The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday October 5, 2026 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Carlevaro	- Present
	Trustee Caccuro	- Present
	Trustee Santana	- Excused
	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 announced that there was a Public Hearing scheduled regarding the waterfront property and he entertained a motion to open the Public Hearing.

RESOLUTION # 218 - 2026

Motion by: Gil Carlevaro
Seconded by: Andrea Caccuro
Motion Carries: All

A transcript of the Public Hearing, as supplied by the Deputy Village Clerk, is as follows:

My name is Lee Lefkowitz, and I'm a partner with the law firm Zarin & Steinmetz LLP, special counsel to the Village of Haverstraw in connection with the proposed acquisition that's the subject of this public hearing and proceeding tonight.

The public hearing is being conducted pursuant to Article 2 of the New York Eminent Domain Law. My job is to explain what that is and set up the public hearing for us tonight. That law's purpose is to provide the public with information concerning the Village's proposed public project and acquisition, to provide interested persons a reasonable opportunity to be heard, and to submit statements and other documents for consideration by the Village.

The property that the Village proposes to acquire is shown on the map attached to the notice for this hearing, and we also have a copy here, too, if anyone would like to see it. The Village is proposing to acquire an approximately 1.3-acre waterfront area on the Admiral's Cove site, depicted on that exhibit. The 1.3-acre area is to be used for a permanent ferry landing and park area.

By way of background, pursuant to various plans and agreements adopted by the Village in connection with the Harbors of Haverstraw redevelopment, including, among other things, the Village's LWRP, Local Waterfront Revitalization Plan; Waterfront Urban Renewal Plan; the Land Acquisition and Development Agreement, or LADA, between the Village and Harbors on Haverstraw, LLC, dated July 14, 2003, and subsequently amended; and the Village's WPD, Waterfront Plan Development District Zoning, an important component of the Village's vision for waterfront revitalization is to maintain water-dependent uses and a ferry service to and from the Village's downtown.

Fostering water-dependent uses and the ferry connection is intended to promote tourism, commuting, and across-Hudson River link to bring residents, patrons, and visitors to the downtown commercial center of the Village.
The proposed acquisition is part of the Village's long-standing planning for revitalization of the Haverstraw waterfront and the creation and preservation of public and water-dependent uses along the Hudson River.

The project site to be acquired has long been identified as a location for the ferry landing and park area to bring about these various public benefits. Alternative sites for the ferry landing and park area were evaluated during the SEQRA review process, undertaken pursuant to the LADA, and prior to the adoption of the WPD district, including that other waterfront parcels associated with the Haverstraw downtown waterfront redevelopment GEIS in 2003 and 2020.

The selected location has been deemed the most appropriate and feasible location, given the extent of development in the surrounding area and the ease of access. The location and proposed ferry/park use currently contemplated at the project site is also consistent with the SEQRA findings, the Village's LWRP, and the Village's zoning.

The Village is in receipt of a short environmental assessment form prepared by Admiral's Cove Holdings LLC, the current property owner, establishing that the proposed acquisition of the project site would not result in any potentially significant adverse environmental impacts.

Again, the proposed use and location of the ferry/park was thoroughly vetted during the GEIS process in 2003 and 2020.

We will now open the hearing for public comment. Any person in attendance who wishes to speak concerning the proposed project or acquisition will be provided with a reasonable opportunity to do so. You may also submit a written statement or other documents that you would like the Village Board to consider. Any written statements and documents accepted tonight will be included in the hearing record.

If you intend to speak, please state your name and address for the record before beginning your remarks. Thank you.

Andrew J. Maniglia, Jr.: 189 Long Hill Drive, Yorktown, New York.
Business address is care of Ginsburg Development Companies, LLC, 100 Summit Lake Drive, Valhalla, New York 10595.

Members of the Board and counsel, who I must commend. That was a great summary of something that I lived for the past 26 years.

Mayor Kohut:

You, we, have lived—and Jay and Jay's dad had a large part in that. It was a tough one.

Mr. Maniglia: I'm always honored to be here. I am working on the culmination of the Promenade, the public promenade park. I did have an opportunity over the last few weeks to review the 2003 document, the LADA, that required us to move forward with the donation of the public promenade land. The Village has submitted a grant for that to develop the park, and we are assisting with that, and we'll see what happens when the New York State grants the CFAs. The CFAs are returned probably in about, I would say, three or four weeks, probably before Election Day, I would guess.

We have a great plan. You've seen schematics covered now, and we look forward to continuing it.

The Promenade, that is—we were excited about the ferry service that is currently operating on weekends, probably for the next few weeks, and then will end seasonally.

Mayor Kohut: Yes.

Andrew J. Maniglia, Jr.:

But it has grown. I'm happy to report that New York Waterway, as I began to schedule negotiations with them for another five-year amendment, they went forward and exercised their option to renew under the first lease agreement, which was effectuated in 2000. They went forward and exercised their option, and we have a certain amount of step-ups and a formula to follow with that, under the Consumer Price Index of the average American U.S. cities. So that's a little internalization. But we know they are continuing, so we have that, and we're excited about that. And we're excited about how we're doing it. Admiral's Cove appears to be doing very well. And as I said, we look forward to developing the Promenade and its parks that go along with it, including the children's park that this Board wanted to, that voted on during the site plan approval, and the widening of West Street or creating of the sidewalk area along that, and that this Board also voted on. I believe in 2023.

I'm here for any questions that you may have, and happy to answer anything I can.

PUBLIC COMMENT / CLOSING

Mayor Kohut:

Anything from anybody?

Trustee Carlevaro:

I just want to make sure, Mr. Maniglia, that with this friendly condemnation, there won't be any—the Village is held harmless for the whole thing.

Andrew J. Maniglia, Jr.:

Yes, that is correct. The Village is held harmless through the entire proceeding, and the developer, Ginsburg Development, pays for all the expenses to get to that point, including counsel, title, and anything else that's ancillary to the transaction.

Trustee Carlevaro: Thank you

Andrew J. Maniglia, Jr.: Yes, you're welcome.

Mayor Kohut: Thank you, Andy.

Mayor Kohut:

Is there anyone else in the audience who would like to comment upon this?
Seeing none, Lee, can I close the public hearing?

Lee Lefkowitz:

Yes, you can close the public hearing. Once you do, then starts a 90-day clock for us to adopt SEQRA findings and a determination.

Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION # 219 - 2026

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 was not in attendance and provided no report.

MAYOR'S REPORT, Mayor Kohut: The Mayor reported that there was a request from the Superintendent of the DPW regarding repairs that are needed on the bucket truck which includes replacing one of the mechanical arms.

Mayor Kohut entertained a motion to approve the repairs to the bucket truck by Fulfillment from Watertown, SD at a cost of $14,544.56.

RESOLUTION # 220 - 2026

Motion by: Andrea Caccuro
Seconded by: Gil Carlevaro
Motion Carries: All

Mayor Kohut entertained a motion to approve a change order for the Jefferson Park, one of which is the build out of the memorial wall which was not on the original proposal, at a cost of $107,789.75.

RESOLUTION # 221 - 2026

Motion by: Rich Sena
Seconded by: Andrea Caccuro
Motion Carries: All

The second proposal that has come in as a change order for the park is to include an additive to the pea gravel area which would stiffen and solidify the gravel.

Mayor Kohut entertained a motion to approve this 2nd change order at a cost of $17,093.27.

RESOLUTION # 222 - 2026

Motion by: Gil Carlevaro
Seconded by: Andrea Caccuro
Motion Carries: All

Mayor Kohut entertained a motion to approve an ad in the Rotary Club Journal in the amount of $250.

RESOLUTION # 223 - 2026

Motion by: Rich Sena
Seconded by: Andrea Caccuro
Motion Carries: All

Mayor Kohut entertained a motion to approve the request from the NAACP to use Lot #2, across from Village Hall, on October 17th from 11 am to 6:30 pm for a voter registration event.

RESOLUTION # 224 - 2026

Motion by: Andrea Caccuro
Seconded by: Rich Sena
Motion Carries: All

Mayor Kohut entertained a motion to accept, with regret, the resignation of Employee #295 from the position of Parking Enforcer, effective September 29, 2026.

RESOLUTION # 225 - 2026

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

Mayor Kohut entertained a motion to approve his request for the purchase of additional Christmas decorations for the downtown poles from Downtown Decorations in the amount of $4,527.62.

RESOLUTION # 226 - 2026

Motion by: Andrea Caccuro
Seconded by: Gil Carlevaro
Motion Carries: All

Mayor Kohut entertained a motion to authorize the Village Clerk to go out to bid for the construction of the Pocket Park on Main Street, for construction at future date.

RESOLUTION # 227 - 2026

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

Mayor Kohut entertained a motion to approve the contract with Marco Santini for the Haverstraw Community Center Mural at a cost of $20,000.

RESOLUTION # 228 - 2026

Motion by: Rich Sena

Seconded by: Andrea Caccuro

Noting that her approval was pending upon Village Treasurer's revised contract with Marco Santini.

Motion Carries: All

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES: Trustee Carlevaro read the following report of fire activity for the month of September 2026, submitted by Fire Chief Tom Price.:

Total Alarms	-	24
General Alarms	-	17
Special Calls	-	6
Mutual Aid Calls	-	1
Structure Fires	-	0
Cooking Fires	-	2
Electrical Fires	-	1
Vehicle Fires	-	1
Gas Leaks	-	5
Brush Fires	-	1
CO Alarms	-	2
Stuck Elevators	-	4
Good Intent/Misc.	-	3
False Alarms	-	4
Total Manpower Responding	-	330 members

In addition, Trustee Carlevaro wanted to complement Relief Hose Company on their winning Best Pumper Truck in the County at the Rockland County Parade.

Trustee Carlevaro had nothing further to report.

PUBLIC WORKS, BUILDINGS & GROUNDS: Trustee Caccuro read the following report submitted by Osvaldo Reyes, Commissioner of Public Works, as of October 2, 2026:

TASK LIST

- Replaced two trees on Main St sidewalk
- Painted white lines on speed humps
- Power washed Emeline Park wall and then prepped it with primer
- Blacktopped parking lot#18 and painted white lines at Warren Ave
- Blacktopped at Round Pointe Dr at Harbors

Mayor Kohut added that the DPW was involved in the Food Crawl and did a great job, as did River Arts.

Trustee Caccuro had nothing further to report on DPW.

YOUTH & FAMILY SERVICES - Trustee Rich Sena: Trustee Sena had nothing to report.

BUILDINGS & CODE ENFORCEMENT – Trustee Joel Santana: Trustee Santana was absent and the report was read by Trustee Carlevaro, submitted by the Building Inspector, Ruben Berrios, for the period of September 21st through October 2nd 2026:

Rental registrations	-	0
Miscellaneous inspections	-	293
Complaints	-	10
Municipal searches	-	5
Construction inspections	-	11
Violations/Tickets	-	5
Building Permits & C.O.'s	-	10

Fines collected at court - $0

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the Minutes of the September 21, 2026 Regular Meeting for approval by the Board.

Mayor Kohut entertained a motion to approve the Minutes.

RESOLUTION # 229 - 2026

Motion by: Gil Carlevaro
Seconded by: Andrea Caccuro
Motion Carries: All

Mayor Kohut:
OLD BUSINESS - None

NEW BUSINESS - None

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 # 230 - 2026

Motion by: Gil Carlevaro
Seconded by: Andrea Caccuro
Motion Carries: All

Submitted by, Judith Curcio