The Minutes of the Village of Haverstraw Planning Board Meeting on Thursday December 8, 2025 beginning at 7:00 PM.



PLEDGE OF ALLEGIANCE

ROLL CALL :

- Edwin Molina (Chairman) Present
- Dennis Michaels (Asst. Village Attorney) Present
- Ruben Berrios (Building Inspector) Excused
- Eve Mancuso (Village Engineer) Present
- Joseph Coe Present
- Andrew Kaye Present
- Mark McElroy Present
- Danny Scaffidi Present
- John Quattrochi Present
- Gisbeth Ramos (Clerk to Planning Board) Present

Chairman Molina opened the meeting and invited the applicants for the UTEN Pilot Project to come forwarded and he added that he would be recusing himself on decisions regarding this project because it was an Orange & Rockland project and he was an employee of O&R.

Rudolph Zodda from Bleakley, Platt & Schmidt LLP, representing Orange & Rockland: Mr. Zodda stated that they were before the Board to make an informal presentation regarding thermal energy.

Brandon McGarvey, Section Manager of Electric Portfolio Management and clean energy programs: Mr. McGarvey explained the background of the project, which is a shared delivery network project to supply renewable energy to homes and businesses using ground source and geo-thermal pumps, a proven technology. Ground sourcing pumps use the stable temperature of the earth to provide sufficient cooling and heating year-round. Energy from the sun is stored within the earth, essentially as a thermal battery, and can be tapped into and transferred through loops of underground pipes. These pumps are 4 to 6 times more efficient than electric resistance heating. Other benefits are reduced operating costs, reduced greenhouse gas emissions and longer equipment life. This technology helps create an equitable and scalable clean energy transition, which helps in meeting State goals, and it leverages utility experience in building and maintaining infrastructure.

This is part of a State-wide effort to provide clean energy objectives of reducing greenhouse gasses and fossil fuel use. Orange & Rockland has selected the Village of Haverstraw as the PILOT location for this program. NYS is taking a phased approach to the PILOTS, authorizing the design and construction sequentially and the applicant is currently in the design stage. This includes the overall design and a comprehensive customer protection plan. They are actively engaged with the Department of Public Service Commission staff responding to information requests as they review the proposal and they are expected to rule on the projects during the first quarter of 2026. If approved by NYS, O&R will formally begin signing up eligible customers and competitively bid the construction portion of the project with an expected start date in the Fall of 2026.

The PILOT project includes 2 independent ambient temperature loops (east & west) with each loop including underground distribution piping and energy centers. The loops will operate individually during the PILOT phase they're engineered with the potential to inter-connect in the future to create a larger thermal field. The Public Service Commission can approve the project in part or in whole, with modifications as they deem necessary. The infrastructure includes installing underground piping, energy centers (also known as pump houses) will be above ground and house the operating equipment.

Mr. McGarvey continued the presentation, explaining the various slides he showed the Board; the budget summary which included accounting for funding and the benefits to the Village and its residents.

Dan Scaffidi asked if this project would be for the whole Village and if they were doing this anywhere else.

Mr. McGarvey responded that it was not and pointed out on his presentation slides what areas in the Village would be affected by this. He also stated that this was the first time O&R was doing this geothermal project but his group has installed a geothermal heat pump at their facility.

Joe Coe asked if they had any examples of similarly scoped projects that have taken place outside of New York and if there was a potential for people to opt in on a residential basis and how that would be maintained in the future.

Mr. McGarvey stated that there were other projects, specifically Framingham Massachusetts which was similar in scope as a shared delivery network connecting similar types of buildings and they just received federal funding to increase the size of their loop. In addition, Mr. McGarvey stated that during the PILOT period they would have a warranty on the heating equipment with the implementation company and beyond the PILOT period there would be a warranty that the details had not yet been determined, part of which will be determined based on the Public Service Commission's future decisions.

Joe Coe asked if there were other sites in Rockland County that they were looking at or was Haverstraw the sole site recipient.

Mr. McGarvey responded that Haverstraw was the only site.

John Quattrocchi asked if the installation of the piping was just to the curb or to the building.

Mr. McGarvey responded that for the customers that choose to participate, the piping would go to their home and for those that don't participate the piping will go to the curb.

Andrew Kaye asked if there would be any savings to the homeowner to switch to this.

Mr. McGarvey responded that a typical customer would be either neutral or see a 5 – 10% reduction in their operating costs. However, they stress with customers that cost is a function of behavior so when they get this type of heating equipment their behavior might be modified and cause an increase in usage. What the company has done with this PILOT and their submission to the State was to have a usage guaranty for customers so that if they do use more than expected or than the modeling, up to 125% will be guaranteed and they won't have to pay for the difference.

Dan Scaffidi asked about the length of terms on the project.

Mr. McGarvey stated that the PILOT was for 5 years and after that it would be determined by what the Public Service Commission decides

as to the future of who will be running these projects. The on-site equipment will be owned by the customer.

Jim Velleman, Salas O'Brien Engineers: Mr. Velleman stated that if this geo-thermal project doesn't work out, they will be responsible for putting everyone back to what they had before.

Dan Scaffidi asked what would happen to the equipment if 10 years from now if this wasn't working.

Matthew Mariconi, from O&R, responded that it was likely the underground equipment would be abandoned and become a stranded asset, similar to water and gas pipes.

Mr. Velleman explained that in the Framingham Massachusetts project one section was done and operational when they (his company) came in and figured out how to expand it to another section. So, the first section there has been operating for a few years. This is very common in higher education facilities where different buildings were connected to the energy sources and are sharing energy sources. This has been going on for at least 10 years and they do not anticipate this not working.

John Quattrocchi asked what happens to the system that is currently used by the homeowner.

Mr. Velleman responded that their equipment would be converted.

Joe Coe asked what success would look like and what would some of the reasons be that the PILOT would not be successful.

Dan Scaffidi asked if the Village would get some kind of tax break for this.

Mr. McGarvey responded that they would be working with the Village to negotiate some kind of usage rights for the land they will be using and to build more fields and energy centers.

Eve Mancuso, Village Engineer: Ms. Mancuso asked if, other than the Chair Factory and other Village properties, they had some idea of how many properties might join the program and what would they need to be viable in terms of a customer base.

Mr. McGarvey stated that they were transparent on this with their filing to the Public Service Commission, if the Chair Factory development does not align with the approvals from the Commission, because that project is about 60% of the thermal resource load, the project wouldn't be viable. They are actively working on the timelines with the Chair Factory and for the west loop they're working with the customers (Village Hall and the school for example) to develop the modeling and they are expecting about 60% for that energy load.

Jim Velleman explained that in the packet the Board had, the west loop, they would have 2 "bore fields" going in, one in the parking lot near the school. The rendering in the packet is not the final design but they anticipate it will look something like that. The above ground structure will house pumps & valves and will be where the mechanics for the system will be. The 2 bore fields feed into the pump house and then there is an ambient loop pipe that runs around the entire circuit and then, pointing out something on the rendering, stop at the curb if the customer is not interested in the program or, in the case of the school, bring the piping into the building assuming they will be interested.

Dan Scaffidi asked if there would be a charge to sign up.

Mr. McGarvey responded that there would be no cost during the PILOT phase. At that point there would be provisions made to get customers to sign up and for those that wanted to be removed from the program.

Mr. Velleman continued with the explanation of the equipment details, adding that when they are done there will be full curb to curb replacement of the pavement. On the east loop, where the Chair Factory development will be, he pointe out specifically where the piping would be, reiterating that the only thing visible will be the pump house. This side also has the potential for a river source feed from the bay which they are investigating. He further explained the details of how using surface water and waste water would work and that these methods are decarbonization methods that are part of addressing climate change.

Dan Scaffidi asked how long the build-out would take.

Mr. Velleman responded that it would be approximately 18 months from start to finish. He also added that they have been working with the Chair

Factory group as they are hoping to install 2 restrooms with the east loop pump house.

Dan Scaffidi commented about notifying the public due to the construction inconvenience.

The representatives, as well as the mayor, responded that proper notifications would be made and the inconvenience dealt with as best as possible to avoid disruption to residents.

Mayor Kohut spoke to the Planning Board regarding the project explaining that the Chair Factory site makes perfect sense because it was new construction and new technology and could easily be installed there. The Bear Mountain Inn uses geo-thermal energy and it's proof that the technology works. From the Chair Factory site, they'll be able to come up the hill to the library, the post office and the church with all of the wells and piping being under the pavement or under the park. In addition, the applicant will be building bathrooms out in the park that will be built. The other system encompasses the community center, the Knight of Columbus building, the school etc., and it can stretch out in other directions. This seems to make sense for the Village because we're already trying to make it a better place in other ways, let's try to make it environmentally friendly as well.

Joe Coe commented that he believes it makes sense for larger buildings and municipalities. Individuals that he knows who have it in their homes are environmentalists. The consumers with a "what's in it for me" attitude will need the program articulated very clearly as they are a different audience than the Village and school etc.

Mr. Marconi commented that one of the big benefits is the mixed-use of the energy, if one entity is over producing than this is shared throughout the customer base. Also, the Village Hall would get an upgraded HVAC system which is part of the return on investment. The larger anchor customers are getting a $50,000 - $100,000 investment in heating and cooling. The return on investment with no cost outlay is huge even if the everyday heating and cooling costs remain the same.

Mr. McGarvey stated that they have a geo-thermal system in their Mt. Ivy yard.

Joe Coe stated that it's an important point that customers are part of a larger network.

The presentation ended and the applicant and representatives were thanked for their presentation.

Chairman Molina entertained motions to approve the following:

- Minutes of the August 2025 Planning Board meeting:

RESOLUTION # 32 - 2025

Motion by: Joe Coe
Seconded by: Dan Scaffidi
Motion Carries: All

- Minutes of the September 2025 Planning Board meeting.

RESOLUTION # 33 - 2025

Motion by: Joe Coe
Seconded by: John Quattrocchi
Motion Carries: All

- Minutes of the October 2025 Planning Board meeting.

RESOLUTION # 34 - 2025

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

- Minutes of the November 2025 Planning Board meeting.

RESOLUTION # 35 - 2025

Motion by: Joe Coe
Seconded by: Andrew Kaye
Motion Carries: All

Chairman Molina remarked that this would be Attorney Dennis Michaels last meeting with the Planning Board and thanked him for his many years of service to the Village.

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

RESOLUTION # 36 - 2025

Motion by: Joe Coe
Seconded by: John Quattrocchi
Motion Carries: All

Submitted by,
Judith Curcio



The Clerk Typist to the Planning Board is hereby authorized, directed and empowered to sign these Minutes, and file a copy thereof in the office of the Village Clerk.

Gisbeth Ramos, Clerk Typist