The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday, March 3, 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 stated that the Village Planner, Bill Brady, was in attendance to speak to the Board about the WestHab project.

Bill Brady, Nelson Pope Voorhis: Mr. Brady explained that the WestHab project on West Street had been before the Board before and the SEQRA had been approved by the Board and a Negative Declaration relating to the environmental impacts had been passed by Resolution. The project is currently before the Planning Board regarding subdivision of properties for the project and there is now a request that the Village Board amend the Resolution approved last year related to the Neg Dec. The project remains the same, this is to accurately reflect and allow the subdivision of property in the Neg. Dec.

Mayor Kohut entertained a motion to approve the following Resolution:

AMENDING RESOLUTION NO. 109-2024
ADOPTING A NEGATIVE DECLARATION IN CONNECTION WITH THE APPLICATION OF THE RESIDENTIAL INCLUSIONARY ZONE FOR AFFORDABLE HOUSING ("RIZ"), ACCEPTANCE OF SITE DEVELOPMENT CONCEPT PLAN AND SITE PLAN

WHEREAS, by Resolution No. 109-2024, this Board adopted a negative declaration in connection with the application of the Residential Inclusionary Zone for Affordable Housing ("RIZ"), acceptance of a site development concept plan and site plan for property located at 30 West Street consisting of two full tax lots, 27.54-1-53 and 54, a portion of a third tax lot, 27.53-2-32, and a portion of an alley that runs from Fairmount Avenue to Tor Avenue between Maple Avenue and West Street; and

WHEREAS, said project contemplated, by its nature, the subdivision of tax lot 27.53-2-32 into two lots and merging the southerly portion of said tax lot with the other two tax lots, 27.54-1-53 and 54, and that portion of said alley bordering said tax lots; and

WHEREAS, the negative declaration adopted by this Board in Resolution No. 109-2024 did not expressly refer to said subdivision; and

WHEREAS, the proposed subdivision does not change the project as approved and as described in the negative declaration; and

WHEREAS, application for said subdivision, consistent with the foregoing, is currently before the Planning Board for approval.

RESOLUTION # 47 - 2025

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

Mayor Kohut:
REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood reported that the lease on the Brick Museum needed to be extended in order for them to access funding. The new lease would be extended 5 more years, to 2032.

Mayor Kohut entertained a motion to approve his signature on the extended lease.

RESOLUTION # 48 – 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana
Abstaining – Rich Sena
Motion Carries: 3-0-1

Counselor Hood updated the Board regarding the 30 violations that were dismissed to determine what the violation written under.

Mayor Kohut asked Counselor Hood to have it wrapped up in the next 2 weeks.

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 from American Legion Post #46 to sponsor an ad in their journal. In the past the Village has sponsored them at $500.

Mayor Kohut entertained a motion to approve the $500 sponsorship.

RESOLUTION # 49 - 2025

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

Mayor Kohut entertained a motion to sponsor the Quisqueya Club's 2025 Basketball Tournament on March 9, 2025, at a cost of $250.

RESOLUTION # 50 – 2025

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

Mayor Kohut entertained a motion to approve sponsorship of the 14th Annual United Latin Festival of Haverstraw at a cost of $1,500 for the Silver Package.

RESOLUTION # 51 - 2025

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

Mayor Kohut entertained a motion to deny approval of the request for a 30-day liquor license waiver from Mil Amores Restaurant.

RESOLUTION # 52 - 2025

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

Mayor Kohut entertained a motion to approve the request from the Gran Fondo New York for the bicycling event to come through the Village on May 18th.

RESOLUTION # 53 - 2025

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

Mayor Kohut entertained a motion to approve the hiring of the band Dominican Swing by Reymond Piano for Dancing Under the Stars on Friday August 15th at a cost of $2,100.

RESOLUTION # 54 - 2025

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

Mayor Kohut entertained a motion to approve the renewal of the All Traffic Solutions cloud subscription and care warranty at a cost of $1,342.50.

RESOLUTION # 55 - 2025

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

Mayor Kohut entertained a motion to accept the bid from Costas Construction for the 2024 Curb and Sidewalk Improvements, awarding the base bid of $149,588 for W. Broad St., Conklin Ave., Jefferson & Second Streets, and the Alternate bids #1 & #2 of $93,670 and $79,340 for more of Jefferson St. and more of 2nd Street. The total is approximately $325,000 which will be offset by CDBG funding of $275,000, leaving the Village with a cost of approx. $50,000. The Village of W. Haverstraw and Dobbs Ferry have used this company satisfactorily in the past.

RESOLUTION # 56 - 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

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 February 2025, submitted by Fire Chief Mike Begbie.:

Total Alarms	- 14	
General Alarms		- 12
Special Calls	- 2	
Mutual Aid Calls		- 0
Structure Fires		- 0
Cooking Fires	- 3	
Trash/Rubbish Fires	- 1	
Gas Leaks		- 1
Toxic Odor		- 1
Animal Rescue		- 1
(Deer stuck on the ice)		
Good Intent/Misc.	- 4	
False Alarms	- 3	
Total Manpower Responding		- 209 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 March 3, 2025:

TASK LIST

- Salted and plowed roads for snowstorms
- Salted and shoveled sidewalks in front of Village Hall
- Painted offices and hallways at Village Hall, Community Center and DPW
- Replaced signs on First St, Second St, and Dow St
- Washed all trucks
- Cleaned pump stations throughout the Village
- Cleaned doggie station throughout the Village · Washed and greased sweeper
- Painted plow box
- Fixed drains on Broadway, Main St, New Main St
- Cut trees on Hudson

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:

- Project Embrace continues
- Haverstraw Collaborative meets this coming Wednesday
- Homework Help has begun

- Positive Activities for Youth & Caught Being Good continue
- Strengthening Families will be starting on March 6th; includes dinner and free babysitting

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 February 17th through February 28th 2025:

Rental registrations	-	0
Miscellaneous inspections	-	99
Complaints	-	0
Municipal searches	-	3
Construction inspections	-	10
Violations/Tickets	-	0
Building Permits & C.O.'s	-	8

Fines collected at court - $0

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 County Times: Mr. Shiklowitz asked what was happening with the Knights of Columbus.

Mayor Kohut explained the recent history of the building; the KoC was nearing an agreement with a developer to purchase the property who was planning to take down the building and rebuild with 100 senior housing units and keep the Knights of Columbus in the building in perpetuity and they would build a parking deck in the adjacent lot which would provide their building with parking and add to the Village parking. Just before the deal was signed the Town of Haverstraw made an agreement with KoC to take over the building, leaving the Knights with a portion of the building and operating the rest of the building as a Town facility. There were some that raised issues with that agreement because rather than receiving $2.4M for charitable purposes the Knights of Columbus would be receiving no cash. It went to the Attorney General's office and is now being resolved.

Mr. Shiklowitz asked about Counselor Hood's remarks regarding the dismissed violations.

Counselor Hood explained the details.

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

RESOLUTION # 57 - 2025

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

Respectfully submitted by,
Judith Curcio