The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday October 6, 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, of which there was none, and announced that there would be a presentation.

Ramya Ramanathan from Atzl, Scatassa & Zigler, planners for the project located at 12 Fairmount: Ms. Ramanathan explained that they had been before the Board in August for the Neg Dec on the project and then they saw the various Boards, Planning, Zoning and ARB, and receive the approvals needed for the variances sought. They are appearing before the Board tonight in hopes of getting final approval.

John Perkins, Architect: Mr. Perkins explained that there were several renderings of the design of the project which is a mixed-use building. He provided details to the Village Board, using the renderings that had been approved by the other Boards, the changes that had been made to the plans; the elevations, the stucco coloring, the shingle coloring, the white composite trim boards, etc. He explained that the original representation had a more diverse group of colors but those have been changed based on feedback from the ARB.

Ms. Ramanathan further explained that the lighting was now detailed on the plans as well.

Mayor Kohut and Board members asked a variety of questions regarding the signage, the planters and the sidewalk installment.

Mr. Perkins responded with a detailed answer for each question.

Mayor Kohut thanked the applicant representatives for their presentation.

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: The Mayor reported the the Village's Annual Financial Report was submitted by the accountant and it shows that the Village's financial position is in good shape and that they have put $1M into the fund balance.

Further, the mayor announced that they had received a proposal from IFCA Housing Network in Ossining to provide services to the Village for the set-aside units in the Village of Haverstraw; 3 on Dowd Street and 6 going in on 49 W. Broad St. This is for affordability management.

Mayor Kohut entertained a motion to approve the proposal to contract with IFCA, subject to negotiation on the cost.

RESOLUTION # 197 - 2025

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

Mayor Kohut entertained a motion to set a Public Hearing for October 20th at 7:10 pm on the Special Use Permit and final site plan approval on the mixed-use project (residential over commercial) located at 12 Fairmount Ave.

RESOLUTION # 198 - 2025

Motion by: Rafael Bueno
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut entertained a motion to set a Public Hearing for October 20th at 7:15 pm on the Haverstraw Parking & Mobility Study from BFJ Planning.

RESOLUTION # 199 - 2025

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

Mayor Kohut entertained a motion to approve the contract proposal from Barton & Loguidice for engineering and landscape architecture consulting design services for the Route 9W Streetscape Improvements.

RESOLUTION # 200 - 2025

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

Mayor Kohut entertained a motion to approve a sponsorship of the Haverstraw Elks with a full page, black & white, journal ad at a cost of $130.

RESOLUTION # 201-A - 2025

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

Mayor Kohut entertained a motion to approve the sponsorship of the Garner Arts fundraising gala with a ½ page ad at a cost of $200.

RESOLUTION # 201-B - 2025

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

Mayor Kohut entertained a motion to approve a sponsorship of the Hispanic Law Enforcement with a ¼ page journal ad for their gala, at a cost of $250.

RESOLUTION # 201-C - 2025

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

Mayor Kohut entertained a motion to provide support to Orange and Rockland for the Village of Haverstraw Utility Thermal Energy Network (UTEN) Pilot Project and recommended that the NYS Public Service Commission provide its approval.

RESOLUTION # 202 - 2025

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

Mayor Kohut announced that Holidays in Haverstraw was scheduled for Saturday December 6th with a 4:30 tree lighting.

Gran Fondo NY is requesting that their annual bicycle ride, scheduled for May 17, 2026, be allowed to come through the Village.

Mayor Kohut entertained a motion to approve their travel through the Village.

RESOLUTION # 203 - 2025

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

Mayor Kohut entertained a motion to authorize his signature to a 5-year lease extension between DC on the Hudson LLC and the Village of Haverstraw for the use of 16 Front St.

RESOLUTION # 204 - 2025

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

Mayor Kohut entertained a motion to approve the purchase of Christmas decorations from Display Sales at a cost of $9,225 and from Downtown Decorations at a cost of $4,450.16.

RESOLUTION # 205 - 2025

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

Mayor Kohut entertained a motion to award the bid for the Tor Avenue extension (Hudson Ave. to the dead end of the railroad tracks) to Scaffidi Paving & Excavating at a cost of $34,200. This project was out for proposals and this came in as the low bid.

RESOLUTION # 206 - 2025

Motion by: Rafael Bueno
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut entertained a motion to approve the Justice Court submitting a grant application to JCAP in the amount of $30,000 for securing and scanning records.

RESOLUTION # 207 - 2025

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

The mayor also announced that Thursday October 16th will be the Halloween Window Decorating by the North Rockland Highschool and Fieldstone.

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
A1990.400	Contingency	6,243.00				NYS TMA
A..3089	State Aid			6,243.00		NYS TMA
A.9730.600	Ban Principal	11,000.00				Ban Pmt
A.1990.400	Contingency		11,000.00			Ban Pmt
A7310.120	Summer Camp PS	18,588.47				Youth Bureau 8/2-8/29
A5110.100	DPW PS	4,216.00				Youth Bureau 8/2-8/30
A..3089	State Aid			22,804.47		Youth Bureau 8/2-8/31
A.7310.410	Summer Camp PS		10,832.00			Move between codes to cover deficit
A.7310.120	Summer Camp Cont	10,832.00				Move between codes to cover deficit
A..1230	Treasurer fee			215.00		Received revenue not in budget
A..1255	Clerk Fees			65.00		Received revenue not in budget
A..2665	Sale of equipment			14,201.00		Received revenue not in budget
A.1990.400	Contingency	14,481.00				Received revenue not in budget
A.1990.400	Contingency	692.00				Received more money from ins for sweeper
	Insurance Recoveries			692.00		Received more money from ins for sweeper
A.1440.430	DRI Façade	520.00				DRI Façade
A..3089	State Aid			520.00		DRI Façade
A.1440.460	Basketball courts	10,150.00				DRI Basketball Courts
A..3089	State Aid			10,150.00		DRI Basketball Courts
A.1440.470	Parking Study grant	10,180.00				DRI Parking Study
A..3089	State Aid			10,180.00		DRI Parking Study
A.5110.430	Sidewalks		50,598.00			SM Did 9-15-25 BA backwards
A.9901.910	Transfer CD	50,598.00				SM Did 9-15-25 BA backwards
A.5110.430	Sidewalks		50,598.00			SM Did 9-15-25 BA backwards
A.9901.910	Transfer CD	50,598.00				SM Did 9-15-25 BA backwards

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

RESOLUTION # 208 - 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.: Trustee Bueno read the following report of fire activity for the month of September 2025, submitted by Fire Chief Tom Price.:

Total Alarms	-	20
General Alarms	-	15
Special Calls	-	4
Mutual Aid Calls	-	1
Structure Fires	-	0
Cooking Fires	-	2
Vehicle Fires	-	1
Gas Leaks	-	1
CO Alarms	-	2
Pump Outs/Water Leaks	-	1
Good Intent/Misc.	-	7
Assist other agencies	-	1
False Alarms	-	4
Total Manpower Responding	-	325 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 October 6, 2025:

TASK LIST

- Topsoil trees on Broadway, New Main, and Main
- Install new speed hump on Hillside
- Blacktop around sewer cap on Sharp St and West Broad St
- Painted new speed hump
- Milling and blacktop a section of Samsondale and Round Point at the Harbors
- Fixed playgrounds in all Village parks
- Painted light pole and sign pole on Broadway, New Main, and Main
- Power washed Emeline stairs
- Planted fresh flowers at Village Hall
- Blacktopped parking lot and striped at Manny Lopez

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:

- Programming continues
  - Project Embrace
  - Homework Help
  - Positive Activities for Youth

- Haverstraw Collaborative met on October 2nd with 40 participants
- Monthly Youth celebration was held on September 16th with 75 participants
- October 30th will be the first Trunk or Treat along with the monthly youth celebration
- 10/18 staff and youth will participate in the fall clean up at Garner Arts
- Frankie Vazquez was honored for Hispanic Heritage Month by the Rockland County Executive Office.

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 September 15th through October 3rd 2025:

Rental registrations	-	0
Miscellaneous inspections	-	255
Complaints	-	15
Municipal searches	-	7
Construction inspections	-	8
Violations/Tickets	-	15
Building Permits & C.O.'s	-	16

Fines collected at court - $2,000

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the Minutes of the Regular Meeting on September 2nd and September 15, 2025 for approval by the Board.

Mayor Kohut entertained a motion to approve these Minutes.

RESOLUTION # 209 - 2025

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

Mayor Kohut:
OLD BUSINESS

None

Mayor Kohut:
NEW BUSINESS

Deputy Mayor Carlevaro remarked that new fencing was put up around Lady Warren Fire House on Broadway and it looks very nice.

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 # 210 - 2025

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

Respectfully submitted by,
Judith Curcio