The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday November 17, 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 invited Ira Emmanuel to come forward to present to the Board.

Ira Emmanuel, representing the project at 152 Broadway: Mr. Emmanuel explained to the Board that he was seeking the creation of a new zone and an application for the new zone had been submitted. There was a Public Hearing held last month on the matter and remained open for additional written or verbal comments.

Mayor Kohut remarked that there were no further comments received regarding this matter and he therefore entertained a motion to close the Public Hearing.

RESOLUTION # 236 - 2025

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

Bill Brady, Village Planner from Nelson Pope Voorhis: Mr. Brady explained to the Board that he had updated and sent the Board some materials regarding the Negative Declaration. Under SEQRA this is a Type I action, the Neg Dec narrates the description of the project and lists the things that the Board would have to look at to take action on the project. The Board finds that the project does not have a potential for a negative impact on the environment, including the construction period of 24 months and, that although it is in a floodplain, the parking structures will elevate the residential portions of the building. Parking will be provided below the street level on Broadway and the height of the building is offset by the set-back from the streets, Broadway and Samsondale. Impacts on the school district will not be significant enough to impact services. Mr. Brady stated that draft resolutions were submitted by the Board if they were prepared to move forward with the approvals on the project.

Deputy Mayor Carlevaro requested an Executive Session to discuss legal questions regarding the Neg Dec with the Village Attorney.

Mayor Kohut entertained a motion to go into Executive Session.

RESOLUTION # 237 - 2025

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

The Board returned from Executive Session and Mayor Kohut read the following and entertained a motion to pass the resolution as follows:

"WHEREAS, by petition dated August 7, 2024, 152 Broadway Rockland Holding LLC, petitioned this Board to adopt a local law to create a new overlay zoning district to be known as the "Broadway North Revitalization Planned Unit Development Overlay District (BNR)," submitted a draft Master Development Plan for the Petitioner's property at 152 Broadway, and to apply the overlay to the Petitioner's property at 152 Broadway; and

WHEREAS, said petition was accompanied by Part I of a Full Environmental Assessment Form ("FEAF") prepared by the petitioner; and

WHEREAS, at this Board's meeting of September 16, 2024, this Board referred the proposed amendment to the Village Planning Board, the Rockland County Planning Department, and the Town of Haverstraw; and

WHEREAS, at that same meeting, declared its intent to be Lead Agency, and this Board classified the action as a Type I action under SEQRA; and

WHEREAS, the Village's planning consultant, Nelson, Pope & Voorhis ("NPV"), prepared a Part II of a FEAF for this Board's consideration; and

WHEREAS, at its meeting of March 11, 2024, the Village Planning Board adopted a favorable recommendation with respect to the proposed amendment; and

WHEREAS, a public hearing was held by this Board on November 17; and

WHEREAS, this Board has considered the reports of the Village Planning Board, and those of the public as entered at the public hearing conducted by this Board; and

WHEREAS, modifications to the proposed amendment have been made in response to said reports and comments; and

WHEREAS, NPV has prepared a draft negative declaration for consideration by this Board.

NOW, THEREFORE, BE IT RESOLVED, that this Board hereby adopts the Part II of the FEAF prepared on its behalf by its consultant, NPV, a copy of which is appended hereto; and be it further

RESOLVED, that this Board hereby finds that the proposed amendment to the Zoning Code to create a new Broadway North Revitalization Planned Unit Development Overlay District (BNR) creates no significant adverse impacts on the environment as found in, and for the reasons stated in, the draft negative declaration prepared for this Board, a copy of which is appended hereto, and which draft negative declaration is hereby adopted by this Board."

RESOLUTION # 238 -2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena

Roll Call:

Trustee Bueno	Absent
Trustee Carlevaro	**YES** – with concerns about the layout of the buildings, the traffic flow and the traffic study
Trustee Santana	**Yes** – with concerns about the general schematics and the added residential units on the property, as well as the floodplain proximity and the traffic flow

Trustee Sena **YES** – with concerns about the 3rd building on Samsondale and its proximity to the Minisceongo Creek

Mayor Kohut **YES**

Motion Carries: 4 - 0

Mayor Kohut entertained a motion to adopt a local law amending the Zoning Code of the Village of Haverstraw to create a new zoning district to be called "Broadway North Revitalization Planned Unit Development Overlay District (BNR) and to apply the overlay to the Petitioner's property at 152 Broadway.

Mayor Kohut asked Mr. Emmanuel for clarification on what controls the Village Board and the Planning Board had going forward.

Mr. Emmanuel explained that the biggest control that the Village Board has is the Master Development Plan and that during that review process that the Board would be able to get the answers they wanted and make adjustments to the plans to their satisfaction. As an example, the position of the building along Samsondale, the flood and traffic study etc. As the review process moves forward those things will be reviewed in detail. At this level the Village Board acts similarly to the Planning Board. The Planning Board would take care of the smaller details of the plan.

RESOLUTION # 239 - 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana

Roll Call:

Trustee Bueno Absent

Trustee Carlevaro **YES** – reiterating his concerns about the traffic flow and commenting on the applicant understanding that there are few properties of this type in the Village and they just want to get it right

Trustee Santana **YES** – reiterating his previous concerns and echoing the words of Trustee Carlevaro, this is a very important site in the Village

Trustee Sena **YES** – reiterating his concerns about the position of the 3rd building

Mayor Kohut **YES**

Motion Carries: 4 – 0

Mr. Emmanuel thanked the Board for their time and commented that this would be a project they would be proud of.

Mayor Kohut invited Mr. Will D'Avella from Pennrose who will explain where we are procedurally with the Chair Factory project.

Mr. D'Avella explained that they recently saw some progress in acquiring the final property, which is a milestone. With this acquisition there will be some visible physical progress on the site and perhaps some renderings before the Board to show people a vision of the future. He understands there has been some feedback from the Trustees, and they will talk this through with legal counsel and arrive at a place where both parties will feel comfortable. He believes they're getting close to the finish line as they are in final phase of construction plans, the

final construction pricing is due in February and the goal of closing on the financing.

Mayor Kohut:
REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood reported that the WestHab project is in the process of securing their loans and they want to be certain that the Village understands that they will now have a loan on the property that they are leasing from the Village. Counselor Hood further explained that the documents intended for the Mayor's signature were in reference to this understanding.

Mayor Kohut entertained a motion to authorize his signature on the documents for the lease transfer of the property.

RESOLUTION # 240 - 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 the Board had discussed the early closing of the Village offices for the upcoming holidays. For Christmas Eve and New Year's Eve Village Hall would be closing at 3 PM with the community center and the DPW closing commensurately 3 hours earlier than their regular closing times with no lunch breaks.

Mayor Kohut entertained a motion to approve the above.

RESOLUTION # 241 - 2025

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

Mayor Kohut entertained a motion to approve the request from the Chamber of Commerce for the the Village to sponsor the holiday concert at the Central Presbyterian Church in the amount of $1,000 for the musicians and $200 for refreshments.

RESOLUTION # 242 - 2025

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

Trustee Sena remarked on this being an opportunity for the Chamber to provide the Village with more promotion for the local businesses.

Mayor Kohut entertained a motion to approve the sponsorship for the community Thanksgiving dinner held at the Quisqueya Club of an amount up to $750.

RESOLUTION # 243 - 2025

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

Mayor Kohut entertained a motion to set the Public Hearing date for the discontinuance of "Dock Street", which is part of the Chair Factory project and is the road that goes to the left at the bottom of Main Street. The date would be December 1st at 7:05 PM.

RESOLUTION # 244 - 2025

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

Mayor Kohut explained that the Board had an earlier discussion with the Village Treasurer and Accountant and that the annual Financial Statement had been received from the auditor.

Mayor Kohut entertained a motion to accept the report as presented by the auditor.

RESOLUTION # 245 – 2025

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

Mayor Kohut entertained a motion to accept, with regret, the resignation of Associate Court Clerk Gabriel Aponte, effective November 28, 2025.

RESOLUTION # 246 - 2025

Motion by: Rich Sena
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 handled the Fire report. He presented four applications for membership to the Haverstraw Fire Department for approval by the Board:

- Kedwin Compres – Relief Hose #3
- Jose Acosta – Relief Hose #3
- Ronald Rodriguez Cruz – Relief Hose #3
- Eric Apuzzo – Rescue Hook & Ladder #1

All applications are in order and the applicants are of legal age.

Mayor Kohut entertained a motion to approve the applications.

RESOLUTION # 247 - 2025

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

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 November 17, 2025:

TASK LIST

- Installed new overnight signs on Fairmount Ave.
- Fixed catch basins on Gurnee Ave., Highland Ave. and Dowd St.
- Installed plows on all trucks
- Planted trees on sidewalks on Main, New Main and Broadway
- Cleaned all the pump stations
- Currently working on the Christmas decorations on the Village buildings and streets.

Deputy Mayor Carlevaro had nothing further to report on DPW.

Mayor Kohut informed the Board of the wording for the new signs to be used with the new overnight winter parking rules.

YOUTH & FAMILY SERVICES - Trustee Rich Sena: Trustee Sena reported on the following activities at the Community Center from November 3rd through November 17th:

- Programs continue
  - Homework Help
  - Caught Being Good
  - Strengthening Families
  - Project Embrace
  - Positive Activities for Youth
- This month's monthly youth celebration will be on November 25th which will also be the Thanksgiving celebration from 4:30 to 6 PM
- Movie night was held on November 3rd
- November 14th was game night

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 November 3rd through November 14th 2025:

Rental registrations	-	2
Miscellaneous inspections	-	185
Complaints	-	4
Municipal searches	-	3
Construction inspections	-	6
Violations/Tickets	-	4
Building Permits & C.O.'s	-	5

Fines collected at court - $1,250

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the Minutes of the November 3, 2025 Regular Meeting for approval by the Board.

RESOLUTION # 248 - 2025

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

Mayor Kohut:
OLD BUSINESS

None

Mayor Kohut:
NEW BUSINESS

Deputy Mayor Carlevaro informed the Board that he and Trustee Santana and the Village attorney attended the 48th anniversary of the Quisqueya Club and t was a nice time.

Mayor Kohut:
2nd PUBLIC PARTICIPATION

Keith Shikowitz, Rockland Post: Mr. Shikowitz asked if he could get a copy of the Resolution that was read into the record.

Mayor Kohut assured him he could.

Mr. Shikowitz asked why the Board was discontinuing Dock Street.

Mayor Kohut explained that there may or may not be a street in the Village named Dock Street and the piece of property that was allegedly Dock Street will now be part of the Chair Factory project.

Mr. Shikowitz remarked that if the Village issued a Press Release regarding the parking rules, he could post that and if there were any others in the future, he would post those as well. He also mentioned that the Village could put a link on their website to the Rockland Post.

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

RESOLUTION # 249 - 2025

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

Respectfully submitted by,
Judith Curcio