF HAVERSTRAW TO OPERATE THE BOWLINE POINT PARK CONCESSION STAND**

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY EXERCISES ITS OPTION TO EXTEND THE CONTRACT OF LUIS GOMEZ OF THIELLS, NEW YORK TO OPERATE THE BOWLINE POINT PARK CONCESSION STAND AT AN ANNUAL SUM OF \$5,100.00 FOR THE 2022 SEASON.**

**21.     EXTENSION OF MICROSOFT SERVER 2016 LICENSE SOFTWARE**

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO EXTEND THE MICROSOFT SERVER 2016 LICENSE SOFTWARE FOR THE TOWN OF HAVERSTRAW'S THREE (3) SERVERS UNTIL JANUARY 2027 AT A COST OF \$5,250.**

**SANITATION COMMISSION MEETING – APRIL 12, 2022**

**AGENDA**

1. **ROLL CALL**  
**COMMISSIONER ISIDRO CANCEL**  
**COMMISSIONER VINCENT GAMBOLI**  
**COMMISSIONER JOHN GOULD**  
**COMMISSIONER JOHNNY ORTIZ**  
**CHAIRMAN HOWARD PHILLIPS**

2. **APPROVAL OF LICENSE FOR GARBAGE REMOVAL ROBERT HIEP INC.**

**RESOLVED, THAT THE SANITATION COMMISSION OF THE TOWN OF HAVERSTRAW HEREBY APPROVES THE APPLICATION FOR A LICENSE FOR ROBERT HIEP, INC., OF WEST NYACK, NEW YORK TO EXPIRE ON APRIL 30, 2023.**

3. **APPROVAL OF LICENSE FOR GARBAGE REMOVAL KENNETH HIEP INC.**

**RESOLVED, THAT THE SANITATION COMMISSION OF THE TOWN OF HAVERSTRAW HEREBY APPROVES THE APPLICATION FOR A LICENSE FOR KENNETH HIEP, INC., OF WEST NYACK, NEW YORK TO EXPIRE ON APRIL 30, 2023.**

4. **APPROVAL OF LICENSE FOR GARBAGE REMOVAL FOR INTERSTATE WASTE SERVICES, INC.**

**RESOLVED, THAT THE SANITATION COMMISSION OF THE TOWN OF HAVERSTRAW HEREBY APPROVES THE APPLICATION FOR A LICENSE FOR INTERSTATE WASTE SERVICES, INC., OF CHESTER, NEW YORK TO EXPIRE ON APRIL 30, 2023.**

5. **APPROVAL OF LICENSE FOR GARBAGE REMOVAL FOR CHARLES CAPASSO & SONS CARTING INC.**

**RESOLVED, THAT THE SANITATION COMMISSION OF THE TOWN OF HAVERSTRAW HEREBY APPROVES THE APPLICATION FOR A LICENSE FOR CHARLES CAPASSO & SONS CARTING, INC. OF STONY POINT, NEW YORK TO EXPIRE ON APRIL 30, 2023.**

6. **APPROVAL OF LICENSE FOR GARBAGE REMOVAL FOR PERILLO SANITATION, LLC**

**RESOLVED, THAT THE SANITATION COMMISSION OF THE TOWN OF HAVERSTRAW HEREBY APPROVES THE APPLICATION FOR A LICENSE FOR PERILLO SANITATION, LLC., OF WEST NYACK, NEW YORK TO EXPIRE ON APRIL 30, 2023.**

**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 premises 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 living accommodation 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 living accommodation 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, such as, by way of example, an inn.
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 and living accommodations 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.

# **STATE ENVIRONMENTAL QUALITY REVIEW**

## **NEGATIVE DECLARATION**

### **Notice of Determination of Non-Significance**

**Project Name:** Local Law No. 1 of 2022

**Date:** March 28, 2022

**Lead Agency:** Town Board  
Town of Haverstraw  
One Rosman Road  
Garnerville, NY 10923

**Prepared by:** Michael D. Kauker, PP, AICP  
Kauker & Kauker, LLC  
356 Franklin Ave.  
Wyckoff, NJ 07481  
(201) 847-2900

This notice has been prepared in accordance with Article 8 (State Environmental Quality Review Act) of the New York State Environmental Conservation Law.

The Town Board of the Town of Haverstraw, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** Local Law No. 1 of 2022

**SEQR Status:** Type 1 Action

**Conditioned Negative Declaration:** No

**Description:** The proposed action consists of the adoption of a local law by the Town Board of the Town of Haverstraw. This local law would prohibit the rental of residential zoned properties and uses within the Town for a period of less than 29 nights.

**Location:** All zoning districts, Town of Haverstraw, Rockland County, New York.

#### **Reasons Supporting This Determination:**

1. The proposed action would result in an amendment to the zoning ordinance to prohibit Short Term Rentals in the Town of Haverstraw.



2. 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 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.
3. The proposed action would result in the prohibition of a use, which the Town Board deems necessary 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.
4. The prohibition of Short-Term Rentals would not result in any significant adverse environmental impacts and none were identified in the SEQRA Part 2 as it would not result in any change, development or use of any property or land.
5. Additionally, the proposed action would not result in any of the following:
  - a) A substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
  - b) The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
  - c) The impairment of the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of this Part;
  - d) The creation of a material conflict with a community's current plans or goals as officially approved or adopted;
  - e) The impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
  - f) A major change in the use of either the quantity or type of energy;
  - g) The creation of a hazard to human health;
  - h) A substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only (If applicable)  
 Project : Local Law No. 1 of 2022  
 Date : March 28, 2022

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>				<input checked="checked" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>		



**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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#### 4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.  
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☒ NO

☐ YES

*If "Yes", answer questions a - h. If "No", move on to Section 5.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

#### 5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.  
(See Part 1. E.2)

☒ NO

☐ YES

*If "Yes", answer questions a - g. If "No", move on to Section 6.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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## 6. Impacts on Air

The proposed action may include a state regulated air emission source.  
(See Part 1. D.2.f., D.2.h, D.2.g)

☒ NO

☐ YES

*If "Yes", answer questions a - f. If "No", move on to Section 7.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

## 7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

☒ NO

☐ YES

*If "Yes", answer questions a - j. If "No", move on to Section 8.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>



e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

### 8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

☒ NO

☐ YES

*If "Yes", answer questions a - h. If "No", move on to Section 9.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**9. Impact on Aesthetic Resources**

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☒ NO☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**10. Impact on Historic and Archeological Resources**

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☒ NO☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>



**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.  
(See Part 1. D.2.j)

☒ NO

☐ YES

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.  
(See Part 1. D.2.k)

☒ NO

☐ YES

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.  
(See Part 1. D.2.m., n., and o.)

☒ NO

☐ YES

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

#### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part I.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

*If "Yes", answer questions a - m. If "No", go to Section 17.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.  
(See Part 1. C.1, C.2. and C.3.)

☒ NO

☐ YES

*If "Yes", answer questions a - h. If "No", go to Section 18.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.  
(See Part 1. C.2, C.3, D.2, E.3)

☒ NO

☐ YES

*If "Yes", answer questions a - g. If "No", proceed to Part 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**PRINT FULL FORM**



**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Town Board of the Town of Haverstraw \_\_\_\_\_ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Local Law No. 1 of 2022


Name of Lead Agency: Town Board of the Town of Haverstraw

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer) 

Date:

3/28/22

**For Further Information:**

Contact Person: Michael D. Kauker, PP, AICP

Address: 356 Franklin Avenue, Wyckoff, NJ 07481

Telephone Number: 201-847-2900

E-mail: mdkauker@kaukerplan.com

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)  
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**PRINT FULL FORM**

# Town of Haverstraw

## Budget Adjustments

For year ended 12-31-21

Prepared By	Initials	Date
Reviewed By		
Approved By		

General Fund (A)

Community College Tuition Contractual  
Contingency

A 2490.04

A 1990.04

53000<sup>00</sup>

53000<sup>00</sup>

53000<sup>00</sup>

✓

53000<sup>00</sup>

✓



----- Forwarded Message -----

**Subject:**Senior Citizen Club

**Date:**Mon, 21 Feb 2022 12:20:08 +0000

**From:**Dominic Deramo <[info@paintourpottery.com](mailto:info@paintourpottery.com)>

**To:**[supervisor@townofhaverstraw.org](mailto:supervisor@townofhaverstraw.org) <[supervisor@townofhaverstraw.org](mailto:supervisor@townofhaverstraw.org)>

Good Day,

Paint Our Pottery is happy to quote the following services to the Senior Citizen Club. The first step is to review the inventory (acrylic paint, glaze, brushes, ceramic pieces). A quote will be submitted for replenishment of material for review. Question will classes be held weekly or every other. Time start and finish.

1. Piece price will be discounted by 25%
2. Firing price will be as needed max 2x per months at \$55 each
3. Spray for acrylic 11.00 per can
4. Teacher per day 2 hours max (\$50)

Please review I can be reached on my cell 347 386-0178

Thank You

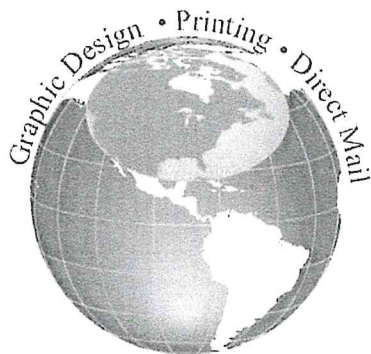
Paint Our Pottery



155 South Liberty Drive  
Stony Point NY 10980

[www.paintourpottery.com](http://www.paintourpottery.com)

[info@paintourpottery.com](mailto:info@paintourpottery.com)



Star Press  
614 Corporate Way  
Suite 8  
Valley Cottage New York 10989  
starpress9@aol.com  
P: 845-268-2294

## QUOTE

**Quote** EST-0003364  
**Date:** 03/23/2022

Olivia Hitchings  
Town of Haverstraw

Dear Olivia,

Regarding your recent inquiry, the quote you requested has been provided below.

<b>Item Title</b>	Bowline Brochure
<b>Artwork</b>	Artwork Supplied
<b>Color</b>	CMYK full colour process
<b>Size</b>	17 x 14 In. flat, slit sheets apart when folding to create 2 8.5x14 sheets nested together
<b>Material</b>	100lb Gloss Text
<b>Delivery</b>	To Monsey BMC then drop ship to local Post Offices. Extras to Town
<b>Finishing</b>	CutFold in half to 8.5x15, then right angle to #10 size
<b>Proofs</b>	PDF

---

<b>Quantity</b>	<b>Qty: 14000</b>
<b>Price ex Tax</b>	<b>\$3,500.67</b>
<b>Tax</b>	<b>\$0.00</b>
<b>Price inc Tax</b>	<b>\$3,500.67</b>

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# TRI-STATE CARPET CONNECTIONS, INC.

366 WESTERN HIGHWAY  
TAPPAN, NEW YORK 10988

## PROPOSAL

Date	Estimate #
3/29/2022	7272JL

Name / Address
Town of Haverstraw 1 Rosman Road Garnerville, NY 10923

Ship To
Pick up

P.O. No.	Terms	Rep	Project
	PO - Completion	JL	Material Only Quote

Qty	Description	Cost	Total
18	Material Only Style - Shaw Carpet Tile Sound Advise Color - Advocate 5.33 S/Y per Carton = 47.97 S/F x 17 Cartons = 863.45 S/F	143.91	2,590.38T
1	Freight - FOB Dalton to TS Warehouse - Palisades NY	244.00	244.00T
1	Shaw 5000 Adhesive	120.00	120.00T
	Coordinating Carpet Base 4-1/4" High Material Only , Cut and Bound \$ 3.50 / Foot		

**Subtotal** \$2,954.38

**Sales Tax (0.0%)** \$0.00

**Total** \$2,954.38

Please authorize & remit to expedite order.  
Terms & Conditions on reverse side.

Phone #	Fax #
845-365-1366	845-365-5258
E-mail	
tristatecarpetco@aol.com	

Signature \_\_\_\_\_

# KP WIRELESS COMMUNICATIONS, LLC

An Antenna and Lines Specialist

Kevin Perez  
239 Quaker Rd  
Pomona, NY 10970  
[Kevinpcom528@hotmail.com](mailto:Kevinpcom528@hotmail.com)

CELL: (845)300-3072.

3/29/22

## PROPOSAL

### TO:

Town of Haverstraw  
Building Department  
One Rosman Rd  
Garnerville, NY 10923

ATTN: George T. Behn, Jr.  
Building Inspector II

SITE#: Flag pole #  
—

**WE are pleased to provide our quotation to the following services:**

KP Communications, llc will provide labor and crane to repair the ropes on one (1) flagpole according to the scope of work provided by the city. The city of Haverstraw will provide ropes if necessary to complete the repair.

PRICE..... **\$4000.00 (net 45 days)**

Accepted by: \_\_\_\_\_



Dated: \_\_\_\_\_

Kevin Perez  
KP Wireless Communications, llc

*Kevin Perez*



Account/Site #  
Generator ID#:

**Service Agreement**  
**Effective Date 4-1-2022 between Stericycle, Inc and Haverstraw Town Police**

**Service Address**

Customer/Company Name: Haverstraw Town Police  
Address 1: 101 W Ramapo Rd  
Address 2:  
City/State/Zip: Garnerville, NY 109232132  
Phone #: (845) 354-1500  
Fax:  
E-Mail: ikaye@haverstrawpolice.org

**Billing Address**

Address 1: 101 W Ramapo Rd  
Address 2:  
City/State/Zip: Garnerville, NY 109232132  
Phone #:  
Fax:  
E-Mail: ikaye@haverstrawpolice.org

Services Included checked below (Reference Attachment "Service Descriptions" for details)		Allotted Annual Containers		Allotted Annual Stops	Additional Stop Charge	Additional Container / Over Weight / Envelope Charge		Monthly Service Fee
<input checked="" type="checkbox"/>	Biohazardous Regulated Medical Waste Disposal Service Level: Budget Plan	2		2	\$75	Current container rate plus 10%		\$20.00
<input type="checkbox"/>	Stericycle Reusable Sharps Program (Only available with purchase of "Biohazardous Regulated Medical Waste Disposal" services)	-			-	-		\$0.00
		-			-	-		
		-			-	-		
		-			-	-		
<input type="checkbox"/>	Fixer / Developer - Photo Processing Disposal Service	0		-	-	-		\$0.00
<input type="checkbox"/>	Pathological / Trace Chemotherapy Disposal Service	0		-	-	-		\$0.00
<input type="checkbox"/>	Pharmaceutical Waste Disposal	0		-	-	-		\$0.00
<input type="checkbox"/>	CsRx Controlled Substance Waste Service (Only available with purchase of "HDDS" services)	0		-	-	0		\$0.00
<input type="checkbox"/>	HIPAA Steri-Safe	-		-	-	-		\$0.00
		Box Type (WA Only)	*Price per Box	Price per Stop	Min. Boxes per Pickup	Scheduled Frequency	No Waste Fee	**Minimum Pickup Fee
<input type="checkbox"/>	Biohazardous Regulated Medical Waste Disposal - Transactional							

\* Price per Box: WA only = Based on WUTC Tariff pricing

\*\* Minimum Pickup Fee: WA only = \$10.00 minimum monthly fee.

Monthly Service Fee Total: \$20.00

Minimum Pickup Fee Total: N/A

Fuel Charge (per stop): \$0.00

Energy Fee (per stop): \$0.00

Environmental Fee: 0%

Record Retention Fee (per stop): \$0.00

**Total Monthly Service Fee: \$20.00**

**Billing Schedule: Monthly**

**Includes All Fees (Additional taxes May Apply)**

During the first 12 months of the Agreement, Stericycle will not increase the above fees.

Thereafter, fees will not increase by more than 5.00% annually.

Service Guarantee: Stericycle guarantees to deliver the highest quality service at all times. Any complaints about the quality of service which have not been resolved in the normal course of business should be communicated to Stericycle by written notice to the Account Care department at the address listed below. If Stericycle fails to resolve any material service complaint within thirty (30) days, the customer may terminate this Agreement provided all equipment is paid for at the then current replacement values or returned to Stericycle in good and usable condition.

IN WITNESS WHEREOF, this Agreement has been duly executed on the day, month and year written below.

\*The offer will expire 3-24-2022

**Stericycle:**

Contracting Entity: Stericycle, Inc.

Name: Nadia Porter

Title:

Date:

Signature:

By signing above I acknowledge that I am the Customer's authorized officer or agent and that I have the authority to bind Customer to this Agreement. Customer agrees to be bound by these terms and conditions and comply with Stericycle's Waste Acceptance Policy, both of which are integral parts of this Agreement.

4010 Commercial Ave., Northbrook, IL 60062 · Phone: · Fax:

**Customer:**

Customer/Company Name: Haverstraw Town Police

Name: Ian Kaye

Title:

Date:

Signature:

Office Use Only: Code#: \$20.00..\$0.00