The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday June 16, 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 and there were no participants.

Mayor Kohut entertained a motion to open the Public Hearing on Amending the Village Zoning Code, Chapter 245-20.

RESOLUTION # 116 - 2025

Motion by: Rafael Bueno, Sr.
Seconded by: Gil Carlevaro
Motion Carries: All

Counselor Hood explained that the amendment to the Village Code was a complex change for a simple idea. The Building Inspector was finding that homeowners were installing 6-foot fences around their entire properties and it was an eyesore. The change was to develop wording that would allow the 6-foot fence from the house back to enable individuals to have private backyards but the front should be something that could be seen through. In addition, with corner lots the fencing needs to be put back and this amendment addresses how this should be done and it will also leave the decision in the Building Inspector's hands. If the homeowner is not in agreement with the Building Inspector's decision, they can appeal it to the ZBA.

Trustee Bueno asked if this amendment would be "grandfathered in" or would existing 6-foot fencing have to be removed.

Counselor Hood stated that it would be "grandfathered in".

Mayor Kohut asked if commercial properties were included in this amendment.

Counselor Hood commented that there was no specific provision addressing commercial property.

RESOLUTION # 117 - 2025

Motion by: Gil Carlevaro
Seconded by: Rafael Bueno, Sr.
Motion Carries: All

Mayor Kohut entertained a motion to accept, as written by Village Attorney Hood, the amendment to the Village Zoning Code §245 – 20.

RESOLUTION # 118 - 2025

Motion by: Gil Carlevaro
Seconded by: Rafael Bueno, Sr.
Motion Carries: All

Mayor Kohut invited the applicants for the Dowd Street Project to come forward.

Jose Vargas, owner and applicant on the project: Mr. Vargas stated that he was hoping the Board had the opportunity to review the most recent rendering of the project. They have gone before the ARB and that Board liked the rendering, they then went before the Planning Board and they have provided a positive referral on the project to the Village Board. Their intention is to change the façade of the building from the original design because the new combination of colors is much nicer than the original design. It's more uniform rather than multiple colors.

Mayor Kohut commented that the façade had been completely changed from the original design. The façade was supposed to be stucco/stone with sliders to the balconies. The new renderings now have vinyl siding and the doors are not what's on the building now. multiple doors and now.

Mr. Vargas stated that the NYS Codes have changed and the building has to be all electric now. Before this, the heating units were supposed to go in closets in each unit and now the heating units will be similar to hotel units and be in the wall. Because of this the door has to be made smaller. In addition, he provided the Board with a sample of the vinyl siding, stating that this was high quality siding.

Mayor Kohut asked why they wouldn't consider using hardy plank as a lawn mower could kick a rock through the siding he was proposing.

Mr. Vargas insisted that would not be the case with the siding he has chosen. He introduced his builder, Richard Steinberger, to the Board, explaining that he is very experienced with projects of this size.

Mr. Vargas expressed that he was hoping the Board could help him out and that his new proposal of using the vinyl was, in his opinion, more modern. He also stated that he was not prepared for the Board's negativity regarding the change.

Mayor Kohut remarked that apparently someone on Mr. Vargas' team was telling people in Sparky's Diner that his (the mayor) vote on the project changes were a guarantee.

Mr. Vargas stated that he was shocked and felt that it was shameful for anyone to be talking about the mayor in such a way.

Trustee Sena interjected that the negativity was also a result of the letter the Board received from Mr. Vargas' attorney, Dennis Lynch.

Richard Steinberg, builder: Mr. Steinberg stated that when they submitted the changes to the Building Department for a permit they went over the heating system and the windows with the Building Inspector and the Village Engineer. The windows were going in because they had to meet a certain amount of open-air square footage in each unit and the heating units had to go below the windows. With a room that is 12 foot and the heating unit takes up 4 feet, there was no way to put sliders in and have the space between the doors. So, they went ahead and put in a door plus a window. Secondly, the siding that they picked for this building is made to sustain a hurricane with winds of 178 miles per hour. This is 44-gauge siding.

Trustee Santana asked about the thickness of the siding.

Mr. Steinberg claimed the thinner siding could still withstand 178 per hour winds. In addition, stucco would have to be redone every 5 + years.

Mayor Kohut asked why this wasn't contemplated originally and why there was no discussion between the architect and the developer that stucco was less resilient. The Board was sold on the project as originally proposed.

Mr. Steinberg explained that he came into the project after the approvals and he stated again that stucco was not a good choice because it was on foam and would not be sustainable. After being questioned by Deputy Mayor Carlevaro regarding it being installed on webbing, Mr. Steinberg stated that it is on fiberglass webbing. He also stated that if it were done on brick, it would be a stronger base but all other systems are made with the foam. Harbors buildings with stucco

were not aware of. He added further that, in Sparky's people were being told that his vote was "bought and sold" on the project.

Mr. Steinberg swore he did not say anything about the mayor, or anyone else, in Sparky's.

Discussion continued regarding colors to be used, one color vs multiple colors, and the plank size.

Trustee Sena asked why sliding windows were being used when the original renderings were up and down windows.

Mr. Steinberg explained that the other windows were affected by the changes from gas to electric.

Deputy Mayor Carlevaro remarked that it didn't make any sense to him that the change was because of the gas vs electric situation.

Mr. Steinberg explained further that because there were regulations on open-air square footage, and because the original design of using sliders calculated into that open-air square footage, the change from the sliders to a window and a door changed the amount of open-air square footage. So, the slider windows provided more open-air sq. footage than single hung windows. Mr. Steinberg also stated that this was the largest he could go.

Discussion continued regarding the type of glass used in the door.

Attorney Hood stated that they only received the new renderings a 4:20 pm today and it would have to be thoroughly reviewed. If the Board was considering the changes, then new renderings from the applicant with new colors and designs would be appropriate as the next steps.

Discussion continued regarding safety features that were incorporated into the building, lighting features, sprinkler systems, etc.

A site visit would be scheduled for the Board after they had received the new renderings.

Mayor Kohut:
REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood requested a Public Hearing be set for a Prior Written Notice Law, which will protect

RESOLUTION # 119 - 2025

Motion by: Gil Carlevaro
Seconded by: Rafael Bueno, Sr.
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 a request had been received for a handicap parking spot at 37 Sharp Street, however, there are already 3 on the same street.

Trustee Bueno will check it out and report back to the Board for discussion and approval.

Mayor Kohut explained that they had received a request to have a Village Street co-named in honor of Bolivar Marchand. The Board had discussed it and approve the request for Pratt Street.

Mayor Kohut entertained a motion to co-name Pratt Street in honor of Bolivar Marchand.

RESOLUTION # 120 - 2025

Motion by: Rafael Bueno, Sr.
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut explained that a request had been received from Christian Pentecost Church (Garnerville) to use Lot #3 on July 25th, 26th and 27th and also on August 29th, 30th and 31st, for a Christian Revival Service.

Mayor Kohut entertained a motion to deny the request.

RESOLUTION # 121 - 2025

Motion by: Rich Sena
Seconded by: Rafael Bueno, Sr.
Motion Carries: All

Mayor Kohut entertained a motion to authorize his signature on the 2025-2026 Brooker Engineering proposal for engineering services at a cost of $18,000

RESOLUTION # 123 - 2025

Motion by: Rafael Bueno, Sr.
Seconded by: Gil Carlevaro
Motion Carries: All

Mayor Kohut entertained a motion to approve the increase to the Hush Electric contract for the camera project in the amount of $1,190.00.

RESOLUTION # 124 - 2025

Motion by: Rafael Bueno, Sr.
Seconded by: Gil Carlevaro
Motion Carries: All

Mayor Kohut entertained a motion to approve the Flotsam River Circus to perform on Sunday September 6th at Emeline Park at 6 pm.

RESOLUTION # 125 - 2025

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

Mayor Kohut entertained a motion to authorize his signature to the Subrecipient Agreement with Rockland County for the 2024 CDBG funding which is to be use for curbs and sidewalks on W. Broad St., Conklin, Jefferson, Second & Middle.

RESOLUTION # 126 - 2025

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

Mayor Kohut entertained a motion to authorize his signature on Contract # 25273, the $50,000 DASNY Grant which was used to purchase the property at 5-9 McKenzie Ave

RESOLUTION # 127 - 2025

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

Mayor Kohut entertained a motion to approve preparing the construction documents and going out to bid for the Phase I concept of Jefferson Park at a cost of $428,900.

RESOLUTION # 128 - 2025

2024-2025 BUDGET ADJUSTMENTS						
Acct. #	Account Name	Increase Appropr.	Decrease Appropr.	Increase Revenue	Decrease Revenue	Description
A.7310.410	Summer Camp		3,109.00			Grant for inflatables and other items for summer camp Used less
A..3089	State aid				3,109.00	Grant for inflatables and other items for summer camp Used less
A.1990.400	Contingency	77,000.00				Grant Generator Expenses paid last year
A..3089	State aid			77,000.00		Grant Generator Expenses paid last year
A.1990.400	Contingency	75,000.00				Camera Expenses Paid Prior years
A..3089	State aid			75,000.00		Camera Expenses Paid Prior years
A.1110.200	Justice Court Equip	5,048.96				JCAP Grant
A..3089	State aid			5,048.96		JCAP Grant
A.1990.410	Contingency OT	18,299.95				2024 Youth Bureau
A..3089	State aid			18,299.95		2024 Youth Bureau
A.7140.100	Community Center Personal Svs	11,666.67				Covid ESG 4th Qtr
A.1325.100	treasurer personal svs	833.33				Covid ESG 4th Qtr
A.1410.100	Clerk personal svs	1,208.33				Covid ESG 4th Qtr
A.9030.800	FICA	1,048.69				Covid ESG 4th Qtr
A.7140.470	Covid grant	15,388.68				Covid ESG 4th Qtr
A..3089	State aid			27,139.00		Covid ESG 4th Qtr
A.1990.400	Contingency		3,006.70			Covid ESG 1st Qtr 25
A.1990.400	Contingency	65,635.30				Covid ESG 1st Qtr 25
A.7140.470	Covid grant	5,920.36				COVID ESG 4/25-5/25
A.1990.400	Contingency		5,920.36			COVID ESG 4/25-5/25
A.7140.470	Covid grant		8,486.67			Correct COVID ESG
A.1990.400	Contingency	8,486.67				Correct COVID ESG
A..3089	State aid			3,660.07		Snug Grant
A.7140.100	Community Center Personal Svs	3,660.07				Snug Grant
A.1910.400	Insurance	11,668.00				Over budget
A.1990.400	Contingency		11,668.00			Over budget
A.1440.420	Engineer Escrow	5,390.00				Escrow check # 5001-5002
A.1420.420	Law Escrow	27,312.14				Escrow check # 5001-5002
A..1289	Other Gen Government Income			32,702.14		Escrow check # 5001-5002
a..1132	Gross receipts water			2,460.00		Over or Under Budget
A..1230	Treasurer fees			70.00		Over or Under Budget
A..1255	Clerk Fees			8.00		Over or Under Budget
A..1603	Registra Vital Statistics			196.00		Over or Under Budget

2024-2025 BUDGET ADJUSTMENTS						
Acct. #	Account Name	Increase Appropr.	Decrease Appropr.	Increase Revenue	Decrease Revenue	Description
A..2701	Refund prior year			6,668.00		Over or Under Budget
A..2705	Donations			500.00		Over or Under Budget
A..2770	Misc Revenue			4,501.00		Over or Under Budget
A1325.420	Payroll processing	2,349.00				Over or Under Budget
A.1620.430	Bldgs Supplies	41.00				Over or Under Budget
A.1650.450	Central Comm Alarms	155.00				Over or Under Budget
A.1680.400	Data Processing	15.00				Over or Under Budget
A.1910.400	Insurance	11,668.00				Over or Under Budget
A.1930.400	Judgements & Claims	1,966.00				Over or Under Budget
A.7110.400	Park Contractual	182.00				Over or Under Budget
A.7110.420	Ball park	1,562.00				Over or Under Budget
A.7140.400	Community Center Cont.	3,330.00				Over or Under Budget
A.9045.800	Life Ins	21.00				Over or Under Budget
A.1990.400	Contingency	123,304.00				Over or Under Budget
A.1410.140	Clerk Buyouts	1,964.00				Over or Under Budget
A.3620.140	Safety Buyouts	3,294.00				Over or Under Budget
A.5010.130	DPW Comp Time	428.00				Over or Under Budget
A.7140.140	Community Center Buy Out	1,735.00				Over or Under Budget
A.1990.410	Contingency OT		7,421.00			Over or Under Budget
A.1440.450	Jefferson park	1,995.00				DRI Projects
A.1440.460	Basketball Court	5,350.00				DRI Projects
A.1440.470	Parking Study	26,830.00				DRI Projects
A..3089	State aid			34,175.00		DRI Projects

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

RESOLUTION # 129 - 2025

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

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

The application is in order and Trustee Bueno made a motion to accept him into the Haverstraw Fire Department.

RESOLUTION # 130 - 2025

Motion by: Rafael Bueno, Sr.
Seconded by: Gil Carlevaro
Motion Carries: All

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

- Total Alarms - 24
- General Alarms - 20
- Special Calls - 3
- Mutual Aid Calls - 1
- Structure Fires - 1
- Cooking Fires - 6
- Electric Fires - 1
- Gas Leaks - 1
- Pump Out/Water Leaks - 1
- Stuck Elevator - 2
- Leak Assist - 1
- Good Intent/Misc. - 8
- False Alarms - 2

- Total Manpower Responding - 130 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 June 16, 2025:

TASK LIST

- Installed new paver at Firehouse #5 for new Memorial Park
- Maintenance at Lopez Field
- Crack seal on Picariello, Victor, Rela, and Rhoda
- Daily cleaning of Emeline Park bathroom
- Blacktopped on Westside, Hudson, and alleyways
- Mulched throughout Village parks
- Cleaned up garbage on hill at Springsteen
- Put up banners and flags throughout the Village
- Trimmed grass at all Village parks

Deputy Mayor Carlevaro had nothing further to report on DPW.

Also noted was that the railroad crossings were recently fixed by CSX and is now a smooth crossing.

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

- Programs continue to operate
- Haverstraw Collaborative meet on June 4th and had a presentation by the Legal Aide Society of Rockland
- Summer Camp starts on Monday July 7th
- Teens entering 9th grade through 12th grade will also be starting their summer program
- The End of Year Celebration will be held on June 20th at 4 pm
- June 24th the staff will be attending the North Rockland High School graduation.

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 May 19th through June 13th 2025:

Rental registrations	-	2
Miscellaneous inspections	-	430
Complaints	-	4
Municipal searches	-	5
Construction inspections	-	105
Violations/Tickets	-	5
Building Permits & C.O.'s	-	20

Fines collected at court - $2,500

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the Minutes of the May 19 2025 Regular Meeting for approval by the Board.

Mayor Kohut entertained a motion to approve the Minutes.

RESOLUTION # 131 - 2025

Motion by: Gil Carlevaro

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.

RESOLUTION # 132 - 2025

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

Respectfully submitted by,
Judith Curcio