The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday December 1, 2025 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Recently Deceased
	Trustee Carlevaro	- Present
	Trustee Santana	- Present
	Trustee Sena	- Present
	Mayor Kohut	- Present

Mayor Kohut opened the meeting with an announcement that Trustee Rafael Bueno, who served on the Board for 23 years as Trustee & Fire Commissioner, had passed away the previous Tuesday at the age of 66. Mayor Kohut remarked that he and Rafael started their journey in public service together, having run for Trustee at the same time. They were friends, as have been all the members on the Board, and they always put their best foot forward and consider the needs of the Village. Rafael didn't always say a lot but he always knew what was going on in the community and he contributed by being out on the street and having a business in the Village for 40 years. People went to see Rafael at his shop to talk Village business and he spoke about Village business with merchants out on the street. He always knew what was happening in the downtown, he never turned anyone away or wouldn't listen to their complaints, and then he would relay the information to the rest of the Board. It's both sad and shocking to lose him so suddenly. We wish his family well while they struggle during this difficult time and he will be sorely missed by the all.

Mayor Kohut invited anyone interested to come forward for the first Public Participation of the night. There was no public participation at this point.

Mayor Kohut entertained a motion to open the Public Hearing on the discontinuance of Dock Street.

RESOLUTION # 251 - 2025

Motion by: Joel Santana
Seconded by: Gil Carlevaro
Motion Carries: All

David Cooper, Zarin & Steinmetz, Special Counsel representing the Village on the Dock Street matter: Mr. Cooper explained that Dock Street which is the somewhat paved access point to the left of Emeline Park. It's potentially a Village street but it's not clear whether it is actually a street there has been some documentation found that it may have been a street but in connection with the development of the Chair Factory site that portion of the property is going to be redeveloped and some portion may go to the master developer and some portion may be retained by the Village. To the extent that it is a street it needs to be discontinued. Mr. Cooper further explained that before the Board is a draft resolution to discontinue the street and tonight would be the required Public Hearing for the discontinuance. This is the initial steps

to lead to the conveyance of a portion of the Chair Factory redevelopment site.

Mayor Kohut invited anyone from the public to come forward with comments regarding the street discontinuance.

No public comments.

Mayor Kohut entertained a motion to close the Public Hearing on the discontinuance of Dock Street.

RESOLUTION # 252 - 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena
Motion Carries: All

Note: Resolution #253-2025 Voided

Mayor Kohut read the following Resolution and entertained a motion to accept it as written and to discontinue Dock Street.

RESOLUTION CLOSING A PUBLIC HEARING AND DISCONTINUING DOCK STREET IN FURTHERANCE OF THE CHAIR FACTORY REDEVELOPMENT PROJECT

WHEREAS, the Village owns certain waterfront properties which include: (i) an approximately 9.71-acre peninsula (inclusive of some submerged land) identified on the Town of Haverstraw Tax Map as Section 27.09, Block 1, Lot 3; (ii) adjoining parcels consisting of approximately 1.45 acres, identified on the Town of Haverstraw Tax Map as Section 27.46, Block 1, Lots 80 and 81 ("Damiani Site"); (iii) adjoining parcels identified on the Town of Haverstraw Tax Map as Section 27.46, Block 1, Lots 84, 85 & 86; (iv) a small portion of Emeline Park ("Emeline Parcel") (collectively, together with all riparian rights appurtenant thereto, the "Project Site" or "Property"); and

WHEREAS, on September 30, 2022, and as subsequently amended, the Village and Haverstraw Community Chair Factory ("Master Developer") have entered into a Master Development Agreement ("MDA") and a Purchase and Sale Agreement ("PSA"), which together establish the framework for the redevelopment of the Project Site and govern the phased-disposition of certain Village-owned lands; and

WHEREAS, one portion of Village-owned land, known as Dock Street, is included within the Phase 2 Property (as that term is defined in the MDA) to be conveyed to the Master Developer pursuant to the MDA and PSA following the satisfaction of certain development milestones; and

WHEREAS, a survey of Dock Street is annexed hereto as Exhibit A, together with a metes and bounds legal description annexed hereto as Exhibit B; and

WHEREAS, pursuant to Village Law Section 6-612, the Village Board of Trustees ("Village Board") may discontinue a Village street when it determines that such street or portion thereof is no longer needed for public use, provided that a duly noticed public hearing is first held; and

WHEREAS, the Village published notice of the public hearing in newspaper publication at least seven days prior to the public hearing, and an affidavit of publication is attached hereto as Exhibit C; and

WHEREAS, pursuant to Village Law Section 21-2100, the Village Board held a duly noticed public hearing on December 1, 2025 at Village Hall, to consider the proposed discontinuance of Dock Street, at which time all persons wishing to speak were heard; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act ("SEQRA"), the Village issued a SEQRA Findings Statement on March 18, 2024 covering the rezoning, redevelopment and conveyances associated with the Project as set forth in the MDA and PSA, and the Village Board determines that this contemplated Dock Street discontinuance does not present any new, previously unaddressed significant environmental impacts that were not already identified and evaluated by the Village Board in the FEIS and SEQRA Findings; and, therefore the Project, including the discontinuance of Dock Street continues to avoid or minimize to the maximum extent practicable any potential significant adverse environmental impacts;

WHEREAS, the Village Board finds that Dock Street is not presently publicly accessible, has not functioned as an active public street, and is not needed for public travel;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board hereby closes the public hearing held on December 1, 2025 regarding the proposed discontinuance of Dock Street; and

BE IT FURTHER RESOLVED that the Village Board hereby discontinues Dock Street pursuant to Village Law Section 6-612 and declares that such land is no longer needed for public or municipal purposes.

RESOLUTION # 254 – 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena

Roll Call:

Trustee Carlevaro	Yes
Trustee Santana	Yes
Trustee Sena	Yes
Mayor Kohut	Yes

Motion Carries: 4 – 0

David Cooper continued with an explanation of the next 2 resolutions before the Board in relation to the Chair Factory site. By way of background, he explained that the master developer in the Chair Factory project has secured acquisition financing which would allow them to purchase the Village property as well as some property along

Allison Ave. The lender is requiring the developer to close on both the private pieces and the Village pieces together. This was not the contemplated chronology that the Village was intending in the MDA and the Purchase & Sale Agreement between the developer and the Village. Initially the thought was that the developer would be closing on construction financing at the same time as acquisition and therefore construction of the public portions of the property would be occurring shortly after the conveyance of the property to the developer. With this in mind, if the Board is in agreement, the MDA and the PSA would need to be amended to reflect the chronology. The proposal that is before the Board is that upon closing on the acquisition financing the developer will pay the Village the $4.06M as a cash payment and then provide the Village with a promissory note that says if the master developer subdivides the property and closes on construction financing on or before September 30, 2027 then they will backstop the Village's use of public grants to construct the public space on the site. The resolution also states that if the developer does not close on the construction financing by September 30, 2027, the worst-case scenario, the Village will be protected and the master developer will pay the Village $4.9M in cash. Mr. Cooper further explained that before the Board was the resolution with the amendments to the MDA and PSA laying out the framework of the agreement and a second resolution is to declare the property that the Village is going to convey to the master developer as surplus property and allows the mayor to execute the deeds and other documents to facilitate the conveyance upon receipt of the cash. Of other notes; the Village had retained an appraiser before the project was approved and that appraisal came in at $8M. The $9M value that the Village is getting exceeds that market appraised value. In addition, the September 30, 2027 date has always been in the Master Development Agreement.

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A FIFTH AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT AND THIRD AMENDMENT TO THE PURCHASE AND SALE AGREEMENT FOR THE CHAIR FACTORY REDEVELOPMENT PROJECT

WHEREAS, the Village owns certain waterfront properties which include: (i) an approximately 9.71-acre peninsula (inclusive of some submerged land) identified on the Town of Haverstraw Tax Map as Section 27.09, Block 1, Lot 3 ("Chair Factory Site"); (ii) adjoining parcels consisting of approximately 1.45 acres, identified on the Town of Haverstraw Tax Map as Section 27.46, Block 1, Lots 80 and 81 ("Damiani Site"); (iii) additional adjoining parcels identified on the Town of Haverstraw Tax Map as a Section 27.46, Block 1, Lots 84, 85 & 86 ("Additional Site"); and (iv) a small portion of Emeline Park ("Emeline Parcel") (collectively, together with all riparian rights appurtenant thereto, the "Project Site" or "Property"); and

WHEREAS, on September 30, 2022, the Village entered into a Master Development Agreement ("Initial MDA") with Haverstraw Community Chair Factory LLC ("Master Developer"), as amended by the First Amendment dated February 6, 2023 ("1st MDA Amendment"), the Second Amendment dated April 3, 2024 ("2nd MDA Amendment"), the

Third Amendment adopted by Village Resolution #301-2024 dated October 8, 2024 ("3rd MDA Amendment"), and the Fourth Amendment dated January 6, 2025 ("4th MDA Amendment"), collectively constituting the "MDA"; and

WHEREAS, on September 30, 2022, the Village and the Master Developer entered into a Purchase and Sale Agreement ("Initial PSA"), as amended by the First PSA Amendment dated February 6, 2023 (1st PSA Amendment") and the Second PSA Amendment dated January 6, 2025 ("2nd PSA Amendment"), collectively constituting the "PSA"; and

WHEREAS, the Village and the Master Developer now desire to further amend the MDA through a Fifth Amendment to the MDA in order to: (i) memorialize the phased conveyance structure for the Project, including the initial conveyance of the "Acquisition Parcels" (defined in the MDA) the subsequent conveyance (subject to subdivision

completion) of the "Phase 2 Property" (defined in the MDA), the permanent retention of the "Public Improvement Area" (defined in the MDA) by the Village, and the future dedication of the "Village ROW Property" (defined in the MDA) upon completion of certain infrastructure improvements; (ii) confirm Village and Master Developer obligations regarding use of Public Infrastructure Grants, including the Master Developer's obligation to fund non-grant eligible costs; (iii) set forth the Master Developer's obligations to perfect subdivision approval and recording; (iv) modify the phasing and restate the financial consideration for the Project resulting in a total economic value of Nine Million Dollars ($9,000,000) to the Village through an updated purchase price schedule that includes (a) payment of Four Million Sixty Thousand Dollars ($4,060,000) at Acquisition Closing and (b) delivery of an unsecured promissory note arrangement in the principal amount of Four Million Nine Hundred Forty Thousand Dollars ($4,940,000), which will be automatically satisfied upon the Master Developer's achievement of Construction Closing on or before September 30, 2027; (v) confirm that if Construction Closing (as that term is defined in the MDA) does not occur by September 30, 2027, the Village's obligation to convey the Phase 2 Property automatically terminates; and (vi) update and replace the MDA's property exhibits in their entirety to reflect the reconfigured boundary lines, conveyance sequencing, areas reserved for public ownership and improvement, and areas to be dedicated back to the Village upon completion of infrastructure work; and

WHEREAS, the Village and the Master Developer also desire to further amend the PSA through the Third Amendment to the PSA in order to: (i) implement the revised phased conveyancing structure, in which the Village retains the Public Improvement Area and initially conveys to the Master Developer the Acquisition Parcels (as those terms are defined in the MDA and PSA); (ii) incorporate new Exhibits A-3, A-4, A-5, and A-6, (iii) confirm satisfaction or waiver of the Purchaser Contingencies with respect to the Acquisition Parcels; and (iv) memorialize the form of deed and other closing steps applicable at the Acquisition Closing (as that term is defined in the MDA and PSA); and

WHEREAS, the Village Board has reviewed the drafts of the Amendments to the MDA and the PSA in the forms attached hereto as Exhibit A and Exhibit B, and is desirous of authorizing the Mayor to execute on behalf of the Village said documents in substantially the same form as shown in Exhibit A and Exhibit B hereto; and

NOW, THEREFORE BE IT RESOLVED, by the Village Board that the Village hereby authorizes the Mayor to execute on behalf of the Village the Amendments to the MDA and PSA in substantially the same form as the documents attached hereto as Exhibit A and Exhibit B. (Exhibits can be viewed and/or copied by contacting the Village Clerk, Isabel Gonzalez-Soto)

Mayor Kohut entertained a motion to accept the above resolution as written and make the amendments to the MDA and the PSA.

RESOLUTION # 255 - 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena

Roll Call:	
Trustee Carlevaro	Yes
Trustee Santana	Yes
Trustee Sena	Yes
Mayor Kohut	Yes

Motion Carries: 4 – 0

RESOLUTION DECLARING CERTAIN VILLAGE-OWNED PARCELS AS SURPLUS AND AUTHORIZING THEIR CONVEYANCE IN FURTHERANCE OF THE CHAIR FACTORY REDEVELOPMENT PROJECT

WHEREAS, the Village owns certain waterfront properties which include: (i) an approximately 9.71-acre peninsula (inclusive of some submerged land) identified on the Town of Haverstraw Tax Map as Section 27.09, Block 1, Lot 3 ("Chair Factory Site"); (ii) adjoining parcels consisting of approximately 1.45 acres, identified on the Town of Haverstraw Tax Map as Section 27.46, Block 1, Lots 80 and 81 ("Damiani Site"); (iii) additional adjoining parcels identified on the Town of Haverstraw Tax Map as a Section 27.46, Block 1, Lots 84, 85 & 86 ("Additional Site"); and (iv) a small portion of Emeline Park ("Emeline Parcel") (collectively, together with all riparian rights appurtenant thereto, the "Project Site" or "Property"); and

WHEREAS, pursuant to that certain Master Development Agreement ("MDA") and Purchase and Sale Agreement ("PSA"), between the Village and Haverstraw Community Chair Factory LLC ("Master Developer"), each initially executed on September 30, 2022 and subsequently amended through the Fifth Amendment to the MDA and Third Amendment to the PSA, the Village has agreed to initially convey certain defined portions of the Project Site, specifically the portion of land comprising the "Acquisition Parcels," (as identified in the MDA and PSA)(the "Disposition Area"), as shown in Exhibit A hereto; and

WHEREAS, Village Law Section 1-102(1) authorizes a village to convey real property not needed for village municipal purposes, and the Village Board has thoroughly reviewed the characteristics, existing and future conditions and intended use of the Disposition Area, and determined that such parcels are no longer needed for Village municipal purposes; and

WHEREAS, the MDA and PSA govern the terms and conditions of the Village's conveyance of the Disposition Area to the Master Developer and establish a public-private partnership with the Master Developer for the redevelopment of a portion of the Village's waterfront and downtown, known as the Chair Factory Redevelopment Project; and

WHEREAS, the Village Board has reviewed a certified appraisal, prepared by Beckmann Appraisals, Inc., which estimated the fair market value of the Project Site prior to the development of the Project at approximately Eight Million Dollars ($8,000,000); and

WHEREAS, under the terms of the MDA and PSA, the consideration received from the Master Developer for the Disposition Area totals Nine Million Dollars ($9,000,000) of value, consisting of (i) the payment to the Village of $4,060,000 for the Acquisition Parcels, and (ii) $4,940,000 in additional value which will be realized either through (a) a cash payment if the Master Developer is unable to achieve Construction Closing (as that term is defined in the MDA and PSA) by September 30, 2027, or (b) the creation of Public Improvements on a portion of the Project Site (e.g. shoreline stabilization, public promenade and other public improvements and amenities specifically identified and defined in the MDA), including a commitment from the Master Developer to cover any costs associated with such construction not covered by the Public Infrastructure Grants (as defined in the MDA and PSA); and

WHEREAS, the Village Board understands its fiduciary obligation as municipal officers to secure the best price obtainable and most beneficial terms in the public interest in connection with the conveyance of the Disposition Area, and the Village Board finds that the disposition of the Disposition Area pursuant to the terms of the MDA and PSA satisfies this obligation, specifically by securing above-market consideration and delivering substantial public benefits, including new publicly accessible waterfront spaces, infrastructure improvements, and long-term economic revitalization; and

WHEREAS, the Village Board further finds that the total economic consideration of Nine Million Dollars ($9,000,000) exceeds the appraised fair market value and will bring substantial benefits to the Village in the form of monetary payment and/or new public infrastructure and a revitalized downtown/waterfront area at the terminus of Main Street, and therefore the conveyance set forth in the MDA and PSA to the Master Developer constitute in the Board's judgment, fair and highly beneficial terms in the public interest; and

WHEREAS, the Village Board has reviewed the form of the deeds required for the disposition of the Disposition Area, including: the deed for the applicable portions of Lot 80, 81, 84, and 85; the deed for a portion of Lot 3; the deed for a portion of Lot 86; the confirmatory deed for Lot 86 correcting the historical legal description, and finds that each deed is acceptable for execution and recording consistent with the MDA and PSA; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act ("SEQRA"), the Village issued a SEQRA Findings Statement on March 18, 2024 covering the rezoning, redevelopment and conveyances associated with the Project as set forth in the MDA and PSA, and the Village Board determines that this contemplated conveyance of the Acquisition Parcels does not present any new, previously unaddressed significant environmental impacts that were not already identified and evaluated by the Village Board in the FEIS and SEQRA Findings; and, therefore the Project, including conveyance of the Acquisition Parcels continues to avoid or minimize to the maximum extent practicable any potential significant adverse environmental impacts; and

WHEREAS, the Village now desires to declare the Disposition Area surplus public property and authorize its conveyance to the Master Developer pursuant to the negotiated terms of the MDA and PSA.

NOW, THEREFORE BE IT RESOLVED, by the Village Board that the Village Board hereby declares the Disposition Area, being the Acquisition Parcels identified in the MDA and PSA, as surplus and not needed for Village municipal purposes; and

BE IT FURTHER RESOLVED, that the Village Board hereby authorizes the conveyance of the Disposition Area to Haverstraw Community Chair Factory LLC at the Acquisition Closing, pursuant to and in accordance with the MDA and PSA; and

BE IT FURTHER RESOLVED, that the Mayor is authorized to execute and deliver the following instruments (together with such non-material revisions as the Mayor and Village Attorney may deem necessary), including: the deeds for Lots 80 (portion of), 81 (portion of), 84, and 85; the deed for the portion of Lot 3; the deed for the portion of Lot 86, the confirmatory deed for Lot 86, and all transfer documents, affidavits, and recording materials as may be required to complete the conveyance; and

BE IT FURTHER RESOLVED, that the Village Clerk shall ensure that certified copies of this Resolution are appended to each executed deed for recording.

Mayor Kohut entertained a motion to approve the above resolution as written and authorizes the Mayor to execute any documents necessary in connection with declaring certain Village owned parcels as surplus and authorizing their conveyance in furtherance of the Chair Factory Redevelopment project.

RESOLUTION # 256 - 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana

Roll Call:

Trustee Carlevaro	Yes
Trustee Santana	Yes
Trustee Sena	Yes
Mayor Kohut	Yes

Motion Carries: 4 – 0

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood reported that there was an amendment needed to the Memorandum of Ground Lease on the Dowd Street tower. He stated that he reached out to Mike Musso, the Village's cell facility expert, and it's not unusual for company changes along the way.
Mayor Kohut entertained a motion to authorize his signature on the Amendment to the Memorandum of Ground Lease Agreement.

RESOLUTION # 257 - 2025

Motion by: Joel Santana
Seconded by: Rich Sena
Motion Carries: All

Counselor Hood had nothing further to report.

VILLAGE TREASURER, Alicia Boudreau: Ms. Boudreau had nothing to report.

MAYOR'S REPORT, Mayor Kohut: The Mayor reported that the reorganization resolutions were next up on the agenda and he made his appointments as follows:
Village Attorney J. Nelson Hood, Jr.

- Assistant Village Attorney Dennis Michaels and James Birnbaum
- Village Assessor Edie McCarthy
- Commissioner of Public Works Osvaldo Reyes
- Village Engineer Weston and Sampson Co.
- Village Historian Stephen Cobb
- Associate Village Justice Court Ivonne Santos
- Justice Court Clerk Sally Capellan
- Associate Justice Court Clerk Jeany Lopez
- Director of Disaster Preparedness Chief – 4-1
- Deputy Director of Disaster Preparedness Assistant Chief – 4-2
- Registrar of Vital Statistics Isabel Gonzalez-Soto
- Deputy Registrar of Vital Statistics Elaine Fernandez
- Planning Board Chairperson Edward Molina– 1 year term
- Zoning Board Chairperson Jose Guareño– 1 year term

- Zoning Board Member Alternate Ramon Soto – 1 year term
- Zoning Board Member Thomas Price- term to expire 11/30/2030
- Architectural Review Board Chairperson Andrea Caccuro– 1 year term
- Architectural Review Board Member Andrea Caccuro – term to expire 11/30/2028
- Architectural Review Board Member Sarah Rose-term to expire 11/30/2028
- Architectural Review Board Member Jacqueline Watson-term to expire 11/30/2028
- Planning Board Member John Quattrochi to move from alternate to replace Mark McElroy whose term expires 11/30/2028

Mayor Kohut entertained a motion to approve the above appointments.

RESOLUTION # 258 - 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut continued with his appointments and appointed Gil Carlevaro as Deputy Mayor and left the appointments for department Commissioners until a future date.

Mayor Kohut entertained a motion to approve the following:

- Meeting dates of Board of Trustee regular meetings (1st & 3rd Monday)

- Meeting dates of Planning Board (2nd Monday of each month) @ 7PM

- Meeting dates of Zoning Board (3rd Tuesday of each month) @ 7PM

- Meeting dates of ARB (last Thursday of each month) @ 7PM

- Designated official newspaper – The Rockland County Times

RESOLUTION # 259 - 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut read the following for approval by the Board:

Designating of Depositories: banks and trust companies located within the North Rockland area to be used as depositories of all monies received by the Village Treasurer, Clerk and Receiver of Taxes, in addition to authorizing the use of New York Class, a consortium.

The Procurement Policy: That the Board of Trustees is adopting the Procurement Policy as described in Section 54 requiring competitive bidding, with an award to the lowest bidder or the best value, after public advertisement in the official newspaper of the municipality, for purchases contracts in excess of $20,000 and public works contracts for services in excess of $35,000.

That the following method of purchase will be used when required by this policy in order to achieve the highest savings:

Estimated Amount of Purchase Contract	**Method**
$500 to $5,999	Verbal quotations
$6,000 to $19,999	Written/fax quotations or written request for proposals; 3 documented
Estimated Amount of Public Works Contract	**Method**
$500 to $5,999	Verbal quotation
$6,000 to $9,999	Written/fax quotations; 3 documented
$10,000 to $34,999	Written/fax quotations or written request for proposals; 3 documented

Municipal Officers: The following municipal officers are designated as the persons responsible for purchasing decisions:

- Village Mayor
- Village Trustees
- Village Treasurer
- Village Clerk

Advance Approval of Claims:

Advance approval and payment of claims is authorized in advance of audit of claims for public utility services, insurance premiums, postage, freight and express charges and preapproved contracted services. All such claims must be presented at the next regular meeting for audit and the claimant and the officer incurring or approving the claims are jointly and severally liable for any amount the board of trustees disallows.

Mileage Allowance:

The mileage reimbursement would be approved for reimbursement to such officers and employees at the rate of $.70 per mile.

Attendance at Schools and Conferences:

The Board of Trustees must approve the attendance at such school or conferences prior to attendance

Mayor Kohut entertained a motion to approve the above group of Resolutions.

RESOLUTION # 260 - 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana
Motion Carries: All

The mayor continued with the following reorganization matters:

Standard Work Days – Elected and Appointed Officials:

The Village Board of the Village of Haverstraw establishes the following as a standard workday for elected and appointed officials for the purpose of determining days worked reportable to New York State and Local Employees' Retirement System:

Elected Officials

Mayor
Trustee
Village Justice

Five day work week, six hours per day.

Appointed Officials

Acting Village Justice
Members of the Zoning Board
Members of the Planning Board
Members of the Architectural Review Board

Five day work week, six hours per day.

Standard Work Days – Appointed Officials and Other:

The Village Board of the Village of Haverstraw establishes the following as a standard workday for elected and appointed officials for the purpose of determining days worked reportable to New York State and Local Employees' Retirement System:

Accountant
Assessor
Assistant Village Attorney
Custodians
Court Attendants
Crossing Guards
Fire Alarm Mechanic

Parking Enforcement Aides
Village Attorney

Five day work week, 7 hours per day

Employee Benefit Eligibility Period:

The Village Board of the Village of Haverstraw, hereby establishes the following policies relating to the Medical, Dental & Vision, and Life Insurance benefit coverage ("Benefits") for employees who qualify:

a. Employee benefits will be activated upon the successful completion of 1 full month of employment.

b. Employees that are terminated for cause: All benefits will end upon termination.

c. Employees who resign: Benefits will continue through the end of the month of resignation and/or 30 days whichever comes first.

d. Employees hired after 12/31/2024 shall contribute 12.5% of the premium for health insurance for the rest of their employment at the Village of Haverstraw.

RESOLUTION # 261 - 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana
Motion Carries: All

The Mayor read the following adjustments to the 2025-2026 budget year submitted by Shannon Modafferi, Village Accountant:

2025-2026 BUDGET ADJUSTMENTS						
Acct. #	Account Name	Increase Appropr.	Decrease Appropr.	Increase Revenue	Decrease Revenue	Description
A3010.210	Camera Grant	221,578.79				Camera project Paid ARPA, Grant, & Town
A..4089	Federal Aid			147,587.49		Camera project Paid ARPA, Grant, & Town
A..3089	State Aid			48,000.00		Camera project Paid ARPA, Grant, & Town
A.1990.400	Contingency		25,991.30			Camera project Paid ARPA, Grant, & Town
A.1440.430	DRI Façade	2,096.25				DRI FAÇADE
A..3089	State Aid			2,096.25		DRI FAÇADE
A.1440.470	Parking Study	3,630.00				Parking Study
A..3089	State Aid			3,630.00		Parking Study
A.3310.400	Traffic Control Contractual	2,500.00				Estimate for rest of year O&R billed multiple years at once
A1990.400	Contingency		2,500.00			Estimate for rest of year O&R billed multiple years at once
A6989.400	Other Economic Development	1,200.00				NR chamber sponsorship
A1990.400	Contingency		1,200.00			NR chamber sponsorship

2025-2026 BUDGET ADJUSTMENTS						
Acct. #	Account Name	Increase Appropr.	Decrease Appropr.	Increase Revenue	Decrease Revenue	Description
A..2501.100	Filming			1,000.00		Film Receipt
A1990.400	Contingency	1,000.00				Film Receipt
A..2401	Interest Income			20,027.00		Interest received
A1990.400	Contingency	20,027.00				Interest received
A.7140.120	CC-Student workers	11,539.78				Youth bureau Grant
A..3089	State Aid			11,539.78		Youth bureau Grant
A.7140.120	CC-Student workers	16,375.84				Youth bureau Grant
A..3089	State Aid			16,375.84		Youth bureau Grant
A.7140.200	Playground Equip	9,317.39				Late Night Friday Nights
A.7140.400	Community Center Contractual	2,031.75				Late Night Friday Nights
A.7140.100	Community Center PS	2,375.34				Late Night Friday Nights
A9030.800	Social Security	181.71				Late Night Friday Nights
A1990.400	Contingency	222.10				Late Night Friday Nights
A..3089	State Aid			14,128.29		Late Night Friday Nights
A7140.100	Community Center PS	3,831.55				Snug
A.9030.800	Social Security	293.11				Snug
A1990.400	Contingency	32.33				Snug
A.7140.400	Community Center Contractual	83.00				Snug
A..3089	State Aid			4,239.99		Snug
A.1990.400	Contingency		636.00			Covid ESG 2nd quarter reduction
A..3089	State Aid				636.00	Covid ESG 2nd quarter reduction
A..2555	Building Permits			125,000.00		WestHab Building permit
A.1990.400	Contingency	125,000.00				WestHab Building permit
A.5112.400	Construction of roads	106,642.25				Zebrowski Grant
A..3089	State Aid			106,642.25		Zebrowski Grant
A.7140.100	Community Center Personal Svs	11,666.67				Covid ESG 3rd Qtr
A.1325.100	treasurer personal svs	833.33				Covid ESG 3rd Qtr
A.1410.100	Clerk personal svs	1,208.33				Covid ESG 3rd Qtr
A.9030.800	FICA	1,048.69				Covid ESG 3rd Qtr
A.7140.470	Covid grant	18,607.52				Covid ESG 3rd Qtr
A..3089	State aid			19,027.40		Covid ESG 3rd Qtr
A.1990.400	Contingency		14,337.14			Covid ESG 3rd Qtr

Mayor Kohut entertained a motion to approve the above budget adjustments.

RESOLUTION # 262 - 2025

Motion by: Gil Carlevaro

Seconded by: Rich Sena

Motion Carries: All

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – Trustee Carlevaro.: Trustee Carlevaro read the following report of fire activity for the month of November 2025:

Total Alarms	-	20
General Alarms	-	15
Special Calls	-	5
Mutual Aid Calls	-	0
Structure Fires	-	0
Cooking Fires	-	2
Electrical Fires	-	3
Vehicle Fires	-	1
Brush Fires	-	1
Trash/Rubbish Fires	-	2
Pump Outs/Water Leaks	-	1
Stuck Elevator	-	1
Good Intent/Misc.	-	3
Assist PD/Other Agencies	-	1
False Alarms	-	3

Total Manpower Responding - 303 members

In addition, Trustee Carlevaro presented the following applications to the Fire Department to the Board for approval:

- Kamarah Wilson – General Warren Co. #2
- Alon A. Gomez – General Warren Co. #2

Applications are in order and the individuals are of legal age and Village residents.

Mayor Kohut entertained the motion to approve the membership f the above individuals.

RESOLUTION # 263 - 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena
Motion Carries: All

Nothing further to report.

PUBLIC WORKS, BUILDINGS & GROUNDS: Deputy Mayor Carlevaro read the following report submitted by Osvaldo Reyes, Commissioner of Public Works, as of November 26, 2025:

TASK LIST

- Installed new overnight signs on Village streets
    - Older signs were confusing and new signs that were clear and easy to follow were installed.
- Blacktopped catch basin on Highland Ave.
- Fixed potholes on Dowd Street, parking lots # 1 and #7
- Cleaned sidewalks with blowers on Main St., Broadway & New Main
- Installed Christmas banners throughout the Village
- Maintained sprinkler system at Manny Lopez Field
- Seal cracked Jefferson Park

Deputy Mayor Carlevaro had nothing further to report on DPW.

YOUTH & FAMILY SERVICES - Trustee Rich Sena: Trustee Sena had nothing to report.

BUILDINGS & CODE ENFORCEMENT – Trustee Joel Santana: Trustee Santana read the following report submitted by the Building Inspector, Ruben Berrios, for the period of November 17 through November 28th 2025:

Rental registrations	-	0
Miscellaneous inspections	-	56
Complaints	-	2
Municipal searches	-	0
Construction inspections	-	3
Violations/Tickets	-	6
Building Permits & C.O.'s	-	6

Fines collected at court - $4,350

Trustee Santana had nothing further to report.

Mayor Kohut:
OLD BUSINESS

None

Mayor Kohut:
NEW BUSINESS

None

Mayor Kohut:
2nd PUBLIC PARTICIPATION

Keith Shiklowitz, Rockland Post: Mr. Shiklowitz asked who would be maintaining Dock Street.

Mayor Kohut explained that it would be the responsibility of the property owner and that it would no longer be a street but may be a retaining wall.

Mayor Kohut: With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the meeting in memory of Trustee Rafael Bueno Sr.

RESOLUTION # 264 - 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana
Motion Carries: All

Respectfully submitted by,
Judith Curcio