The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday February 2, 2026 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

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.

Dinora Rojas, 25 Broad St.: Ms. Rojas explained that they had several shootings on the street and it's very dark in the area. She requested that a light be installed for safety purposes.

Mayor Kohut stated that he would take a look at it on his way home that night.

Ms. Rojas continued with an issue regarding the snow removal and that there was an incident recently where a bus couldn't fit down the road. She suggested that the snow be removed closer to the curbs.

Mayor Kohut explained that with the amount of snow that fell recently there was some delay in getting the full street cleared but that the DPW would be getting to it.

With no further input from the public the Mayor continued with a Public Hearing regarding the Rockland County Consortium Community Development Block Grant.

Mayor Kohut entertained a motion to open the Public Hearing on the 2026 CDBG.

RESOLUTION # 26 - 2026

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

Mayor Kohut invited the public to ask questions or make comments and he further explained that in 2026 the Village was looking to finish the sidewalk program on Ridge and 2nd Streets.

No questions or comments from the floor.

Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION # 27 - 2026

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

Mayor Kohut entertained a motion to approve his application to the County for the 2026 CDBG program for the sidewalk project.

RESOLUTION # 28 - 2026

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

Mayr Kohut continued with the meeting and invited the representatives for the West Shore Feasibility Study to come forward.

Dan DeFalco, 28 Hampton Ct., Cornwall, NY: Mr. DeFalco explained that he was the founder of a grassroots organization focused on public transportation on the west side of the Hudson. He was appearing before the Board to help present a Resolution to request a renewed feasibility study with a fresh, modern study looking at passenger rail service on the West shore line. Rockland County has limited public transportation into NYC and with recent changes in the state, including congestion pricing, a new study is warranted. He respectfully requested that the Village support and join the effort to send a message to NYS that it's time to plan for an equitable and efficient public transportation options on the west side of the Hudson.

Mayor Kohut stated that he fully agreed, thanked the Town of Cornwall for their work and presented a Resolution that had been prepared by the Village Attorney.

Mayor Kohut entertained a motion to approve the following Resolution regarding the Village's support:

REQUEST FOR A FEASIBILITY STUDY FOR WEST SHORE PASSENGER RAIL SERVICE

WHEREAS, the west side of the Hudson River in Orange, Ulster, and Rockland Counties lacks sufficient public transportation infrastructure, limiting mobility and economic opportunity for residents; and

WHEREAS, the CSX River Subdivision (West Shore Line) presents a unique opportunity for a new passenger rail corridor connecting Newburgh, Cornwall, and other west-of-Hudson communities to New York City and the greater metropolitan area; and

WHEREAS, All Aboard Hudson Valley envisions implementing passenger rail service along the West Shore Line to support regional goals related to smart growth, equitable access to transportation, economic development, and reduction of carbon emissions; and

WHEREAS, recent developments such as the proposed implementation of New York City's congestion pricing plan and the cancellation of the Newburgh-Beacon Ferry have underscored the urgent need for viable commuter alternatives on the west side of the Hudson River; and

WHEREAS, a restored and upgraded West Shore rail corridor would not only increase access to jobs and housing but would also support critical hubs such as Stewart International Airport and the potential Newburgh Intermodal Transportation Center, including multimodal connections with ferry, bus, rideshare, and future housing development; and

WHEREAS, such service could also provide future connections for tourism to the Catskills, improved access to West Point for events and ceremonies, and long-term opportunities for transit-oriented development in Villages like Haverstraw; and

WHEREAS, a feasibility study is the critical first step to assess operational, engineering, ridership, and economic viability of such service;

NOW, THEREFORE, BE IT RESOLVED, that the Haverstraw Village Board hereby formally requests that New York State, in coordination with relevant regional planning agencies and transportation authorities, fund and initiate a feasibility study to evaluate the restoration of passenger rail service on the CSX River Subdivision (West Shore Line) with a stop in Haverstraw and/or West Haverstraw; and

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to Governor Kathy Hochul, Congressman Michael Lawler, State Senator William Weber, Assemblyman Patrick Carroll, State Senator James Skoufis, Assemblyman Chris Eachus, Congressman Pat Ryan, the New York State Department of Transportation, and other relevant agencies and officials to express our full support and urge immediate action.

RESOLUTION # 29 - 2026

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

Matt Behrenz, Zarin & Steinmetz (Village's outside counsel on the Chair Factory project): Mr. Behrenz explained the licensing agreement in regards to a parking area along the property that was most recently conveyed from the Village to the developer. As a result the Village needs to enter into a legal arrangement, in this case the licensing agreement, for use of the parking area and for pedestrian access. The Village would continue to be responsible for the insurance and maintenance of the area.

Mayor Kohut asked if anyone from the Board had any questions on the Licensing Agreement and there were none.

He entertained a motion to authorize his signature on the Licensing Agreement and to obtain the necessary insurance.

RESOLUTION # 30 - 2026

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

Mr. Behrenz continued with an explanation of the resolution in support of a PILOT schedule and Agreement on the Chair Factory development, a draft of which was in front of each Board member.

Mayor Kohut entertained a motion to approve the following Resolution:

RESOLUTION AUTHORIZING A PAYMENT IN LIEU OF TAXES ("PILOT") FOR THE CHAIR FACTORY REDEVELOPMENT PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE A PILOT AGREEMENT

WHEREAS, Haverstraw Owner LLC and its related development entities (collectively, the "Developer") propose the redevelopment of certain properties commonly known as the Chair Factory Redevelopment Project ("Project") located within the Village of Haverstraw; and

WHEREAS, the Project is being undertaken with the assistance of the County Rockland Industrial Development Agency ("IDA") pursuant to Article 18-A of the New York General Municipal Law; and

WHEREAS, in connection with the IDA's participation in the Project, the Developer has requested a Payment in Lieu of Taxes ("PILOT") pursuant to Sections 874(1) and 925-1 of the General Municipal Law, and Section 412-a of the Real Property Tax Law; and

WHEREAS, the Village of Haverstraw is an affected taxing jurisdiction and must approve the PILOT as a condition precedent to its effectiveness; and

WHEREAS, the Village Board has reviewed the proposed PILOT Agreement, by and among the Developer, the Village of Haverstraw, the IDA, the North Rockland Central School District, and the County of Rockland, which such PILOT Agreement includes a negotiated PILOT payment schedule ("PILOT Schedule"), attached hereto as **Exhibit A**; and

WHEREAS, the Village Board finds that the PILOT Agreement is consistent with the Village's economic development objectives, will facilitate the redevelopment of a long-underutilized property, and will provide substantial benefits to the Village and broader community.

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

1. Approval of PILOT. The Village Board hereby supports the granting of the PILOT for the Chair Factory Redevelopment Project, subject to and in accordance with the terms and conditions set forth in the PILOT Agreement.

2. Authorization to Execute PILOT Agreement. The Mayor is hereby authorized and directed to execute, on behalf of the Village of Haverstraw, the PILOT Agreement, in substantially the same form as attached hereto as **Exhibit B**, together with the PILOT Schedule, with any such non-material changes, additions, or deletions as may be subsequently approved by the Mayor and the Village Attorney.

3. Further Actions. The Mayor, Village Attorney, Village Clerk and Village Treasurer, and other Village officials are hereby authorized to take any and all further actions and execute documents necessary or appropriate to carry out the intent of this Resolution.

RESOLUTION # 31 - 2026

Motion by: Gil Carlevaro
Seconded by: Joel Santana

Roll Call:

Trustee Carlevaro	Yes
Trustee Santana	Yes
Trustee Sena	Yes
Mayor Kohut	Yes

Motion Carries: All

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood reported that the Village Mill II Tax Certiorari has been settled and the final documents were ready to be executed.

Mayor Kohut entertained a motion to authorize the signature of Village Attorney Jay Hood to the Village Mill Condominium II Tax Certiorari Settlement.

RESOLUTION # 32 - 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 previously interviewed and were ready to hire a new Justice Court Clerk.

Mayor Kohut entertained a motion to hire Barbara Ann Nieves to the position of Associate Justice Court Clerk at a rate of $23.08 per hour.

RESOLUTION # 33 - 2026

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

Mayor Kohut entertained a motion to approve the request from the Building Inspector for the attendance of himself and the Code Enforcer at the 2026 NYSBOC Educational Seminar in Hillburn, May 5th – 7th, at a cost of $300 each.

RESOLUTION # 34 - 2026

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

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES: Deputy Mayor Carlevaro announced that an application had been received for membership in the Fire Department from Malvin Mencia to General Warren Co. #2 as a Junior Firefighter. The application was in order but was waiting for parental consent.

Mayor Kohut entertained a motion for the approval of Malvin Mencia as a Junior Firefighter, pending parental consent.

RESOLUTION # 35 - 2026

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

Trustee Carlevaro read the following report of fire activity for the month of January 2026:

Total Alarms	-	24
General Alarms	-	20
Special Calls	-	2
Mutual Aid Calls	-	0
Structure Fires	-	0
Cooking Fires	-	3
Electrical Fires	-	1
Trash/Rubbish Fires	-	1

Gas Leaks	-	1
Pump Out/Water Leak	-	1
Elevator stuck	-	1
Good Intent/Misc.	-	6
Snow standby	-	2
False Alarms	-	8

Total Manpower Responding - 345 members

Trustee Carlevaro also commended the Fire Department on their performance during a working fire the past Saturday. The fire was put out quickly with no harm to firefighters and residents were removed quickly.

Nothing further to report.

PUBLIC WORKS, BUILDINGS & GROUNDS: Deputy Mayor Carlevaro thanked the DPW for their snow removal work over the past 8 days.

He had nothing further to report on DPW.

YOUTH & FAMILY SERVICES - Trustee Rich Sena: Trustee Sena reported on the following activities at the Community Center from January 20th through February 2nd:

- Programs continue: Project Embrace, Haverstraw Collaborative, Strengthening Families, Monthly Youth Celebration etc
- Mr. Sena will be a guest speaker at the Spanish Speaking Parents Group – the community wants to know what is going on and he will fill them in with the help of a translator.
- Point in Time took place on January 22, 2026. The following is a sampling of what was provided; haircuts, health screening, food, clothing, showers.

Mayor Kohut interjected that he heard it was about 87 people, plus kids for the Point In time.

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 January 19th through January 30th 2026:

Rental registrations	-	0
Miscellaneous inspections	-	167
Complaints	-	4
Municipal searches	-	3
Construction inspections	-	6

Violations/Tickets - 0
Building Permits & C.O.'s - 5

Fines collected at court - $0

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the Minutes of the January 20, 2026 Regular Meeting for approval by the Board.

Mayor Kohut entertained a motion to approve these Minutes.

RESOLUTION # 36 - 2026

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

Mayor Kohut:
OLD BUSINESS

None

Mayor Kohut:
NEW BUSINESS

None

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 in memory of Leon Wilde who was a community member.

RESOLUTION # 37 - 2026

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

Submitted by,
Judith Curcio