The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday May 5, 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.

Tom Price, 22 Warren Ave.: Mr. Price spoke about an issue on McKenzie Ave. and Warren Ave. involving people driving extremely fast, ignoring Stop signs and having no regard for anybody in the area. It's dangerous and a nightmare waiting to happen. Mr. Price suggested raising the existing speed bumps, installing additional Stop signs and speed bumps.

Mayor Kohut requested that Mr. Price take an accounting of the people living in the area and have them sign a petition requesting that these items be added to the streets.

Jose Roman, 19 Waldron Dr., Stony Point: Mr. Roman requested that his church, located at 69 Bridge Street, Garnerville, would like permission to ride through the Village in a caravan with big banners stating their message of "Jesus Loves You", "God Saves", etc. There would be no music and approx. 10-15 cars. They would leave their church in Garnerville, drive through the Village and return to their church. This would be held on May 25th at 1 pm. Mr. Roman also asked for a police escort.

Deputy Mayor Carlevaro requested that the group avoid some of the Village churches as some have services going on at that time, ie: St. Peter's has a Spanish mass at 12:15 pm.

Mayor Kohut stated that the Police Department should be contacted for the escort request and to let them know what the plan is. They can explain that the Board is allowing the caravan through the Village.

Jacob Hicks, 100 Franklin St., Boston, MA.: Mr. Hicks represents OKKERSNY LLC who are seeking a Special Use Permit and Variance request for a proposed adult-use licensed cannabis dispensary located at 147 Route 9W. His firm is a public relations/cannabis consulting firm that is currently involved in 12 projects across the State and he is joined by Arlanis Dominguez, the architect on this project and who also works across the country on various cannabis projects. The project is in the HB zone and was granted a final adult-use retail license approval from the New York Office of Cannabis Management, dated April 17, 2024. They are required to adhere to NYS regulations regarding cannabis dispensaries; not near schools or churches, no on-site usage

etc., and they currently meet all of the NYS requirements. In addition, they will strictly adhere to all restrictions outlined by the Village in §245-14 of the Village Code. They are seeking a parking variance and they have completed a traffic study on the project as well. There will be a very robust security system. Cannabis dispensaries operate more like a bank rather than regular retail. They'll have a vault in the back, product comes to the shop prepackaged, primarily in jars, there won't be customers roaming the shop looking for product. The actual "sales" area will be approx. 825 sq. ft. and the vault will be about the same size. They will also offer curb-side pick-up in order to alleviate some of the parking issue.

Trustee Sena asked if they would be doing delivery service.

Mr. Hick stated that they are considering it but they are setting up the brick & mortar before determining the need for delivery.

Ms. Arlanis explained the site plan and the proposed site alterations to square off the parking to make the parking spots more even and to add an ADA parking spot. There's an existing pad for a dumpster near the parking and they will be eliminating that since they don't need a dumpster and they will be adding bollards across the front of the building. The proposed plan and existing plan are shown on the second page of the documents in front of the Board. Ms. Arlanis explained the details of the layout of the building, the entrance, the counter space, side door, restroom, office and vault.

Deputy Mayor Carlevaro asked about the name of the shop and whether it was a brand name of the product.

Mr. Hicks stated that this was a small NY-NJ brand.

Mayor Kohut asked about the security plan and the use of bars on the windows.

Ms. Arlanis explained that the owners didn't want to put the bars on the inside of the windows.

Mayor Kohut stated that having bars on the outside of the windows gives the wrong impression and the Board would be ok with them on the inside.

Discussion continued between the Board, the applicants and the Village Attorney regarding the use of bars on the windows for security and Ms. Artanis stated that the owner would prefer not to use them at all.

Mayor Kohut requested that planter boxes of some kind be put behind the bollards to break up the site line and make it more presentable.

The business hours were discussed: 7 days per week from 10 am to 8 pm.

Mayor Kohut entertained a motion to refer the OKKERSNY LLC project to the Planning, Zoning and Architectural Review Boards.

RESOLUTION # 102 - 2025

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

Mayor Kohut announced the Public Hearing to amend §132-4 Schedule of Fees was scheduled and he entertained a motion to open the Public Hearing.

RESOLUTION # 103 - 2025

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

Attorney Hood explained that the fee schedule needed to be updated as they hadn't been adjusted in many years. The Board had a list of the changes.

Mayor Kohut invited anyone in attendance to address the Board with comments or concerns.

No comments from the floor.

Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION # 104 - 2025

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

Mayor Kohut entertained a motion to accept the fee changes and amend §134-4 Schedule of Fees accordingly, effectively June 1st or whenever the State responds with its passing.

RESOLUTION # 105 - 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 he was in need of scheduling a Public Hearing for June 16th for an amendment to the Village Zoning Chapter 245 regarding fences.

Mayor Kohut entertained a motion to schedule the Public Hearing for June 16th at 7:05 PM for amendments to Chapter 245 of the Village Zoning Code.

RESOLUTION # 106 - 2025

Motion by: Joel Santana
Seconded by: Rich Sena
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 they had an application from Carlos Fulgencio for a position as Court Attendant. The Board had interviewed Mr. Fulgencio and there were openings in the Justice Court, therefore Mayor Kohut entertained a motion to hire Carlos Fulgencio into the position of Court Attendant.

RESOLUTION # 107 - 2025

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

Mayor Kohut entertained a motion to promote Domingo Lopez, Village Code Enforcer, to the position of Assistant Building Inspector. He has completed all necessary courses and is approved for the position. He will receive the budgeted salary effective June 1, 2025.

RESOLUTION # 108 - 2025

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

Mayor Kohut entertained a motion to accept the auction results received for the 2003 Scott 30" trailer at $2,650, the 1997 International 4800 Dump Truck at $8,000, the Morbark chipper at $7000, and the 1997 Lightning Loader at $1,725.

RESOLUTION # 109 - 2025

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

Mayor Kohut entertained a motion to adjust Trustee Bueno's annual salary back up to match the other Trustees, an increase of approx. $900.

RESOLUTION # 110 - 2025

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

Mayor Kohut entertained a motion to authorize his signature on the agreement with the Rockland Conservation & Services Corp to host 2 members from May 19th through December 31, 2025 at a cost of $2,500 per member, with their work emphasis on environmental and beautification work in the Village.

RESOLUTION # 111 - 2025

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

Mayor Kohut entertained a motion to award the bid for summer camp transportation to First Student at a cost of $26,963.72

RESOLUTION # 112 - 2025

Motion by: Rich Sena
Seconded by: Joel Santana
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 |
| A9025.8 | Firemen's Benefit | | 24,769 | | | Cover shortage for LOSAP |
| A1990.4 | Contingency | 24,769 | | | | Cover Shortage for LOSAP |
| | | | | | | |
| | | | | | | |
| | | | | | | |

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

RESOLUTION # 113 - 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena
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 April 2025, submitted by Fire Chief Tom Price.:

| | | |
|---|---|---|
| Total Alarms | - | 28 |
| General Alarms | - | 20 |
| Special Calls | - | 7 |
| Mutual Aid Calls | - | 1 |
| Structure Fires | - | 0 |
| Dryer Fires | - | 1 |
| Cooking Fires | - | 2 |
| Electrical Fires | - | 3 |
| Gas Leaks | - | 2 |
| CO Alarms | - | 2 |
| Pump Outs | - | 2 |
| Stuck Elevator | - | 3 |
| Good Intent/Misc. | - | 7 |
| False Alarms | - | 5 |
| | | |
| Total Manpower Responding | - | 383 members |

Nothing further to report.

**PUBLIC WORKS, BUILDINGS & GROUNDS:** Deputy Mayor Carlevaro had nothing to report on DPW.

**YOUTH & FAMILY SERVICES -** Trustee Rich Sena: Trustee Sena reported on the following activities at the Community Center from April 21st through May 5th:

- Project Embrace continues to operate
- Haverstraw Collaborative met and 60 members attended
- Positive Activities for Youth program had 95 participants in a trip to the aquarium
- Tim Sanders met with 80 students from Fieldstone Middle School to discuss the importance of civic engagement
- Staff helped with the Take Back Drugs program at CVS and attended the Strawtown Studio 20th Anniversary at Garner Arts

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 April 14th through May 2nd 2025:

| | | |
|---|---|---|
| Rental registrations | - | 0 |
| Miscellaneous inspections | - | 77 |
| Complaints | - | 9 |
| Municipal searches | - | 10 |
| Construction inspections | - | 17 |
| Violations/Tickets | - | 5 |
| Building Permits & C.O.'s | - | 15 |

Fines collected at court - $1,500

Trustee Santana had nothing further to report.

Deputy Mayor Carlevaro interjected that he wanted to report a Stop sign that had been knocked down at Samsondale-Westside-Broadway has been fixed.

**MINUTES**: The Mayor presented the Minutes of the April 21, 2025 Regular Meeting for approval by the Board.

Mayor Kohut entertained a motion to that effect.

RESOLUTION # 114 - 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena
Motion Carries: 3-0-1

Mayor Kohut:
**OLD BUSINESS**

None

Mayor Kohut:
**NEW BUSINESS**

Trustee Santana mentioned that there was a Financial Night on Tuesday May 13th at North Rockland.

**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 in memory of Silvia Amparo Lopez.

RESOLUTION # 115 - 2025

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

Respectfully submitted by,
Judith Curcio