The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday January 6, 2025 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Absent
	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 there were no participants.

Mayor Kohut introduced Matt Behrens Esq. of Zarin & Steinmetz, the Village's counsel regarding the Chair Factory.

Mr. Behrens explained that before the Board was a Resolution that authorized the mayor to execute amendments to the MDA and to the Purchase & Sale Agreement. The reason for this amendment is that the amount of land to be conveyed to the developer is becoming smaller so the amount of consideration needs to go down to correspond to the ration of land. The cash out does not change. The original deal had the delta between the purchase price in cash made up for in the value of public improvements and certain amenities. Under that concept the developer was to be conveyed those areas that the public improvements would be located and then ultimately conveyed back to the Village. The new concept is that the Village will retain ownership of the land where the public improvements and amenities will be. Therefore, the amount of land being transferred has become smaller but the value of what the Village is getting will remain the same. The Village will use grant money to construct/apply to the public improvements and the developer will be responsible for any non-reimbursable expenses.

With no questions or comments from the Board the Mayor entertained a motion to authorize him to execute the fourth amendment to the Master Development Agreement and the second amendment to the Purchase & Sale Agreement for the Chair Factory redevelopment project.

RESOLUTION # 01 - 2025

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

Mayor Kohut:
REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood had nothing to report.

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

MAYOR'S REPORT, Mayor Kohut: The Mayor reported that the Board had discussed the settings for the new parking meters and they had decided on the following:

Hours of enforcement: 9am to 6 pm
Days of enforcement: Monday through Saturday
Maximum amount of time allowed to park = 2 hours
Amount per hour = $1.00

Mayor Kohut entertained a motion to approve the above.

RESOLUTION # 2 - 2025

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

Mayor Kohut entertained a motion to approve the requested extended medical leave of employee Yesenia Lopez.

RESOLUTION # 3 - 2025

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

Mayor Kohut entertained a motion to request a doctor's update on Lamar Blair prior to approving his request for half pay while out on sick leave.

RESOLUTION # 4 - 2025

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

Mayor Kohut entertained a motion to deny the 30-day waiver request on the liquor license application for Mil Amores Restaurant & Bat at 57 Broadway.

RESOLUTION # 5 - 2025

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

Mayor Kohut entertained a motion to change the following Board meeting dates in January and February due to holidays and to set Tax Grievance Day 2025.

- Monday January 20th (MLK Day) changed to Tues. Jan. 21st
- Monday February 17th (Pres. Day) changed to Tues. Feb. 18th
- Tax Grievance to be held on Tues. Feb. 18th from 4 pm – 8 pm

RESOLUTION # 6 - 2025

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

Mayor Kohut entertained a motion to approve his signature on the 2024 – 2025 Rockland County Youth Employment Program in the amount of $99,401.25.

RESOLUTION # 7 - 2025

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

Motion Carries: All

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – Trustee Rafael Bueno Sr.: In Trustee Bueno's absence Deputy Mayor Carlevaro read the following report of fire activity for the month of December 2024, submitted by Fire Chief Mike Begbie.:

Total Alarms	- 25	
General Alarms		- 19
Special Calls	- 4	
Mutual Aid Calls		- 2
Cooking Fires	- 5	
Electrical Fires		- 1
Gas Leaks		- 4
Extrication/Accident Call	- 1	
Stuck Occupied Elevators	- 1	
Good Intent/Misc.	- 6	
False Alarms	- 3	
Total Manpower Responding	- 305 members	

Trustee Bueno had 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 January 6, 2025:

TASK LIST

- Cleaned inside of catch basins
- Cleaned sidewalks with blower
- Checked sewer line on First St with water jet cameras
- Painted handicap line on Clove
- Painted white lines at Harbors
- Cleaned doggie stations throughout Village
- Painted ceiling at DPW bathrooms
- Painted DPW interior doors
- Checked and cleaned sewer pump stations
- Washed all trucks from the DPW department

- Salted and plowed the Village on 12/16 and 12/21 for snow
- Salted and plowed on 1/6/2025

Deputy Mayor Carlevaro had nothing further to report on DPW.

YOUTH & FAMILY SERVICES - Trustee Rich Sena: Trustee Sena reported on the following activities at the Community Center:

- Programs continue: Caught Being Good, Project Embrace, Homework Help etc.
- Haverstraw Collaborative meets the coming Wednesday
- Positive Activities for Youth – held luncheon and they helped with the wrapping and clean-up for the Holiday party.
- Congratulations to Mary Redding for achieving her license in clinical social work (LCSW)

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 17, 2024 through January 3, 2025:

Rental registrations	-	0
Miscellaneous inspections	-	240
Complaints	-	5
Municipal searches	-	7
Construction inspections	-	17
Violations/Tickets	-	1
Building Permits & C.O.'s	-	5

Fines collected at court - $4,000

Trustee Santana had nothing further to report.

Mayor Kohut:
OLD BUSINESS

None

Mayor Kohut:
NEW BUSINESS

None

Mayor Kohut:
2nd PUBLIC PARTICIPATION

None

Mayor Kohut: With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the meeting, which was closed in honor of former President Jimmy Carter.

RESOLUTION # 8 - 2025

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

Respectfully submitted by,
Judith Curcio