The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday July 21, 2025 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Present
	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.

Noel Rappaport, 31 New Main St.: Mr. Rappaport asked about the development plans for the Graziosi building.

Mayor Kohut explained that a Public Hearing was scheduled to review the IDA requirements on the development which would provide them with certain benefits like a PILOT, which they're trying to work out with the Town and the School.

Mr. Rappaport continued with an issue regarding 170 Broadway, a dilapidated building, the façade is peeling and it looks like a slum. He also complimented DPW and the great work that they do.

Mayor Kohut thanked him for his comments and his kudos to the DPW.

Tom Price, 23 Warren Ave.: Mr. Price stated that he had his neighbors sign the petition for speed bumps and they are now concerned with how long it's taking to get it installed. Also, there's a problem with deliveries and with people driving to the ball field. Participants and delivery persons are speeding through the neighborhood. They are also leaving garbage all over the neighborhood and someone needs to speak to the people using the field.

Discussion continued between the Mayor, Board and Mr. Price regarding the speed hump, a stop sign and painting of lines.

Colin DeVries, son of Green Hills resident Jane Melroy: Mr. DeVries told the Board a story of his mother's situation with Green Hills and being displaced, relocated and lost in various places around New York. His mother has a mental health problem and called him to say that she was sent out of Green Hills to a place in Rockaway Beach. Before his family could make sense of what was happening, she went missing

shops, speaking to local police etc. he was eventually able to track her down. She was found in a hospital in Harlem. She's safe now and has been relocated to a facility in Staten Island. Prior to this ordeal, nobody from Green Hills contacted her family to notify them of her being moved. He further explained that the reason he was appearing before the Village Board was because in February the Village sued Green Hills and cited residents who were a nuisance in the downtown. His mom was one of those. He believes that this list of residents triggered this series of events and that government should be more focused on services for people like his mother rather than pushing them out.

Mayor Kohut thanked Mr. DeVries for sharing his story and expressed agreement that more services should be available.

Continuing on with the meeting Mayor Kohut stated that there was a Public Hearing scheduled regarding a Local Law to create Section 168 – Prior Written Notice of Defect Law. He asked Counselor Hood to explain further.

Counselor Hood explained that under NYS Law the Village has to be given prior notice of a defect in a road or sidewalk where someone might get hurt. The Village has decided to tighten the law up a bit and require that the notice be given in writing and not via email or Facebook or the Village website. It will have to be written notice to the Village Clerk.

Mayor Kohut entertained a motion to open the Public Hearing.

RESOLUTION # 133 - 2025

Motion by: Rafael Bueno
Seconded by: Gil Carlevaro
Motion Carries: All

The mayor invited anyone with comments or concerns to come forward. There was no public participation regarding the Local Law.

Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION # 134 - 2025

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

Mayor Kohut entertained a motion to approve/pass the proposed local

Ramya Ramanathan, Planner for Dowd Street applicant: Ms. Ramanathan explained that there had been a few changes on the project and she was at the meeting to give the Board an update on the changes. The four main areas of changes are the awning on the bridge, the roof, the color of the building and the bump outs. There are some technical changes to the pedestrian bridge and there will now be a cover over the awning which was not part of the original plan. The second change will be to the roof area where they will be installing a roof top recreational space. The third is the color of the building which is getting reviewed and tweaked and the last is a change to the bump outs and the elevator shaft. The footprint of the building will be somewhat changed because of the fourth item.

Mayor Kohut entertained a motion to approve the changes above and amend the site plan for the Dowd Street project.

RESOLUTION # 136 - 2025

Motion by: Rafael Bueno
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 they met with the gentleman from Snoopy Ice Cream Truck who had requested a Peddler's Permit.

Mayor Kohut entertained a motion to approve the Permit under the rules requested by the Board.

RESOLUTION # 137 - 2025

Motion by: Rafael Bueno
Seconded by: Rich Sena
Motion Carries: All

Mayor Kohut entertained a motion to approve the request from Ramon

Mayor Kohut entertained a motion to deny the request for a 30-day waiver for a liquor license application from Kristina Restaurant & Lounge at 54 Broadway.

RESOLUTION # 139 - 2025

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

Mayor Kohut explained that the developer for the Chair Factory property would like the Village to apply for up to a $10M Pro Housing Supply Funds grant, a NYS mechanism for funding, which would be used for the infrastructure needs at the site.

Mayor Kohut entertained a motion to authorize his signature on the application for funding on behalf of the developers.

RESOLUTION # 140 - 2025

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

Mayor Kohut entertained a motion to approve the request from Magda Truchan to promote the Flotsam River Circus coming to Emeline Park in August on social media, at a cost of $250.

RESOLUTION # 141 - 2025

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

Mayor Kohut entertained a motion to approve his signature on a new grant called New York Bricks for the expansion of community centers and the Village community center has been interested in expanding so they can provide additional services. This grant covers 80% of approved costs.

RESOLUTION # 142 - 2025

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

Mayor Kohut invited the resident from South Street to discuss her sign request with the Board.

She's asking for the sign to be replaced and for it to be placed further down.

Mayor Kohut entertained a motion to approve the replacement of the No Parking sign and repaint the lines.

RESOLUTION # 143 - 2025

Motion by: Rafael Bueno
Seconded by: Gil Carlevaro
Motion Carries: All

Mayor Kohut explained that there was another project coming to the Village at 12 Fairmount Ave. that would put 4 apartments over the ground floor commercial property. The applicant had presented this to the Board some time ago and the next step would be for the Village to issue a Notice of Intent to declare the Village Board as Lead Agency on the project. This would be a Special Permit issued by the Village Board.

Mayor Kohut entertained a motion to issue the Notice of Intent to declare the Village Board as Lead Agency.

RESOLUTION # 144 - 2025

Motion by: Gil Carlevaro
Seconded by: Rafael Bueno
Motion Carries: All

Mayor Kohut announced that they had a visit from House Speaker Heastie and he is giving the Village $1,000,000 for a fire boat and turnout gear for the Fire Department, $1,000,000 to assist with the WestHab development funding gap, and $140,000 to fund scholarships for the summer day camp for this year and next.

The mayor explained that the County of Rockland had requested a letter of support for a grant that they are applying for through their Department of Tourism for festivals in 2026 for the FIFA World Cup games. They would like to have one of these festivals/viewing parties in Haverstraw as a street fair. They will be applying to the State for grant support for this endeavor.

Mayor Kohut entertained a motion to approve his signature on a Letter of Support to the County of Rockland for this grant application.

RESOLUTION # 145 - 2025

Motion by: Rich Sena

Motion by: Gil Carlevaro
Seconded by: Rafael Bueno
Motion Carries: All

Mayor Kohut entertained a motion to authorize his signature on the Subaward Grant Agreement with the American Forests for the Inflation Reduction Act Urban & Community Forestry Initiative. This is a $1M grant that the Chair Factory developers and the Village were awarded last year and will be used to replant trees etc. on the site after the building is complete.

RESOLUTION # 147 - 2025

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

Mayor Kohut entertained a motion to approve the request for support from the Haverstraw African American Connection for the Juneteenth celebration and other events in the Village, at a cost of $2,500.

RESOLUTION # 148 - 2025

Motion by: Rafael Bueno
Seconded by: Gil Carlevaro
Motion Carries: All

Mayor Kohut entertained a motion to authorize his signature on the 2024-2025 County of Rockland Summer Youth Employment Program. This is youth employment in the Village that is subsidized through the County in the amount of $98,456.

RESOLUTION # 149 - 2025

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

Mayor Kohut entertained a motion to authorize his signature to the CFA (Consolidated Funding Application) grant application with GDC for funding to complete the promenade at Admiral's Cove as well as the playground to go on the corner of West Street, etc.

RESOLUTION # 150 - 2025

Motion by: Rich Sena
Seconded by: Rafael Bueno
Motion Carries: All

The Mayor read the following adjustments to the 2024-2025 budget year submitted by Shannon Modafferi, Village Accountant:

2024-2025 BUDGET ADJUSTMENTS						
Acct. #	Account Name	Increase Appropr.	Decrease Appropr.	Increase Revenue	Decrease Revenue	Description
A.1440.420	Engineer Escrow	6,609.25				Escrow check # 5003-5004 and AP/AR
A.1420.420	Law escrow	651.15				Escrow check # 5003-5004 and AP/AR
A..1289	Other Gen Government Income			7,260.40		Escrow check # 5003-5004 and AP/AR
A.1110.400	Justice Contractual	1,025.00				Over budget
A.1325.420	Payroll processing	635.00				Over budget
A.1620.430	Bldg Supplies Cleaning	175.00				Over budget
A.1650.450	Central Comm Alarms	200.00				Over budget
A.1680.400	Data Proc Contractual	3,080.00				Over budget
A.5110.410	Street Main clothing	677.00				Over budget
A.7110.420	Ballpark	4,129.00				Over budget
A.7140.400	Rec contractual	1,445.00				Over budget
A.7140.470	Covid grant	1,370.00				Over budget
A8160.400	Refuse Collect Contractual	421.00				Over budget
A1990.400	Contingency		13,157.00			Over budget
A3120.210	Camera	18,114.30				Hush for Camera approved in prior years but completed now
A..4089	Federal Aid			18,114.30		Hush for Camera approved in prior years but completed now
A..4089	Federal Aid			1,995.00		Jefferson park Is county ARPA
A..3089	Street Main clothing				1,995.00	Jefferson park Is county ARPA
A..3089	State aid			3,024.94		Snug/latge night Friday nights/Celebrating Families
A..3089	State aid			2,556.35		Snug/latge night Friday nights/Celebrating Families
A..3089	State aid			17,475.00		Snug/latge night Friday nights/Celebrating Families
A1990.400	Contingency	23,056.29				Snug/latge night Friday nights/Celebrating Families
A.1440.460	Engineer Basketball Courts	23,800.00				CK1413 For Basketball Courts DRI
A..3089	State aid			23,800.00		CK1413 For Basketball Courts DRI
A.1990.400	Contingency	27,225.00				Harriet Tubman Paid 23/24
A..3089	State aid			27,225.00		Harriet Tubman Paid 23/24
A..3089	State aid			4,458.44		Snug/latge night Friday nights
A.1990.400	Contingency	4,458.44				Snug/latge night Friday nights
A.7140.470	Covid grant	1,370.00				Covid Grant 2nd quarter
A..3089	State aid			15,149.30		Covid Grant 2nd quarter

In addition to the 2024 – 2025 adjustments to close out the year there are the following budget adjustments to the 2025 – 2026 fiscal year.

2025-2026 BUDGET ADJUSTMENTS						
Acct. #	Account Name	Increase Appropr.	Decrease Appropr.	Increase Revenue	Decrease Revenue	Description
A..3089	State aid			2,346.68		Snug/latge night Friday nights
A.1990.400	Contingency	2,346.68				Snug/latge night Friday nights
A.7140.100	Community Center Personal Svs	11,666.67				Covid ESG 2nd Qtr
A.1325.100	treasurer personal svs	833.33				Covid ESG 2nd Qtr
A.1410.100	Clerk personal svs	1,208.33				Covid ESG 2nd Qtr
A.9030.800	FICA	1,048.69				Covid ESG 2nd Qtr
A.7140.470	Covid grant	72.99				Covid ESG 2nd Qtr
A..3089	State aid			7,574.65		Covid ESG 2nd Qtr
A.1990.400	Contingency		7,255.36			Covid ESG 2nd Qtr
		17,176.69	7,255.36	9,921.33	-	

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

RESOLUTION # 152 - 2025

Motion by: Rich Sena
Seconded by: Rafael Bueno
Motion Carries: All

Mayor Kohut entertained a motion to retain Brittany Cordero Esq. for a personnel matter.

RESOLUTION # 153 - 2025

Motion by: Joel Santana
Seconded by: Rafael Bueno
Motion Carries: All

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – Trustee Rafael Bueno Sr.: Trustee Bueno stated that he had 3 applications for membership to the Haverstraw Fire

RESOLUTION # 154 - 2025

Motion by: Rafael Bueno
Seconded by: Rich Sena
Motion Carries: All

Trustee Bueno read the following report of fire activity for the month of June 2025:

Total Alarms	-	23
General Alarms	-	15
Special Calls	-	5
Mutual Aid Calls	-	3
Structure Fires	-	1
Cooking Fires	-	3
Trash/Rubbish Fires	-	1
Gas Leaks	-	2
Pump Outs/Water Leaks	-	3
Good Intent/Misc.	-	2
Assist Police/Other Agencies	-	1
False Alarms	-	7
Total Manpower Responding	-	275 members

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 July 21, 2025:

TASK LIST

- Mulched the Jefferson Park playground
- Built flower beds at parking lot # 3, Firehouse # 4, and Village on the Green
- Trimmed and cut Greenway Trail
- Blacktopped pot holes throughout the Village
- Put together new desk at Village Court
- Pruned trees on Broadway, Main and New Main
- Serviced Emeline Park bathroom

Deputy Mayor Carlevaro also stated that they did a beautiful job with the striping and paving in the parking lot at the Knights of Columbus building and he thinks they're doing a great job.

- Project Embrace – families & individuals get access to basic needs such as showers and laundry
- Haverstraw Collaborative met on July 2nd
- Summer Camp is in session and ends on August 15th
- On July 15th 30 youth and staff visited Bannerman's Island

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 June 16th through July 18th 2025:

Rental registrations	-	0
Miscellaneous inspections	-	347
Complaints	-	10
Municipal searches	-	5
Construction inspections	-	4
Violations/Tickets	-	5
Building Permits & C.O.'s	-	25

Fines collected at court - $4,250 in default judgements for a total of $12,000.

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the Minutes of the June 16, 2025 Regular Meeting for approval by the Board.

Mayor Kohut entertained a motion to approve them.

RESOLUTION # 155 - 2025

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

Mayor Kohut:
OLD BUSINESS

None

Mayor Kohut:
NEW BUSINESS

None

Mayor Kohut: With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the meeting in memory of Jose Urena, brother of a former Trustee.

RESOLUTION # 156 - 2025

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

Respectfully submitted by,
Judith Curcio