The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday April 6, 2026 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Caccuro	- Present
	Trustee Carlevaro	- Present
	Trustee Santana	- Present
	Trustee Sena	- Present
	Mayor Kohut	- Present

Mayor Kohut: The Mayor opened the meeting announcing that there would be a presentation regarding the Main Street pocket park and he asked the designer to come forward and present.

The mayor explained that there was funding for the redevelopment of this park through the Community Development Block Grant and through the DRI grant.

Rick Basinger, Senior Landscape Architect for LaBella Associates, Latham, NY: Mr. Basinger explained that the company had been asked to design a new park and he believed their design is elegant and fitting for the location. It's an open park and can be used for multiple purposes. The design includes seating, native landscaping, including shade trees, fencing and a street light in several locations.

Discussion ensued between the Board, mayor and designer regarding various options for lighting.

Mayor Kohut asked DPW Superintendent Reyes if there were any obstacles in the design, that he could see, that would deter the DPW from keeping the park under good maintenance. He responded that there were none.

The mayor asked if anyone in attendance had any comments or considerations. Mr. Rappaport asked a question which was answered. (Note: not able to hear the question)

Mr. Basinger commented that the project would be ready to go out for bid in the fall.

Mayor Kohut announced that there was a Public Hearing scheduled for the meeting regarding the environmental review under SEQR Law for the Haverstraw Center Expansion.

Bill Brady, Nelson Pope Voorhis, Suffern: Mr. Brady explained that the Village had been awarded a large grant for the expansion of the Haverstraw center and the Village is required to perform a full SEQRA review. He had prepared the Part I Environmental Assessment Form for the project and it is before the Board tonight. His findings is that this is an existing site and there are no significant environmental impacts recorded at that site. Parts II and III have also been prepared for the Board's review and acceptance.

Mayor Kohut entertained a motion to open the Public Hearing.

RESOLUTION # 76 - 2026

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

Noel Rappaport, 31 New Main St.: Mr. Rappaport asked where the extension would be going.

Mayor Kohut explained where it would be built.

No further questions or comments from the public.

Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION # 77 - 2026

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

Mayor Kohut entertained a motion to accept the EAS reports as presented and to declare a Negative Declaration.

RESOLUTION # 78 - 2026

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

Mayor Kohut announced that there were two other Public Hearings to be held regarding the 2026 – 2027 Budget and the Override of the Tax Cap.

He entertained a motion to open both Public Hearings.

RESOLUTION # 79 - 2026

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

The mayor gave a brief overview of the proposed budget. He stated that the Village was doing well financially and although it looks like there is a budget increase from $12,617,683 to 16,617,683 that is not the case. Last year the Chair Factory property was sold to the developer. That $4M is sitting there in anticipation of using it for paying the BAN that will come due. Other than that, the budget difference is much more palatable and in the order of an approximate 3% increase. The mayor asked the Village Accountant to speak about the budget.

Shannon Modafferi, Village Accountant: Ms. Modafferi explained that the budget increase would be 3.49%, due to expenditures like insurance and retirement that were not in the Village's control. Those

areas that the Village could control they worked hard on keeping those amounts stable. Unfortunately, outside revenue keeps seeing decreases but they've worked at cutting expenses in some areas and moving some things around to better suit the Village's needs. In terms of the 2% tax cap – it is not actually a 2% cap. This cap is calculates based on a formula set up by NYS which includes figures from last year, some exclusions and other factors. The Village will be going over the calculated tax cap for the 2026-2027 Budget and that would be voted on shortly.

Mayor Kohut added that, as an example, the insurance coverage for the Village was increase by $40,000 going into the next budget year. Health insurance is another item that always goes up and the Village is not n control of the premiums as they are set by NYS.

Noel Rappaport, 31 New Main St.: Mr. Rappaport asked if the price of gas had an effect on the budget.

Mayor Kohut responded that they had increased the budget line on that because there is no guarantee that world affairs will have been resolved.

Ms. Modafferi added that three is a Contingency Line in the budget for unforeseen expenses and during the year she updates the Board regularly on how that budget line is faring.

Mayor Kohut asked if there were any further questions or comments and there were none from the public or the Board.

Mayor Kohut asked Ms. Modafferi for the numbers on the Tax Cap override and she presented the following:

The 2026-2027 Tax Levy Limit, adjusted with the various NYS calculation is $9,195,977. The proposed 2026-2027 Tax Levy is $9,380,592, which is over the tax cap limit by $184,615. (c)

Mayor Kohut entertained a motion to close both Public Hearings.

RESOLUTION # 80 - 2026

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

Mayor Kohut stated that there would be the first Public Participation of the meeting and if anyone wanted to come forward with questions, comments or concerns to please do so.

Stephanie Gouring, 32 Riverside Ave: Ms. Gouring explained that the residents of Dutchtown had been opposing 30 Riverside for about a year and at every turn they have struggled to convince the Boards that this is an incredibly steep slope that has the dangers of landslides, that there's an erosion risk, that there's no parking on site and that it would cause a traffic issue. The residents were attending the meeting

because, although they didn't feel they had to convince this Board, they do feel that these things should be codified. In fact, the amount of mountain protection is already in the Village Code but Dutchtown is not included in the Mountain Overlay District. In the Mountain Overlay District there are 2 types of steep slope protections; 1 is the overlay district and is very robust. Soil stability, Planning Board and engineers have to be involved. Ms. Gouring commented that she wasn't sure why Dutchtown was never included in the overlay zone.

Mayor Kohut explained that the intent was protections for "virgin" land, protection of the palisades and where there was no prior development. Dutchtown wasn't included because it was already built up.

Ms. Gouring explained that when reading the Code regarding Overlay Protection it can, and should, be applied to the Dutchtown area. The other piece of Code regarding steep slopes is basically looks at how steep the slopes are and tries to address "how steep is too steep". Ms. Gouring cited percentages for disallowing building on steep slopes from several other municipalities and 30 Riverside is more than 50% slopes. She stressed that only in the Village of Haverstraw has there been no determination for "how steep is too steep" and she believes that the Village needs to address this issue.

James Tyler, 32 Riverside: Mr. Tyler explained that according to the US Geological Survey, Dutchtown is in the dark red zone, meaning it is very susceptible to landslides. Compared to everywhere in the region it is one of the worst areas and yet it has the least protections for the neighbor's properties. Within the last 20 years a neighboring property went right into the river because of a landslide. The area is built on gray-clay type of subsoil which liquifies when there's too much moisture. The landslide at 28-26 collapsed after Hurricane Floyd and after a new nearby house was built and rerouted the water into their property. Mr. Tyler reiterated that there must be something the Village can do to protect the properties in Dutchtown and prevent building on land that shouldn't be built on. It's not right or fair that the residents have to hire lawyers to fight this type of development.

Ms. Gouring remarked that the developer has never done a topographical survey that would show what the slopes are on the lot. They refuse and nobody is making them do it. Mr. Tyler added that even the County review of the project came back with a disapproval.

Mayor Kohut stated that the Board now had their paperwork regarding the situation, complemented them on how thorough it was and that he would pass it on to the Village Engineer for review. He also added that it was likely that this project would come to a natural conclusion because the developer wasn't able to comply with all the Village was asking for.

Trustee Caccura asked what would happen if a house in Dutchtown needed to be rebuilt.

Ms. Gouring stated that it would be a pre-existing condition if it was a rebuild of the same size but if someone wanted to expand then a steep slope regulation would be in effect. She added that they do want to ask for a moratorium on building in Dutchtown.

Mayor Kohut stated that a moratorium wasn't possible at this time.

Katherine ?? (inaudible) 23 Riverside Ave.: Ms. Katherine asked about the moratorium and if getting a petition from residents in Dutchtown would be of any use.

Mayor Kohut stated that it couldn't hurt however, the Board needed to be careful with a moratorium because they couldn't take away one person/groups rights and allow others. He stressed that the more input from the neighborhood the more likely it would be that something was done.

Mayor Kohut entertained a motion to approve the Overriding of the Tax Cap and to approve the 2026-2027 Annual Budget.

RESOLUTION # 81 - 2026

Motion by:
Seconded by:
Motion Carries: All

With no further public participation the meeting continued.

Mayor Kohut:
REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood reported that Village Mill II tax certiorari settlement was finalized and requested Board approval for issuing the refunds.

Mayor Kohut entertained a motion to authorize the settlement and approve the refunds associated with the Village Mill II tax certiorari.

RESOLUTION # 82 - 2026

Motion by: Joel Santana
Seconded by: Gil Carlevaro
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 received a request from the North Rockland NJROTC for support of their activities throughout the year.

Mayor Kohut entertained a motion to approve the sponsorship of $500 to NJROTC.

RESOLUTION # 83 - 2026

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

Mayor Kohut announced that there would be an official ground breaking ceremony for the WestHab project and it was tentatively scheduled for June 9th at 11 am. In addition, there is a new mural on Grant Street, done by a local artist that grew up in the Village. There was a dedication block party scheduled for Friday May 1st from 3 – 5. There will be a DJ there and T-shirts for the kids with the mural emblazoned on the shirts.

Noel Rappaport commented that he had seen the mural and it was very nice.

Mayor Kohut entertained a motion to approve the request from the Superintendent of DPW for the purchase of a John Deere 330 P-Tier Skid Steer Loader from Jesco Enterprises at a base cost of $75,967.87 with an additional piece of equipment attached for a total cost of 97,943.70. There is a Sourcewell contract on it so there is no need to go out for bid.

RESOLUTION # 84 - 2026

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

Mayor Kohut remarked that the Board had recently learned that the Haverstraw area was involved in the founding of America; a week or two after the signing of the Declaration of Independence there was a battle between 2 British war ships and marauders and local militia Minutemen who fought off the marauders and sent the ships packing back down to Manhattan. The Board wants to acknowledge this historical event with a marker at Emeline Park.

Mayor Kohut entertained a motion to purchase the plaque from Enviro Signs at a cost of $1,482.68.

RESOLUTION # 85 - 2026

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

The plaque will be on display for the first Dancing Under the Stars on July 15th and then installed at Emeline Park shortly after.

Mayor Kohut entertained a motion to authorize the outdoor recreation area enhancements to Green Meadows in the amount of $1,198,479.

RESOLUTION # 86 - 2026

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

Mayor Kohut entertained a motion to authorize his signature to the 2026 MS-4 Storm Water II Education Program annual agreement with Cornell Cooperative Extension at a cost of $3,447.68.

RESOLUTION # 87 - 2026

Motion by: Joel Santana
Seconded by: Andrea Caccuro
Motion Carries: All

Mayor Kohut announced that there would be an Eagle Scout Honor Ceremony for Village resident Ben Ferrer on April 26th at 2 pm at the Atonement Lutheran Church on Central Highway.

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 2026, submitted by Fire Chief Tom Price.:

Total Alarms	-	25
General Alarms	-	21
Special Calls	-	4
Mutual Aid Calls	-	0
Structure Fires	-	1
Cooking Fires	-	8
Electrical Fires	-	1
Gas Leaks	-	2
Extrication Call	-	2
Assist PD/Other Agencies	-	1
Good Intent/Misc.	-	4
False Alarms	-	6
Total Manpower Responding	-	296 members

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 April 6, 2026:

TASK LIST

- Installed new meters.
- Replaced two picnic tables at parking lot #3.
- Replaced broken wheel stopper at Village parking lots.
- Fixed catch basin on Westside and Conklin
- Cold patch to fix potholes.
- Updating MS-4 records
- Cleaned alleyways on Hudson from New Main to Westside
- Clean doggie stations weekly

Trustee Caccuro had nothing further to report on DPW.

Mayor Kohut added that the water company is currently replacing the water line on Hudson Ave. and they will be milling and repaving Hudson, Westside and New Main Streets.

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

- The center continues to operate Monday through Friday, 10 am to 6 pm
- Project Embrace, Homework Help, Positive Activities for Youth all continue.
- Positive Activities recently took part in the eel migration program
- During Unity in the Community there were an average of 70 youths participating and they will be eligible for a trip to Six Flags in May.

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 March 16th through April 3rd 2026:

Rental registrations	-	1
Miscellaneous inspections	-	170
Complaints	-	9
Municipal searches	-	4
Construction inspections	-	28
Violations/Tickets	-	3
Building Permits & C.O.'s	-	14

Fines collected at court - $0

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the Minutes of the March 2nd and March 16th Regular Meetings for approval by the Board.

Mayor Kohut entertained a motion to approve the above.

RESOLUTION # 88 - 2026

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

Mayor Kohut:
OLD BUSINESS

None

Mayor Kohut:
NEW BUSINESS

None

Mayor Kohut:
2nd PUBLIC PARTICIPATION

Noel Rappaport commented again on the murals and how wonderful he thinks they are.

Edilia Estevez, Fourth Street: Ms. Estevez commented on issues with the parking and what might be done about it. Also, what is happening with the new development on West Street and the Chair Factory.

Mayor Kohut explained that they were hoping to make arrangements with the church to use their parking lot. He also described the parking situations for the West St development and the Chair Factory.

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

RESOLUTION # 89 - 2026

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

Submitted by,
Judith Curcio