The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday October 20, 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 comments regarding Trustee Bueno and his undergoing of health issues. He asked the Board and the pubic for their prayers for his recovery.

Announcing the first Public Participation of the night and there were no participants so the mayor continued with the meeting and the first Public Hearing of the night, the Broadway North Revitalization Planned Unit Development Overlay at 152 Broadway.

Ira Emmanuel, attorney for the applicant, 4 Laurel Rd., New City: Mr. Emmanuel explained that the project has been ongoing for several years and it is intended to revitalize the old Hornick's site at Broadway and Samsondale Avenues. The site is currently used for warehousing and the proposed project is to expand and improve the warehouse use and to add apartment buildings along Broadway and Samsondale Avenues. This will provide needed housing for the Village and it will help to finish off the Streetscape project at that end of Broadway. The proposal is for the creation of a new zoning district that would allow for planned unit development. This would create a situation where instead of the zoning dictating how the buildings are going to be situated, and siloing the various uses, it would allow a mix of uses and allows the Village Board to have a say in how everything will be laid out on the property. It's a very flexible type of process and very well suited for this particular site and for the purposes that they are proposing.

Mayor Kohut entertained a motion to open the Public Hearing for 152 Broadway and the North Revitalization Planned Unit Development Overlay.

<u>RESOLUTION # 211 - 2025</u>

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

Mr. Emmanuel continued, stating that the site is 21.55 acres and stretches from Broadway out to the DPW property, along the Minisceongo Creek, and Samsondale Ave. As the Board is aware, the Broadway side is raised up and drops precipitously to the location of the warehouse. The proposed project takes advantage of that topography and puts the 3 apartment buildings along Broadway with the parking behind which would then drop down to the warehouse

level. Currently the site is zoned PI (Planned Industrial) which does not allow for any type of housing, retail or medical/dental businesses. The 2021 Village Comprehensive Plan looked specifically at this site and called for its redevelopment, suggesting that it allow residential and commercial. This proposed project fits perfectly into the vision of the Comprehensive Plan that was adopted. The BNR district (Broadway North Revitalization) applies only to this site and is not "spot" zoning. This is a very large parcel and this is not a situation that would call for spot zoning, and specifically because this was a suggested project through the Comprehensive Plan. The Master Development Plan (MDP) for the site would basically look like the depicted renderings shown to the Board. The site development plan lays out how we think the property should be developed. The Village Board will naturally have their own ideas and, with tweaks to the plans, the hope is to have something that everyone is happy with, and then it gets sent off to the Planning Board for final touches. There will be a lot of input from the Village and there will be multiple Public Hearings along the way to present and discuss site plans. The residential density for the project is 25 units per gross lot area; the maximum height is 48 ft. on the residential units from the Broadway side; maximum area coverage is set, parking requirements are consistent with other areas in the Village.

Bob Bernstein, BILDNY Architecture, Architect on the project: Mr. Bernstein, using renderings before the Board, pointed out where the 3 apartment buildings would be and the various setbacks on each, access to the buildings, the parking garage proposal for under the building and an open parking area, parking access points. He pointed out the warehouse location and stated that they intended to increase the size of the warehouse and create a 2-story office are in the rear.

Mr. Emmanuel commented that they had spent a lot of time speaking with the Fire Department to satisfy their needs for emergency services.

Bill Brady, Nelson Pope Voorhis, Village Consultant: Mr. Brady stated that they had previously left out retail on the site but it was determined that certain retail would be beneficial to the residents living in the units. In addition, the parking requirements were thoroughly reviewed with the retail space in mind. The SEQRA documents have been drafted and submitted to the Board for review.

Mayor Kohut invited anyone with comments, questions or concerns to come forward.

Keith Shiklowitz, Rockland Post: Mr. Shiklowitz asked where he could get the Comprehensive Plan that was spoken about and what it was. He also asked what "spot" zoning was.

Mayor Kohut explained the document and that it was on the Village's website.

Mr. Emmanuel (Esq.) commented that "spot" zoning was the process of taking a piece of property and rezone it to the benefit of the owner but not to the benefit of the Village. The main test of this is whether or

not it is consistent with the Village's Comprehensive Plan. Usually spot zoning is found on a parcel that is zoned differently than everything else around it.

Mr. Shiklowitz asked about the meaning of gross lot area and Mayor Kohut explained that it is the size of the lot.

Mr. Shiklowitz asked how many cars would be in the parking garage to which Mayor Kohut responded that it depended on the building and how many units were in the building.

Mr. Emmanuel remarked that there would be open spaces in the back as well as in the garage.

Mr. Bernstein stated that there would be 340 building spaces.

Mr. Shiklowitz asked about multi bedrooms, how many people the were expecting, what was the traffic study indicating etc.

The traffic study was not done yet and there would be 1 and 2-bedroom units.

Noel Rappaport, 31 New Main St: Mr. Rappaport commented on the Minisceongo Creek running along Samsondale Avenue and the potential for flooding on the property.

Justin Lim, Project Engineer: Mr. Lim explained that the site is next to the Minisceongo Creek which is a floodway. There will be flood control features built into the plans. It may be a berm, it may be drainage features, all with the intent to avoid flooding into the project area. This will also apply to the warehouse area. They are aware of the potential for flooding and plan to mitigate it.

Richard Freeman, 43 Rhoda Ave.: Mr. Freeman spoke about the building that would be adjacent to the creek. He believes there are too many units/that the building height is too high and should be reviewed and made smaller. The flood zone is also a big concern.

With no further comments from the public, Mayor Kohut announced that the Public Hearing would remain open and that written comments could be submitted to the Village Clerk until November 17th and oral comments could be made on November 3rd at the regular Board meeting.

Mayor Kohut announced that the 2nd Public Hearing of the meeting, final site plan approval and Special Use Permit approval on 12 Fairmount Ave. would be next on the agenda.

Mayor Kohut entertained a motion to open the Public Hearing on the above matter.

RESOLUTION # 212 - 2025

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

Vahid Rostami, Atzl Nasher & Zigler, Engineer on 12 Fairmount Ave project: Mr. Rostami explained that the project is proposing a 2-story addition to an existing commercial building. A Special Permit is required from the Village Board. Zoning variances have been granted, the Planning Board has issued their recommendations and the ARB has recommended color samples for the building.

Mayor Kohut invited anyone interested to come forward with questions, comments or concerns.

No comments from the public.

Mayor Kohut entertained a motion to close the Public Hearing regarding 12 Fairmount Ave.

RESOLUTION # 213 - 2025

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

Mayor Kohut entertained a motion to approve the final site plans as submitted and to approve the Special Use Permit.

RESOLUTION # 214 - 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana

Roll Call:	
Deputy Mayor Carlevaro	Yes
Trustee Santana	Yes
Trustee Sena	Yes
Mayor Kohut	Yes

Motion Carries: All

Mayor Kohut entertained invited the representative from BFJ Planning to come forward for their presentation of the Parking and Mobility Study.

George Jacquemart, Principal BFJ Planning, 115 5th Ave., NYC: Mr. Jacquemart explained that the purpose of the study was to examine the traffic impact in relation to the Chair Factory development and the downtown, parking conditions as they are today and recommendations for the future and to look at the pedestrian and bicycle mobility in the Village throughout the downtown. Mr. Jacquemart used map renderings of the downtown streets to explain the study and its results. He explained that they had significant public engagement on this project and they participated in the workshop held within the Village which included a variety of community members and developers. The

Chair Factory Traffic Study review, indicating that there would be 150 vehicles generated from that completed development. BFJ is in agreement with the findings presented in this study and they believe that some secure, covered bicycle storage areas should be included in the plans which would encourage people to bicycle when possible - back and forth to the ferry for example. They also suggest making Broad and First Streets 2-way. This would improve traffic flexibility to and from the Chair Factory property. BFJ looked at all of the public parking in the Village and determined that there were 1,261 parking spaces. This is a fairly large parking supply. 468 spaces are in 16 municipal lots and the balance are on-street parking spaces. The parking occupancy generally peaks in the evening hours. There is parking available when you walk away from the core of the Village. Their study found that 50% of people parking on the street are not paying the meters. This may be the result of the Parking Enforcement employee not being on duty the day they did the study. Their recommendation is that the Village continue, as much as possible, the practice of using municipal parking for the sharing of businesses during the day and residential at night. It's the most efficient type of parking in terms of the amount of space that's dedicated to parking. Shared parking is also a way to maintain the dedicated parking space. Because the Village's parking peaks in the evening, BFJ Planning suggests that the Village extend the parking enforcement to 8 or 9 pm at night. People may not like it but it's important to create turnover for the merchants and business people and using parking enforcement for more hours would enable this. This also creates a situation where the restaurant employees are not taking the best parking spots, those are left open for customers. Nyack has instituted this practice. Parking turnover is critical. Allowing overnight parking in some of the private parking lots, churches for example, will help alleviate the lack of overnight parking space. These private lot owners can be encouraged to allow overnight parking while their lots aren't being used. The winter parking regulations are complicated and BFJ suggests that these rules be changed to storm emergency conditions. The no-parking would only be during storm emergencies and the public can be notified by various methods. The Village can work it out with some of the social or religious organizations that people can park in their lots during these snow emergencies and possibly exchange that privilege for plowing their lots. Parking fees should be increased to reflect inflation and the parking enforcement could possibly be upgraded and get a license plate reader. He suggested that rather than people having parking permit stickers in their windows they can be by license plate and loaded into the plate reader so when parking enforcement is out patrolling, they can automatically see if someone has a parking permit. This would be more efficient. The parking zoning regulations were reviewed as part of this study and BFJ found that they are high. In their profession the parking ratios are spelled out in publications based on residential, commercial, religious buildings, shopping centers etc. There is a lot of data available on the ratio of parking space requirements compared to the Village Code. BFJ is of the opinion that the Village does not need a parking garage at this time. They do recommend that a lot or lots be reserved for a possible future parking structure, which would allow for flexibility in changing the parking

regulations. Specifically, Lot #3 is an ideal location for a future parking structure and for the long-term future of the Village it's good to keep this in mind. In general, a parking structure creates a more pedestrian friendly environment. Mr. Jacquemart continued explaining, stating that the Village is a complex village, it's a dense population and the streets are not wide, which is good but can be complicated. They recommend maintaining the vision of a garage which will also help with traffic mobility. In addition, the street system of the Village can handle additional traffic. As part of the BFJ study they analyzed "crash" data for the past 5 years. They've identified locations where the highest number of crashes take place. Largely along Broadway and Main Street are the worst conditions. Focusing on the pedestrian bicycle crashes they are related, for the most part, to vehicles turning. Often the site conditions for drivers from the side is limited and can be inhibited by poor lighting. In some cases, BFJ recommends additional crossings and also suggests, as an alternative, is to use "high visibility crossings". This is a zebra crossing which stands out more and stays painted longer than the traditional markings/paint colors. The access to the park and restaurant at the foot of Main Street is the only access to this area and they recommend signage marking it as a shared space with pedestrians and bicycles and painted with green stripes as well as using the zebra striping to bring pedestrians from Main Street down to the park and restaurant. Also, when you are entering an area there is a safety need to not have parking within 20 feet of a pedestrian crossing but this is not necessary when you are exiting an area. In some cases, they have recommended the adding of parking spaces based on this analysis. The traffic circulation on the east side of Broad St. is better suited to a 2-way traffic pattern and would aid in the management of traffic generated by the Chair Factory development. Mr. Jacquemart pointed out specific area on the renderings to further explain the flow of traffic. This will also slow down traffic flow on Broad St. as it's a natural human reaction to slow down when other cars are coming in your direction. Drivers will change their behavior based on traffic flow and this will make it more pedestrian friendly. BFJ suggests testing this out. Further, NYS has a bicycle route that comes up Route 9W and the County is looking at a riverwalk trail from the south. To encourage pedestrians and cyclists into the downtown the most efficient way would be to put up signage that says "Village Bicycle Route". In this way, whether people are coming from the riverwalk or the ferry or the bicycle route they are encouraged into the downtown with the signage up West Street to Broad. Also, the alley way behind West St. should be maintained and "nurtured" as it has potential to be something unique and interesting in the Village in the long-term. Possibly with cafés or shops etc. because it is already a mixed-use area. It's something to think about for the future. Addressing the traffic and pedestrian access from the ferry terminal: it is not currently easy to make your way from the downtown to the ferry area. A planned overpass over the water can show a path to the Village with proper signage. There should be covered bicycle storage at the ferry terminal which would encourage more use of bicycles. It's difficult to create bicycle paths in the Village because of the narrow streets but more bicycling can be encouraged in a variety of ways. In looking at West Street and the southerly portion of Broadway, BFJ determined that the sidewalks along West St. is so

narrow a wheelchair wouldn't even fit. A suggested improvement is to raise the street to the level of the sidewalk and create a lane in the middle that would be for pedestrians and bicycles and the shoulders would be wider than what the sidewalk is currently. It's an expensive solution but in the long-term it would be a nice road to bring bicycles and pedestrians into the downtown. In the Broadway section the suggestion is to take out the southbound lane and create a 2-way bicycle lane.

Mr. Jacquemart stated that their report is in draft form at this time and if the Board has questions or comments, they can incorporate this into the final report.

Trustee Sena suggested that the Board meet with the consultants because he's got quite a few questions and he would prefer to open this up to the public first.

Adam Zarin, 26 Kinsman Ln., Garnerville: Mr. Zarin stated that he has lived in the area since 1997 and worked in NYC. Everything is about increased rates, taking away parking etc. He believes that the consultant is advocating for making the Village more like the city and that's not who we are. He totally disagrees with the suggestions made by the consultant and he commented that he stopped going to Nyack because they have done what the consultant is suggesting. He also thinks this is all about raising money and is a cash grab. He moved here because this is a quaint little town and everything starts small but keeps getting to be ore and more. For the people that live here it's too expensive and he pays a lot of taxes already.

Mayor Kohut thanked the gentlemen for his comments and explained that in the business district the meters help with preventing business employees from taking up the prime spots and making it impossible for customers to come to the downtown. The intent is not to raise more money but to try to create a better traffic pattern, more turnover so businesses get more customers and solve other issues like traffic accidents.

Laura Digmy (?), living in Pearl River and owner of 34 Union St: Ms. Laura asked if there was already funding secured for these projects. Specifying the cost of a parking structure.

Mayor Kohut responded that most of the suggestions were for incidental items and would not be costly.

Mr. Jacquemart stated that there were no significant costs to their recommendations and the parking structure was for some time in the future.

Ms. Laura stated that there would be increased cost with any increase in employee hours. Also, any changes would come out of the taxpayer's pocket. She also asked if tenants could sign up for the Village notification system.

Martin Baptiste, 17 Rockland St.: Mr. Baptiste asked if the study took into account the increased population in Haverstraw.

Mr. Jacquemart responded that yes, they had considered the population increase which is why they suggested that the Board consider a future parking structure.

Mr. Baptiste added that he was from a church downtown and the congregation cannot find parking spaces on Sundays. Often, when people move into Haverstraw they are not coming with just 1 car, they have teenagers, 2 parents and this is a significant increase to the car population. He also asked if there would be available parking in the Chair Factory project.

Mayor Kohut responded that there would be some extra parking.

Mr. Zarin stated that he didn't want to keep getting an increase in his taxes.

Mayor Kohut informed him that he didn't pay any of his taxes to the Village of Haverstraw and that his taxes went to West Haverstraw.

Mr. Zarin apologized for taking up their time, stating that he's very passionate about the tax increases.

Keith Shiklowitz, Rockland Post: Mr. Shiklowitz asked about the 2-way traffic that was mentioned and he thinks that it doesn't seem viable to him as it would create additional problems.

Mayor Kohut explained that he and Mr. Freeman, who was in attendance, could attest to the fact that this method works in slowing down traffic because they have to deal with Sharp Street every day.

Mr. Freeman agreed.

Mr. Shiklowitz mentioned the emergency weather situations and stated that the weathermen don't notify municipalities of bad weather in the middle of the night.

Mayor Kohut agreed and explained that sometimes it does happen that it snows during the night unexpectedly and the DPW deals with that, but the parking regulation change regarding emergency situations is something that works.

Trustee Santana added an example of the 2-way traffic flow and that the Board is always looking at the mobility issues in the Village.

The question was asked when and who would be making these decisions.

Mayor Kohut responded that some suggestions in the study would precipitate change sooner than others, the overnight winter parking rules for example.

Unidentified female asked about the 152 Broadway project as she had arrived late to the meeting and mayor Kohut explained what it was.

Mayor Kohut thanked the consultants for their presentation and for the public participation.

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:

Mayor Kohut entertained a motion to approve the liquor license request from Mil Amores at 57 Broadway. A letter from the police department has been received stating that they have not had any problems with this establishment.

RESOLUTION # 215 - 2025

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

Mayor Kohut entertained a motion to increase the municipal lot overnight parking permit fees to $75 for passenger vehicles and $200 for commercial vehicles.

RESOLUTION # 216 - 2025

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

Mayor Kohut entertained a motion to approve the purchase of new parking meters from the low bidder, Mackay, at a cost of $120,194. These new meters are technologically savvy and will accept google pay, apple pay etc. without having to have an app and they will be double space meters.

RESOLUTION # 217 - 2025

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

Mayor Kohut entertained a motion to accept the resignation of the Maintenance Mechanic, employee # 247, as of October 7, 2025.

RESOLUTION # 218 - 2025

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

Mayor Kohut entertained a motion to accept, with regret, the resignation of Planning Board member, employee # 325, as of October 16, 2025.

RESOLUTION # 219 - 2025

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

Mayor Kohut entertained a motion to authorize his signature on the LaBella Associates Professional Services Agreement for their services regarding the Main Street Park project, at a cost of $87,750 plus reimbursable expenses.

RESOLUTION # 220 - 2025

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

Mayor Kohut entertained a motion to authorize his signature on the Haverstraw Fire Department Service Award Program agreement with Penflex, Inc., at a cost of $9,400 for the distribution of services fees, $650 for completion of the NYS LOSAP audit package and $1,200 to complete the GASB 73 package.

RESOLUTION # 221 - 2025

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

Mayor Kohut entertained a motion to authorize his signature to the settlement agreement and release regarding a former employee, created by Brittany C. Cordero, Esq.

RESOLUTION # 222 - 2025

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

The Mayor read the following adjustments to the 2025-2026 budget year submitted by Shannon Modafferi, Village Accountant:

2025-2026 BUDGET ADJUSTMENTS						
Acct. #	Account Name	Increase Appropr.	Decrease Appropr.	Increase Revenue	Decrease Revenue	Description
A.3320.2	Parking Meters	120,194				Parking meters
A..599	Appropriated Fund Balance			32,265		Parking meters
A.1990.4	Contingency		87,929			Parking meters

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

RESOLUTION # 223 - 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 stated that the Board had received a letter from Jose Mulero, 1st Assistant Chief of the West Haverstraw Fire Department regarding Efrain Castro (Junior); that he was a member in good standing in the WHFD and they were approving his assistance to the Haverstraw Fire Department in the capacity of firefighting duties and driving. In addition, the Board had received a letter from Tom Price, Chief of the HFD, stating that he was allowing Efrain Castro (Junior) of the WHFD to assist with driving the ladder truck to fire calls in the Village.

Mayor Kohut entertained a motion to accept that determination.

RESOLUTION # 224 - 2025

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

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

Mayor Kohut added that the DPW Superintendent was enjoying a vacation in the Dominican Republic.

Trustee Sena added that the DPW had done a great job filling the cracks on the Promenade.

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

- Programs continue
- October 18th the staff participated in the fall waterway cleanup with GarnerArts.
- On October 21st the center is participating in a college night at RCC
- On October 30th - Trunk or Treat will be held in the parking lot at the center from 4 to 6 pm.

Trustee Sena had nothing further to report.

Mayor Kout thanked the North Rockland Arts Department, the High School and Willow Grove for the students that painted the windows in the downtown. It's become quite a tradition in Haerstraw.

BUILDINGS & CODE ENFORCEMENT – Trustee Joel Santana: Trustee Santana read the following report submitted by the Building Inspector, Ruben Berrios, for the period of October 6th through October 17th 2025:

Rental registrations	-	0
Miscellaneous inspections	-	159
Complaints	-	1
Municipal searches	-	3
Construction inspections	-	10
Violations/Tickets	-	0
Building Permits & C.O.'s	-	5

Fines collected at court - $1,250

Trustee Santana had nothing further to report.

Mayor Kohut:
OLD BUSINESS - None

Mayor Kohut:
NEW BUSINESS - There will be a Grand Opening of Christina's Bar & Restaurant on October 24th at 3 pm.

There is a new Women's Health Clinic opening on November 9th with more details to follow.

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.

RESOLUTION # 225 - 2025

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

Respectfully submitted by,
Judith Curcio