The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday December 15, 2025 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Trustee Carlevaro	- Present
Trustee Santana	- Present
Trustee Sena	- Present
Mayor Kohut	- Present

Mayor Kohut: The Mayor opened the meeting with the first Public Participation of the night and invited anyone with comments or questions to come forward.

Kathy Tappenden, Nyack: Ms. Tappenden explained that her husband Paul who was an artist at the Garner Arts Center for many years passed away several years ago and he had created a lovely painting of Haverstraw around November 2003 which was published at some point in Rivertown Magazine and she would like to gift it to the Village. She stated that her husband loved the Haverstraw area and she explained his health struggles and his life as an artist. She proceeded to unveil the picture.

The Mayor and Board were in awe of the painting and were very thankful to be given this as a gift. The public applauded the painting and the gesture and pictures were taken.

Ms. Tappenden also presented a write up on who Paul was and another print of a painting he had done of Haverstraw.

James Tyler, residing at 32 Riverside Ave: The gentleman spoke about an issue that about 30 residents are having with their issues addressed about a development in their neighborhood and that they seem to be getting half answers to questions for the developer. They believe they have legitimate concerns that should be addressed, first among the concerns is a steep embankment going down to the river that is 30 feet from a mudslide that happened 20 or so years ago. With water saturation in that sand and the forest cutback, which the developer is planning to do, this is a potential problem. The residents along Riverside feel that this is not being addressed by the Planning Board and every time the developer presents new plans the information is inaccurate and misleading. The resident group has hired their own surveyor to check some of the details of the submitted plans and have found that the developer is not providing the Village with full and accurate information. Additionally, although it's being built as a 2-story house, and it appears as such from the front, from the back it's essentially a 5-story building with 50 ft. cement abutments. This will block views of surrounding properties, blotting out the sun and killing trees on neighbor's properties. Also, the previous major mudslide did happen one house away from where this is being built, on the very same slope of terrain and it was in the recent past, not 200 years ago. The group understands that this is primarily a Zoning Board matter but

they feel it is also a concern for the Village as a whole as it's the Village that will bear the brunt of anything disastrous happening there. They are not accusing the ZBA of not doing their jobs and believe that they are trying to but this is complicated and possibly not fully understood. They also believe the applicant is being dodgy making it difficult for the Board to assess things fully and accurately. He continued with remarks about the County review being skewed because they're not being provided with accurate plans.

Mayor Kohut commented that anything the ZBA approves, or the County reviews and accepts, is what the applicant will be allowed to do, and nothing more. Regardless of how many iterations the plans go through it will be the final approved plans that will be built.

Counselor Hood opined that the plans will be reviewed by the Village Engineer as well as a County Engineer. They will determine what would be acceptable elevations.

Stephanie Gorin of 32 Riverside: She commented that the Village Engineer had already reviewed the plans and the elevations were incorrect. She spoke to Village Engineer Eve Mancuso about it after she hired their surveyor to reexamine the property lines and retaining wall situation. The surveyor sent corrected elevations to Ms. Mancuso but when her report came out it was dated as reviewed before the corrected information was received. She continued with detailed explanations of the plans, pointing out the inconsistencies and expressing how thorough the group is being in monitoring this situation. The newest concern is that the Board meeting has been postponed several times with a new date set for December 23rd, a night when most people cannot attend and voice their continued concerns and if the Public Hearing is closed before the accurate information is made public then they will not have an opportunity to be heard.

Mayor Kohut stated that he had received many emails regarding this.

Ms. Gorin continued stating that in Ms. Mancuso's report she mentions a steep slope calculation that the applicant has not done. In a phone call to the Building Department today she was told that they still had not submitted the slope elevation of the property even though Ms. Mancuso asked for it over a month ago.

Mr. Tyler from Riverside spoke again and expressed that their additional concern is that if the applicant gets approvals based on incorrect coverage variances and slope elevations, as the project progresses and it becomes apparent that the original approvals need amendments, it will then be easier for the applicant to get the variances he is actually seeking as it will be piecemeal rather than a big ask that is turned down from the start. This will also set a president for the neighborhood for future developers.

Mayor Kohut expressed that he and the Village Board understood all that they were saying, the Village Board has no control over the Zoning Board but that doesn't preclude them from expressing their own

opinions to the individual Board members, that they have heard the concerns and appreciate the visuals provided and they do take this seriously.

Counselor Hood added that they would speak to Engineer Mancuso as well to be sure she is reviewing the most current and accurate plans.

Ms. Gorin added that on the original application the only item that the applicant left blank was the question regarding slopes on the property. They are asking that the correct information be acquired from the developer and assessed with full knowledge and following of the Village rules regarding coverage.

With no further input from the public the mayor continued with the meeting.

Mayor Kohut:
REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood reported that he had prepared a resolution regarding the PILOT Agreement for WestHab at 30 West Street.

Mayor Kohut entertained a motion to authorize his signature on the PILOT Agreement with WestHab for 30 West Street.

RESOLUTION # 265 - 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

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 there were 2 meeting dates in the new year that needed to be changed.

Mayor Kohut entertained a motion to change the January 19th meeting, which falls on MLK Day to Tuesday January 20th and the February 16th meeting, which falls on Presidents Day, changed to Tuesday February 17th.

RESOLUTION # 266 - 2025

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

Mayor Kohut entertained a motion to authorize the reallocation of the $750 not used for the Thanksgiving Event to the Christmas event for the Haverstraw Committee to purchase some desserts and gifts.

RESOLUTION # 267 - 2025

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

Mayor Kohut entertained a motion to approve the sponsorship of the Haverstraw PAL for the hosting of their 46th annual holiday party for local children, at a cost of $250.

RESOLUTION # 268 - 2025

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

Mayor Kohut entertained a motion to approve the sponsorship of Keep Rockland Beautiful at a cost of $500.

RESOLUTION # 269 - 2025

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

Mayor Kohut entertained a motion to accept the proposal from Liscum, McCormick and VanVoorhis to provide professional design services for the American Legion/Veteran's Center at a cost of $124,000; a large portion of the project to be paid through grant money.

RESOLUTION # 270 - 2025

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

Mayor Kohut entertained a motion to accept, with regret, the resignation of Assistant Village Attorney Dennis Michaels, effective January 1, 2026.

RESOLUTION # 271 - 2025

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

Mayor Kohut entertained a motion to retain Jim Birnbaum as the Village Attorney for traffic infractions and to authorize the mayor to negotiate the fee charged.

RESOLUTION # 272 - 2025

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

Mayor Kohut entertained a motion to accept and authorize the mayor to sign the Weston & Sampson proposal for their MS-4 engineering services.

RESOLUTION # 273 - 2025

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

Mayor Kohut entertained a motion to accept and authorize the supplemental proposal from Barton & Loguidice for the design increases on the Haverstraw Recreation Area. The cost increase to be between $97,500 and $145,000.

RESOLUTION # 274 - 2025

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

Mayor Kohut entertained a motion to accept the annual Justice Court audit provided by PFK O'Connor Davies LLP, which shows no major concerns.

RESOLUTION # 275 - 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
A.1410.1	Clerk Pers. Services		1,208.33			Adj account for COVID ESG grant
A.1410.11		1,208.33				Adj account for COVID ESG grant
A.1410.1			1,208.33			Adj account for COVID ESG grant
A.1410.11		1,208.33				Adj account for COVID ESG grant

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

RESOLUTION # 276 - 2025

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

Mayor Kohut announced that several days ago the Village was awarded a grant in the amount of $4.56M under the NYS Bricks Grant for the renovation and addition to the space at the community center. In addition, on Friday of last week, we had a closing with the developers of the Chair Factory and were in receipt of $4.06M for a portion of the Chair Factory site where the buildings will be.

And today, we were notified that the Empire State Development Urban Renewal Program has filed for Lead Agency for the SEQRA review of the Chair Factory project, which generally means that the Chair Factory project will be assumed by the ESDRP which will assist with some of the road blocks that may come along with the development.

Upcoming, the Little League has sent notification that they want to honor Anthony Gizzi at a dinner in April for his over 50 years of service to the Little League.

Lastly, Mike Lawler has proposed changing the name of the Haverstraw Post Office to the Paul Piperato Post Office. The proposal has cleared the Congress but not through the Senate and they are requesting a letter in support of this. The letter is prepared and needs the signature of the Board Members.

Mayor Kohut mentioned that an individual has requested the use of the Caboose as a food truck/catering business. The zone is Professional Office so it wouldn't be suitable in that spot. In order to make this allowable we'd have to change the zoning to Highway Business. Someone else has also expressed an interest in making that a Welcome Center. The mayor asked that the Board think about it.

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES: Trustee Carlevaro submitted an application for membership and stated that the applicant is a non-resident who seems to be well qualified.

- Magnaury R. Marte – Lady Hose Co. #5

Mayor Kohut entertained a motion to accept the application.

RESOLUTION # 277 - 2025

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

Nothing further to report.

PUBLIC WORKS, BUILDINGS & GROUNDS: Deputy Mayor Carlevaro had nothing to report on DPW but commended them on the good job done with yesterday's snow storm.

YOUTH & FAMILY SERVICES - Trustee Rich Sena: Trustee Sena reported on the following activities at the Community Center from December 1st through 15th:

- Projects continue
  - Project Embrace
  - Homework Help etc.

- Haverstraw Collaborative met and Trustee Sena gave a presentation on housing in the Village
- Christmas celebration will be held on December 19th at 4:30
  - Donations are still being accepted and they are asking for gift cards for the older kids

Trustee Sena had nothing further 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 December 1st through December 12th 2025:

Rental registrations	-	0
Miscellaneous inspections	-	45
Complaints	-	4
Municipal searches	-	2
Construction inspections	-	3
Violations/Tickets	-	2
Building Permits & C.O.'s	-	9

Fines collected at court - $0

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the Minutes of the November 17th and December 1st Regular Meetings and the November 24th Special Meeting for approval by the Board.

RESOLUTION # 278 – 2025

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

Mayor Kohut:
OLD BUSINESS

None

Mayor Kohut:
NEW BUSINESS

None

Mayor Kohut:
2nd PUBLIC PARTICIPATION

Mayor Kohut: With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the meeting.

RESOLUTION # 279 - 2025

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

Submitted by,
Judith Curcio