The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday July 20, 2026 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

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

Mayor Kohut: The Mayor opened the meeting with the first Public Participation of the night and he invited anyone with questions, comments or concerns to come forward.

Stephanie Goran, 32 Riverside Ave.: Ms. Goran stated that the group of Dutchtown residents in attendance were there as a follow up to a previous meeting. They have put together a petition which outlines their specific requests and she states that they are not looking to stop development in the Village but they see a significant gap in the Zoning Code. They would like to see that developing is done following more regulated guidelines. She presented the petition and other documentation to the Board.

Elizabeth Whitney, 5 Riverside Ave.: Ms. Whitney read a statement that further supported the petition presented by Ms. Goran which requested a rewriting of the Village Zoning Code regarding slope development with a more robust regulation and for the Board to put a moratorium in place on slope development until this is resolved.

Catherine Fick, 23 Riverside Ave.: Ms. Fick stated that the proposed amended code for developing on steep slopes would include engineering, topographical surveys, lot area calculations, erosion analysis, soil analysis, etc. etc.

Pat Hickman, 3 Riverside Ave.: Ms. Hickman stated that the changes being asked for are necessary and beneficial for the Village and that none of the requested regulations are currently in the Village Code and the Village Code is out of step with neighboring municipalities. Development of steep slopes and vegetation removal presents a drainage problem which in turn creates an excessive erosion problem and this is dangerous. Ms. Hickman further stated that the Village of Haverstraw has the largest landslide rating on the United States Geological Landslide Survey & Susceptibility Model.

Gail Hovey, 3 Riverside Ave.: Ms. Hovey stated asked the Board what the steps are when they receive a petition like theirs, how the Board processes it, when they might hear back from the Board, etc. She also stated that, as a community, they are united, they do their homework, and they are persistent and reasonable.

Mayor Kohut responded that the Board would take the matter up with the Village planners and possibly the engineers and it will be

thoroughly reviewed. The moratorium would require a Public Hearing as part of the process and the Board's review will take less time than following the legal process for a moratorium. In a reasonable amount of time, probably the 3rd Monday of September meeting, there can be further discussion on it.

Maritza Cordero, 40 Broadway: Ms. Cordero stated that the group of community members with her were in attendance to talk about rent control in the Village and find out what could be done to control the rents in the Village.

Mayor Kohut responded that the Village was not able to control rent outright and that it had to be established through New York State and would only be for large apartment complexes. To create that there would be extensive reviews and the Village of Nyack tried this several years ago and it wasn't successful. Unfortunately, there is nothing that the Board can do to stabilize rents in smaller dwellings.

Counselor Hood agreed with the mayor's assessment of the situation but he would look into it further.

Gaby Guzman, 7 Orchard St.: Ms. Guzman asked, on behalf of a Spanish speaker in attendance, who would help the community fill out paperwork necessary for affordable housing.

Mayor Kout commented that the paperwork won't be out for some time and if people need assistance with it, he's sure some solution can be found.

Gaby Guzman, 7 Orchard St.: Ms. Guzman was representing several business owners in the downtown. Reading a prepared letter to the Board, she thanked the Board for their efforts to improve the downtown and remarked on the persistent loitering around local businesses. Customers are uncomfortable with this and it's having a negative impact on the businesses. They were asking if the Village could develop a practical solution to improve public safety.

Oscar Martiez, 33 Main St.: Mr. Martinez spoke about people loitering outside the local businesses and the problems it's causing his business.

Rey Lopez, 29 Main St.: Mr. Lopez spoke about the the public smoking of marijuana outside his shop causing the bakery to smell like weed instead of baked goods. It's every day with the smell, the loud cars, the hanging out etc. He also mentioned the panhandling and the scooters and how it's bringing a lot of negativity to the area.

Mayor Kohut asked if the police foot patrol was of any benefit and Mr. Lopez stated that there was a disconnect between what the businesses want and what the police are able to do. He believes a meeting with the Police Department and the businesses would be beneficial.

Trustee Caccuro commented that as business owners they should put cameras up in front of their shops with signs that state “you’re on camera” because people tend to stay away from being on camera if they’re doing something they shouldn’t be doing.

Mr. Lopez also suggested that businesses could put up strong lighting in front of their shops to help discourage the nighttime hanging out.

Ms. Caccuro stated that her experience as a downtown business owner was to have those lights be motion sensor because it startles the individuals and they keep on moving.

Arielis Perez, 31 Main St.: As translated by another member of the public: Ms. Perez commented that her business was for mothers, grandmothers & children and that it’s tainting business to have thugs hanging outside, using bad language etc. and that customers don’t want to come in if that’s what’s right outside the shop.

Trustee Sena stated that the Board is on the side of the businesses and he suggested that they follow the lead of the Dutchtown group and start with a petition and the Board can help put the pressure on the Sheriff’s Office and the District Attorney because the weed being smoked downtown is not coming from the dispensaries it’s being sold on the street downtown.

Ariel Diaz, President of Quisqueya Club: Mr. Diaz stated that an ideal owner of a rental property would raise the rent in small increments each year but what’s happening is that new owners want to get their money back quick so they are raising rents $500 more per month.

Mayor Kout explained the New York State rules for rent control since, as discussed earlier in the meeting, because Mr. Diaz was not in attendance earlier.

Trustee Caccuro remarked that she is sending some information to Gaby Guzman regarding protections for tenants and maybe he can speak with her to coordinate a community meeting.

With no further input from the public the mayor continued with the Agenda.

Mayor Kohut stated that there was a Public Hearing scheduled for the evening regarding the establishment of a building permit fee for the Chair Factory Redevelopment Project. He explained that the developer was getting ready to finalize everything and go to closing on the properties they are developing. Part of that is to pay the building permit fee. The building fees have been raised since the project started and there would be a substantial difference between the old fee and the new fee, with the new fee being about $2M under the new code where it was approximately $1M under the old code. His project was intended to be an affordable housing project to benefit the Village and its residents. In order for the Board to adjust the building fee a Public Hearing has to be held and comments and concerns heard.

Mayor Kohut entertained a motion to open the Public Hearing.

RESOLUTION # 156 - 2026

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

Porche Dames on behalf of Penrose @ 45 Main St., Brooklyn, NY: Ms. Dames stated that they were in agreement with the $1M fee and that was informed by an analysis that they did comparing similar projects across NYS. Based on that analysis they determined that the amended proposed fee is nearly 2 times the average fee charged in similar projects. They do think that the $1M fee is reasonable and they are proposing it be set at $1,100,000.

Mayor Kohut invited anyone to come forward with questions, comments or concerns and there were none.

Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION # 157 - 2026

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

Mayor Kohut entertained a motion to set the building permit fee for the Chair Factory Redevelopment Project at $1.1M in lieu of the otherwise statutory fee.

RESOLUTION # 158 - 2026

Motion by: Gil Carlevaro
Seconded by: Rich Sena

Roll Call:

Trustee Carlevaro	Yes
Trustee Caccuro	Yes
Trustee Sena	Yes
Trustee Santana	Absent
Mayor Kohut	Yes

Motion Carries: 4-0

Mayor Kohut:

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood reported that a letter of engagement had been received from Zarin & Steinmetz regarding the condemnation of the Village on the Green park. This is the only means available so that the Village can take over the maintenance and upkeep of the park because there is no HOA to establish this differently.

Mayor Kohut entertained a motion to engage Zarin & Steinmetz for the above stated purpose.

RESOLUTION # 159 - 2026

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

Counselor Hood had nothing further to report.

VILLAGE TREASURER, Alicia Boudreau: Ms. Boudreau was not in attendance and had nothing to report.

MAYOR'S REPORT, Mayor Kohut: The Mayor reported that they had a request to rename a street in honor of Winfred L. Jones and the Board had discussed it earlier. There was a consensus that this was a legitimate request and Mayor Kohut entertained a motion to rename 1st Street in honor of Winfred L. Jones.

RESOLUTION # 160 - 2026

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

Mayor Kohut entertained a motion to approve the low bid proposal for cleaning the air ducts in Village Hall at a cost of $2,999.99.

RESOLUTION # 161 - 2026

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

Mayor Kohut entertained a motion to allow the mayor to negotiate the fee for the repair and bucket truck.

RESOLUTION # 162 - 2026

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

Mayor Kohut entertained a motion approve the proposal from INF Associates to install solar panels on the roof of the community center. The Village has a $75,000 grant that will cover some of the cost and the Village expense would be $22,667.40. In addition, he will negotiate with INF regarding their request for advance funding.

RESOLUTION # 163 - 2026

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

Mayor Kohut entertained a motion to approve the use of Access Plus for the fire whistle communication system with a recurring monthly cost of $100 and a set-up fee of $380.

RESOLUTION # 164 - 2026

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

Mayor Kohut entertained a motion to approve the purchase of new fire whistle communication boxes from TD Communications at a cost of approx. $7,600.

RESOLUTION # 165 - 2026

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

Mayor Kohut entertained a motion to authorize the mayor to execute the 2026-2027 Village Engineering Consultant Proposal in the amount of an annual fixed fee of $21,600

RESOLUTION # 166 - 2026

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

Mayor Kohut entertained a motion to approve and accept for donation the Admiral's Cove Waterfront Promenade Park and to authorize the mayor to execute and sign all documents necessary to complete the land transfer. The exact Resolution reads as follow:

NOW, THEREFORE, BE IT RESOLVED:

That the Board of Trustees of the Village of Haverstraw hereby accept the Admiral's Cove Waterfront Promenade Park land donation (SBL # 27.54-2-22) and authorizes the Village of Haverstraw to submit a grant application to the New York State Consolidated Funding Application (CFA) for the Admirals Cove Waterfront Promenade Park Project in the amount of $1,500,000; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute and sign all documents necessary to complete said land transfer and submit the grant application on behalf of the Village of Haverstraw.

RESOLUTION # 167 - 2026

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

Mayor Kohut entertained a motion to authorize him to sign the agreement with the County of Rockland for the 2026 Summer Youth Employment Program in the amount of $98,304.

RESOLUTION # 168 - 2026

Motion by: Rich Sena
Seconded by: Andrea Caccuro
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
A1440.420	Engineer Escrow	8,337.00				CK# 5015 Weston & Sampson
A..1289	Other Governmental Income			8,337.00		CK# 5015 Weston & Sampson
A1440.420	Engineer Escrow	618.75				CK# 5014 Nelson Pope Voorhis
A..1289	Other Governmental Income			618.75		CK# 5014 Nelson Pope Voorhis
A.1420.420	Legal Escrow	14,679.73				CK# 5016 Zarin & Steinmetz
A..1289	Other Governmental Income			14,679.73		CK# 5016 Zarin & Steinmetz
A.1420.420	Legal Escrow	6,903.45				AP& AR Escrow
A1440.420	Engineer Escrow	9,966.00				AP& AR Escrow
A..1289	Other Governmental Income			16,869.45		AP& AR Escrow
A..3089	State aid				29,320.00	Parking Study grant only $ 15000
A.1990.400	Contingency		29,320.00			Parking Study grant only $ 15001
A7140.100	Community Center PS	4,011.01				Snug
A.9030.800	Social Security	341.06				Snug
A..3089	State Aid			4,352.07		Snug
A.7140.100	Community Center	3,292.00				Late night Friday nights
A..3089	State aid			3,292.00		Late night Friday nights
A5110.400	DPW	21,803.75				CHSC Grant
A.1990.400	Contingency	2,180.36				CHSC Grant
A..3089	State aid			23,984.11		CHSC Grant
A5110.400	DPW	5,129.22				CHSC Grant
A.1990.400	Contingency	732.92				CHSC Grant
A..3089	State aid			5,862.14		CHSC Grant
A.1990.400	Contingency		11,540.00			DRI Façade accidentally accrued but got a deposit
A..3089	State aid				11,540.00	DRI Façade accidentally accrued but got a deposit
A.5110.100	DPW personal Svs	1,940.00				Youth Bureau
A7140.120	Student workers	25,968.00				Youth Bureau
A..3089	State aid			27,908.00		Youth Bureau
A.5110.100	DPW personal Svs	968.00				Youth Bureau
A7140.120	Student workers	13,836.00				Youth Bureau
A..3089	State aid			14,804.00		Youth Bureau

2025-2026 BUDGET ADJUSTMENTS						
Acct. #	Account Name	Increase Appropr.	Decrease Appropr.	Increase Revenue	Decrease Revenue	Description
A7140.100	Community Center PS	3,231.38				Snug
A.9030.800	Social Security	274.77				Snug
A..3089	State Aid			3,506.15		Snug
A.7140.100	Community Center	1,517.68				Late night Friday nights
A..3089	State aid			1,517.68		Late night Friday nights
A..1130	Util Gross receipts			17,720.00		Got more revenue in then expected
A..1132	Util Gross receipts			16,482.00		Got more revenue in then expected
A.1230	Treasurer Fees			10.00		Got more revenue in then expected
A..1255	Clerk Fees			7.00		Got more revenue in then expected
A..1603	Registrar Vital Statistics			192.00		Got more revenue in then expected
A..1741	Parking Meters			6,450.00		Got more revenue in then expected
A..2001	Park & Rec Fees				5,255.00	Got more revenue in then expected
A..2376	Refuse & Garbage			1,714.00		Got more revenue in then expected
A..2401	Interest & Earnings			199,722.00		Got more revenue in then expected
A..2501	Business/Occ License				2,675.00	Got more revenue in then expected
A.2555	Building permits			4,258.00		Got more revenue in then expected
A..2560	Street openings			2,000.00		Got more revenue in then expected
A..2610	Fines & Forfeited Bail			37,296.00		Got more revenue in then expected
A..2705	Gifts & Donations			25,000.00		Got more revenue in then expected
A..210	Premium on obligations			25,933.00		Got more revenue in then expected
A.2770	Other Unclassified revenue			4,557.00		Got more revenue in then expected
A..3005	Mortgage Tax			60,080.00		Got more revenue in then expected
A.1620.410	Buildings Fuel DPW Garage	2,524.00				Spent move then expected
A.1620.430	Bldgs. Supplies Cleaning	15.00				Spent move then expected
A1680.400	Data Processing	2,746.00				Spent move then expected
A.3310.400	Traffic Control	201.00				Spent move then expected
A.3620.400	Safety Inspector	3,297.00				Spent move then expected
A.6360.400	Special Events	60.00				Spent move then expected
A.1990.400	Contingency	384,648.00				Diff between adjustments for rev & expenses
A.1110.110	Justice Clerk	522.00				Buyouts
A.1325.140	Treasurer Buyout etc.	1,996.00				Buyouts
A.1410.110	Clerk Pers Svs	165.00				Buyouts
A.5010.130	DPW Comp OT	100.00				Buyouts
A.5110.140	DPW Buy outs ot	183.00				Buyouts
A.7140.140	Comm Center Buyouts etc.	424.00				Buyouts
A.1990.410	Contingency buy out		3,390.00			Buyouts

Mayor Kohut entertained a motion to approve the above 2025 – 2026 budget adjustments.

RESOLUTION # 169 - 2026

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

The Mayor read the following adjustments to the 2026-2027 budget year submitted by Shannon Modafferi, Village Accountant:

2026-2027 BUDGET ADJUSTMENTS						
Acct. #	Account Name	Increase Appropr.	Decrease Appropr.	Increase Revenue	Decrease Revenue	Description
A.1990.400	Contingency		13,200.00			Camp scholarships
A..2001	Camp Fee				13,200.00	Camp scholarships

Mayor Kohut entertained a motion to approve the above 2026-2027 budget adjustments.

RESOLUTION # 170 - 2026

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

Mayor Kohut entertained a motion to hire Wilson Rodriquez to a vacated laborer position in DPW, not to be effective until the position has been vacated.

RESOLUTION # 171 - 2026

Motion by: Andrea Caccuro
Seconded by: Gil Carlevaro
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 June 2026, submitted by Fire Chief Tom Price.:

Total Alarms	- 23
General Alarms	- 16
Special Calls	- 5
Mutual Aid Calls	- 2
Structure Fires	- 1
Cooking Fires	- 4

Outdoor Cooking Structure	-	1
Electrical Fires	-	2
Co-2	-	1
Pump Outs/Water Leaks	-	1
Extractions	-	1
Stuck Elevator	-	2
Assist PD/Other Agencies	-	1
Good Intent/Misc.	-	4
False Alarms	-	3

Total Manpower Responding - 323 members

Trustee Carlevaro also reported that at the Fire Council meeting of June 2026 the following members have been dropped from the rolls of Cosgriff Hose #4 and the Haverstraw Fire Department:

- Ernest Gray
- Keith Piscitelli
- Andrew Rafferty
- Jeff Wamsley

Mayor Kohut entertained the motion to drop the above listed members.

RESOLUTION # 172 - 2026

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

Trustee Carlevaro presented the following applications for membership to the Haverstraw Fire Department:

- Kenneth Weng – Lady Warren #5 – Jr. firefighter, non-resident
- Emily Daniels – Relief Hose #3 – as a Jr. firefighter, non-resident

Mayor Kout entertained a motion to approve and accept these applicants into the Fire Department.

RESOLUTION # 173 - 2026

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

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:

TASK LIST

- Blacktopped potholes throughout the Village
- Power washed outside of DPW building
- Crack seal done on Broadway, Main and New Main
- Replaced number on Manny Lopez ball field scoreboard
- Trimmed grass at Greenway Trail
- Installed new speed limit signs and No-parking signs at Harbors
- Gurnee Ct. was milled for blacktop.

Trustee Caccuro had nothing further to report on DPW.

Mayor Kohut added an update on the upcoming blacktopping in the Village.

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

BUILDINGS & CODE ENFORCEMENT – Trustee Joel Santana: Trustee Santana was absent and there was no report given for the Building Department.

MINUTES: The Mayor presented the Minutes of the June 15, 2026 Regular Meeting and the June 29, 2026 Special Meeting for approval by the Board.

Motion to approve:

RESOLUTION # 174 - 2026

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

Mayor Kohut:
OLD BUSINESS

None

Mayor Kohut:
NEW BUSINESS

Trustee Carlevaro proposed a donation to the Quisqueya Club in the amount of $500 for a new endeavor; a Dominican Father's Celebration. This would be held on the last Sunday of July.

Mayor Kohut entertained a motion to approve the $500 donation.

RESOLUTION # 175 - 2026

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

In addition, he would like to see something in place for donations and sponsorships that includes some kind of contract along with the amount.

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 # 176 - 2026

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

Submitted by,
Judith Curcio