The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday September 15, 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 and there were no participants. However, Ira Emmanuel was in attendance to discuss a project.

Ira Emmanuel, 4 Laurel Rd., New City: Mr. Emmanuel stated that he is representing a project at 152 Broadway and is asking the Board to set a Public Hearing for the use of a new overlay district at the property. The applicant is proposing 3 residential apartment buildings along with adding approximately 100 square feet to the warehouse flex space. The apartment buildings will hold 200 units, provide additional housing in the Village and they will block the view of the industrial area from the streetscape. The idea of a "PUD" (Planned Unit Development) provides for flexibility in mixed use areas, it sets parameters for the types of uses to be allowed, and then layout plans can be approved and that would become the zoning for this particular piece of property. Therefore, the zone will fit the project. Mr. Emmanuel stated that the Board has the authority to approve what they're suggesting as a Master Development Plan. Once that gets approved then the project goes to the Planning Board for the detailed analysis of the site plan. They are asking the Board to set the Public Hearing.

Deputy Mayor Carlevaro asked if there was a downside to the Village for this project.

Mr. Emmanuel commented that it would bring more traffic to the area and it would bring more taxbase to the Village. There would be storm water issues to be dealt with, a problematic intersection to be dealt with. It's basically for the Board to determine if the project has more pros than cons.

Mayor Kohut entertained a motion to set the Public Hearing for the Broadway PUD matter for October 20th at 7:05 PM.

RESOLUTION # 186 - 2025

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

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: The Mayor reported that a request had been received for speed humps on Hillside Ave., between the cemetery and State St. The Board has discussed it and there is agreement that 1 speed hump for now should be beneficial.

Mayor Kohut entertained a motion to approve the speed hump.

RESOLUTION # 187 - 2025

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

Mayor Kohut also stated that a request has been received for a street light at Anness Dr. There is no utility pole near enough except for one on Coyne Drive that could possibly get a light to point in their direction and also for the residents to install sensor lights on their properties.

Mayor Kohut entertained a motion to request a street light from O&R.

RESOLUTION # 188 - 2025

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

Mayor Kohut entertained a motion to authorize the Village to enter into a ground lease with WestHab, Inc., the details of which follows:

RESOLUTION OF THE VILLAGE BOARD AUTHORIZING THE VILLAGE TO ENTER INTO A GROUND LEASE AND PAYMENT IN LIEU OF TAXES AGREEMENT

WHEREAS, the Village of Haverstraw (the "Village") owns certain real property located at 25 Fairmount Avenue, 28 West Street and 30 West Street, Section 27.53, Block 2, Lots 19-21, 32 (partial lot), 53 and 54 (which property description shall be updated upon subdivision of Lot 32 for production of a metes and bounds description to be included in the ground lease) and currently used as a municipal parking lot (the "Premises"), which Premises includes an existing municipal alley;

WHEREAS, Westhab, Inc., a New York not-for-profit corporation (the "Lessee") has requested to enter into a ground lease with the Village for the Premises;

WHEREAS, the Village and Lessee entered into an Agreement to Enter into Ground Lease dated January 20, 2022 (the "Agreement") that was previously executed and approved by the Village;

WHEREAS, pursuant to the Agreement, the Village will enter into a ground lease with the Lessee for a term of 99 years for the proposed annual ground rent amount of $1.00 per year, commencing [on or about November, 2025] which date shall be referred to as the Closing Date;

WHEREAS, the Village and Lessee are proposing to develop attractive, modern, and high quality residential housing for lower-income households. The Project (defined herein) will meet a recognized need for affordable housing, make a substantial investment in the downtown area, and better serve its residents;

WHEREAS, the Lessee will finance and construct on the Premises a new residential building consisting of eighty-one (81) units of multifamily affordable housing, inclusive of one (1) superintendent unit, certain common space, and two (2) levels of parking allowing for 134 parking spaces (the "Project");

WHEREAS, the Project will serve households with incomes not to exceed 60% of Area Median Income (AMI). Under the proposed financing structure, the Lessee will endeavor to provide units that serve lower AMI households ranging from 30% to 60% AMI;

WHEREAS, the Lessee shall form (1) 30 West Owner, L.P., a New York limited partnership ("Owner"), a single purpose entity controlled by Lessee to be beneficial lessee pursuant to the ground lease, and (2) 30 West Housing Development Fund Corporation, a New York not-for-profit corporation ("HDFC"), formed pursuant to Article XI of the Private Housing Finance Law of the State of New York to be nominal lessee pursuant to the ground lease, with the obligations between beneficial lessee and nominal lessee to be memorialized in a nominee agreement to pursuant to a ground lease;

WHEREAS, the Lessee shall ground lease the Premises and improvements to Owner and HDFC, which parties shall be responsible for the construction of the Project;

WHEREAS, in connection with the ground lease, the Lessee has requested that the Village enter into a Payment in Lieu of Taxes Agreement (the "PILOT Agreement");

WHEREAS, the proposed PILOT Agreement would provide for payments in lieu of taxes for a period of approximately 20 years, with a minimum PILOT payment schedule attached as Exhibit A;

WHEREAS, the Village Board of Trustees has determined that the Village entering into a ground lease and PILOT Agreement will promote economic development, create employment opportunities, and is in the best interests of the Village and its residents; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Haverstraw as follows:

Section 1. The Board of Trustees hereby authorizes the Village to enter into a ground lease with Westhab, Inc. for the Premises, substantially in the form presented to this Board, with such changes, omissions, insertions and revisions as the Village Attorney shall approve.

Section 2. The Board of Trustees hereby authorizes the Village to enter into a PILOT Agreement, in the form used by the County of Rockland Industrial Development Agency, with such changes, omissions, insertions and revisions as the Village Attorney shall approve.

Section 3. The Board of Trustees and the Mayor of the Village are hereby authorized and directed for and in the name and on behalf of the Village to do all acts and things required or provided for in connection with the execution of the ground lease, the PILOT Agreement and any related documents and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary, or in the opinion of the Board of Trustees, desirable and proper to effect the purposes of this resolution and to cause compliance by the Village with the terms, covenants and provisions of the ground lease and the PILOT Agreement.

Section 4. The Mayor of the Village is hereby authorized and directed to execute and deliver the ground lease, the PILOT Agreement and any related documents with respect to

the Premises comprising the Project in such form as deemed reasonable or necessary. The Village Clerk is hereby authorized to affix the Village seal thereto and attest the same.

Section 5. The Village Attorney is hereby authorized to make such modifications to the ground lease, the PILOT Agreement, and any related documents as may be necessary or appropriate, provided that such modifications do not materially alter the terms set forth in the "WHEREAS" clauses above.

Section 6. All covenants, stipulations, obligations and agreements of the Village contained in this resolution and the ground lease shall be deemed to be the covenants, stipulations, obligations and agreements of the Village to the full extent authorized or permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon the Village and its successors from time to time and upon any board or body to which any powers or duties, affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law. Except as otherwise provided in this resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Village or the Board of Trustees thereof by the provisions of this resolution and the ground lease shall be exercised or performed by the Village or the Board of Trustees as may be required by law to exercise such powers and to perform such duties.

Section 7. The Village has obtained all consents required by the Village of Haverstraw for execution of the ground lease and the PILOT Agreement.

Section 8. The Village has reviewed various environmental documents submitted by the Lessee with respect to the Project and determines that based on such documents and other supporting documentation the action of the Village requested by the Lessee will not result in any significant adverse environmental impacts.

Section 8. This resolution shall take effect immediately upon its adoption.

RESOLUTION # 189 - 2025

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

Mayor Kohut entertained a motion to approve the request from Judge DeCaprio to hire 2 Court Attendants at the rate of $23.19 per hour:

- Humberto R. Amadiz
- Daniel Scaffidi

RESOLUTION # 190 - 2025

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

Mayor Kohut entertained a motion to award the bid for the 2025 Road Improvement Project, which will finish paving Hudson Ave. from W. Broad St. to Westside Ave. The successful bid is from DeSimone Paving Corp in the amount of $122,030.

RESOLUTION # 191 - 2025

Motion by: Rich Sena
Seconded by: Gil Carlevaro
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
A7310.120	Summer Camp PS	1,419.99				Youth Bureau
A..3089	State Aid			1,419.99		Youth Bureau
A.5110.100	DPW PS	3,968.00				Youth Bureau
A7310.120	Summer Camp PS	14,616.56				Youth Bureau
A..3089	State Aid			18,584.56		Youth Bureau
A7310.120	Summer Camp PS	30,988.46				Youth Bureau
A5110.100	DPW PS	7,013.75				Youth Bureau
A..3089	State Aid			38,002.21		Youth Bureau
A.1440.430	DRI Façade	4,063.75				DRI Façade
A..3089	State Aid			4,063.75		DRI Façade
A.1440.470	Parking Study grant	26,390.00				DRI Parking Study
A..3089	State Aid			26,390.00		DRI Parking Study
A.5110.200	DPW Equip	315,707.78				Street Sweeper
A..2680	Insurance Recoveries			275,000.00		Street Sweeper
A.1990.400	Contingency		40,707.78			Street Sweeper
A.5110.430	Sidewalks	50,598.00				CDBG Curbs & Sidewalks GF to Cover
A.9901.910	Transfer CD		50,598.00			CDBG Curbs & Sidewalks GF to Cover

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

RESOLUTION # 192 - 2025

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

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – Trustee Rafael Bueno Sr.: Trustee Bueno presented completed applications for membership to the fire department:

- Justin Lopez – resident – Rescue Hook & Ladder #1
- Jose Tineo – nonresident – Rescue Hook & Ladder #1
- Joseph Alexander Salto – resident – Rescue Hook & Ladder #1
- Junior Castro – resident – Rescue Hook & Ladder #1

Mayor Kohut entertained a motion to accept all applicants into the Haverstraw Fire Department.

RESOLUTION # 193 - 2025

Motion by: Rafael Bueno
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 September 15, 2025:

TASK LIST

- Installed Alternate side parking signs for rules on street cleaning on Fairmount and Broadway
- Stocked and cleaned doggie stations throughout the Village
- Picked up 400-blue bins from Rockland Green and 36,000 leaf bags
- Cut tree on West Broad St and Hillside
- Repaired catch basin on State St and Hillside
- Installed new speedhump on Rhoda Ave
- Blacktopped sidewalk on Westside Ave
- Laborers installed a new radiator on garbage Truck #21

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:

- The following programs are continuing:
  - Project Embrace
  - Monthly Youth Celebration
  - Strengthening Families
  - Homework Help
  - Positive Activities for Youth
- There is a planned trip for 50 students to attend a Nets game and County Youth Bureau is expected to give approval for using their funding for this.
- 16 Volunteers from the community center participated with the Food Crawl

Trustee Sena had nothing further to report.

Mayor Kohut added that the Food Crawl was the day before and was a big success. Many thanks to the Haverstraw Riverwide Arts that sponsored and organized it, to the Village DPW that provided support all day, to the Village of W. Haverstraw for providing the stage and manpower to set it up, and to the many people who attended and

participated. It was a very successful day for the businesses and a fun day for the participants.

BUILDINGS & CODE ENFORCEMENT – Trustee Joel Santana: Trustee Santana read the following report submitted by the Building Inspector, Ruben Berrios, for the period of September 1st through September 12th 2025:

Rental registrations	-	1
Miscellaneous inspections	-	216
Complaints	-	3
Municipal searches	-	3
Construction inspections	-	2
Violations/Tickets	-	4
Building Permits & C.O.'s	-	4

Fines collected at court - $0

Trustee Santana had nothing further to report.

Mayor Kohut:
OLD BUSINESS - None

Mayor Kohut:
NEW BUSINESS

Deputy Mayor Carlevaro asked the Village Attorney if it would be possible to have companies doing business *within* the Village to provide a minimum of $1M in coverage. He asks this because of what he sees as a big discrepancy between what the insurance company is paying for the Sweeper and what the Village has to pay. (The Sweeper was hit by a paving company truck that was doing business within the Village – not for the Village)

Discussion continued regarding asking companies doing business **for** the Village for insurance certificates vs. companies that are doing business **within** the Village for other entities. Legally, if the company needs to get a permit from the Village they can be required to provide proof of insurance coverage. Unfortunately, paving companies don't need to get permits.

Mayor Kohut suggested that the County raise the insurance amounts necessary for issuing a license to certain industry companies.

Counselor Hood stated that he would take a look at this on the County level.

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 # 194 - 2025

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

Respectfully submitted by,
Judith Curcio