The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday May 18, 2026 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Carlevaro	- Present
	Trustee Caccuro	- 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.

Stephen Cobb, 65 Hudson Ave., Village Historian: Mr. Cobb explained that there was some concern over voter turnout for the school board and library votes that are upcoming. In addition, the Heritage Park displays will be about the different ethnic groups in the Village. He showed the Board some mock-ups of what he had prepared; narrative & images.

The mayor and Board thanked him for the work he has done.

Mr. Cobb also asked if the Board could find the money for 1 more placard to go at Emeline Park exhibiting the history in 1776. He detailed the history he was interested in reflecting on the placard.

Trustee Caccuro suggested putting the information on the Rivertown as historic information and be part of the tour, or a page on the Village website.

Mayor Kohut suggested that the Board think about options for this as plaques for the project are already in production.

With no further input from the public the meeting continued and the mayor explained that there were two Public Hearings scheduled for the evening and they would be starting with the Discontinuance of a portion of Allison Ave. A resolution was prepared for the Board by counsel and is as follows:

RESOLUTION CLOSING A PUBLIC HEARING AND DISCONTINUING A PORTION OF ALLISON AVENUE IN FURTHERANCE OF THE CHAIR FACTORY REDEVELOPMENT PROJECT

WHEREAS, the Village now or previously owned certain waterfront properties which include: (i) an approximately 9.71-acre peninsula (inclusive of some submerged land) identified on the Town of Haverstraw Tax Map as Section 27.09, Block 1, Lot 3; (ii) adjoining parcels consisting of approximately 1.45 acres, identified on the Town of Haverstraw Tax Map as Section 27.46, Block 1, Lots 80 and 81 ("Damiani Site"); (iii) adjoining parcels identified on the Town of Haverstraw Tax Map as Section 27.46, Block 1, Lots 84, 85 & 86; (iv) a small portion of Emeline Park ("Emeline Parcel") (collectively, together with all riparian rights appurtenant thereto, the "Project Site" or "Property"); and

WHEREAS, on September 30, 2022, and as subsequently amended, the Village and Haverstraw Community Chair Factory ("Master Developer") have entered into a

Master Development Agreement ("MDA") and a Purchase and Sale Agreement ("PSA"), which together, as amended, establish the framework for the redevelopment of the Project Site and govern the phased-disposition of certain Village-owned lands; and

WHEREAS, as part of the Project a portion of Allison Avenue beyond the Broad Street intersection (hereafter the "Allison Avenue Spur") will be conveyed to the Master Developer for redevelopment pursuant to the MDA and PSA following the satisfaction of certain development milestones; and

WHEREAS, a survey of the Allison Avenue Spur is annexed hereto as Exhibit A, together with a metes and bounds legal description annexed hereto as Exhibit B; and

WHEREAS, pursuant to Village Law Section 6-612, the Village Board of Trustees ("Village Board") may discontinue a Village street when it determines that such street or portion thereof is no longer needed for public use, provided that a duly noticed public hearing is first held; and

WHEREAS, the Village published notice of the public hearing in newspaper publication at least seven days prior to the public hearing, and an affidavit of publication is attached hereto as Exhibit C; and

WHEREAS, pursuant to Village Law Section 21-2100, the Village Board held a duly noticed public hearing on May 18, 2026 at Village Hall, to consider the proposed discontinuance of the Allison Avenue Spur, at which time all persons wishing to speak were heard; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act ("SEQRA"), the Village issued a SEQRA Findings Statement on March 18, 2024 covering the rezoning, redevelopment and conveyances associated with the Project as set forth in the MDA and PSA, and the Village Board determines that this contemplated Allison Avenue Spur discontinuance does not present any new, previously unaddressed significant environmental impacts that were not already identified and evaluated by the Village Board in the FEIS and SEQRA Findings; and, therefore the Project, including the discontinuance of the Alison Avenue Spur continues to avoid or minimize to the maximum extent practicable any potential significant adverse environmental impacts;

WHEREAS, the Village Board finds that Allison Avenue Spur is not presently used by the public for ingress/egress, has ceased functioning as an active public street, and is not needed for public travel;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board hereby closes the public hearing held on May 18, 2026 regarding the proposed discontinuance of the Allison Avenue Spur; and

BE IT FURTHER RESOLVED that the Village Board hereby discontinues the Alison Avenue Spur pursuant to Village Law Section 6-612 and declares that such land is no longer needed for public or municipal purposes.

Mayor Kohut entertained a motion to open the Public Hearing regarding the Discontinuance of a portion of Allison Ave.

RESOLUTION # 116 - 2026

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

Mayor Kohut explained that there would be buildings on the areas that are being discontinued and invited the public to come forward with questions, concerns or comments. There were none.

Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION # 117 - 2026

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

Mayor Kohut entertained a motion to discontinue the portion of Allison Ave.

RESOLUTION # 118 - 2026

Motion by: Gil Carlevaro

Roll Call:

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

Seconded by: Andrea Caccuro
Motion Carries: All

Mayor Kohut announced that the second Public Hearing was to adopt a local law that would promote public safety in the Village.

Counselor Hood explained that the Police Chief approached the Village and explained that the motorized bikes were all over the Village and out of control of the Police Department. He suggested passing this new law to assist them in maintaining safety on the streets and sidewalks in the Village. The law defines age of drivers, where they can ride, appropriate violations for not following the rules etc.

Mayor Kohut entertained a motion to open the Public Hearing.

RESOLUTION # 119 - 2026

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

Mayor Kohut invited anyone from the public to come forward with questions, comments or concerns. There were none.

Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION # 120 - 2026

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

Kohut entertained a motion to adopt the local law.

RESOLUTION # 121 - 2026

Motion by: Gil Carlevaro
Seconded by: Joel Santana

Motion Carries: All

Mayor Kohut explained that a member of the public has come in to address the Board so they will go back to Public Participation.

Chaim Greenfield, 8 Willows Rd., Monsey: Mr. Greenfield explained that he was proposing to take the old synagogue at 37 Clove Ave. and recondition it for a girl's high school. Daily hours from 8:30 am to 4:30 pm. The maximum number of girls that they've ever had in the school is 60. They are looking at it as a boutique school with 4 classes of 15 girls per class. Faculty are the only people that drive so there would be a maximum of 15 cars. They are hoping to make the building ready for school in September. The busses that carry the girls is for approx. 6 girls. In addition, they've had some conversations with the mayor regarding using the parking lot for the public when the school is not in session and as a kind of mess hall. The school would be run by the community with a 5-person board that oversees the viability of the school, there is a reputable group of rabbis from the community to oversee the spiritual side of the school and there is an executive board with experience in running a school. Their hope is that the Special Use Permit be approved.

Trustee Caccuro asked about the board members and their association with the school.

Mr. Greenfield explained that not all board members would have children in the school and each would have a 2-year term.

Mr. Greenfield also explained that the school is being operated currently in Spring Valley.

Mayor Kohut asked the Board if they had questions and also explained that since it was for a Special Use Permit, they would have to schedule a Public Hearing.

Trustee Sena asked about the landscaping/greenery being removed to allow additional parking. He also expressed an interest in using the building for teaching the community about antisemitism.

Mr. Greenfield agreed with both the greenery upkeep and the use of the building for further teaching and he also explained that they were currently not in possession of the building and there was a bidding war going on. They are moving forward with all the necessary permits in anticipation of owning the building.

Trustee Santana asked if there would be any after hour activities in the school.

Mr. Greenfield responded that once per month there would be PTA meetings and it would be used on occasion during the holidays.

Mayor Kohut entertained a motion to schedule a Public Hearing for a Special Use Permit for June 15th at 7:05PM.

RESOLUTION # 122 - 2026

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

REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood reported that he was still working on the fees for short term rentals of properties in the Village.

Counselor Hood had nothing further to report.

VILLAGE TREASURER, Alicia Boudreau: Ms. Boudreau had nothing to report.

MAYOR'S REPORT, Mayor Kohut: The Mayor announced that the Flowers Pasta and Bake Shop will be having their 3rd Anniversary on July 3rd from 4 to 8 PM and will be offering hotdogs, etc. out in front of their store.

The weekend ferry service starts this weekend and will not be operating on Memorial Day and Labor Day.

Mayor Kohut entertained a motion to approve the proposal from Carlin Simpson and Associates for subsurface soil and foundation investigation at the proposed Veteran's Center on McKenzie Ave. at a cost of $12,600 which is being covered by funds from the County.

RESOLUTION # 123 - 2026

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

Mayor Kohut entertained a motion to approve the sponsorship of the Quisqueya Club's Mother' Day celebration in the amount of $500.

RESOLUTION # 124 - 2026

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

Mayor Kohut entertained a motion to authorize his signature on the new lease with Banco Santander, the bank entity taking over the Webster Bank lease, in which they will honor all current lease agreements.

RESOLUTION # 125 - 2026

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

Mayor Kohut entertained a motion to authorize his signature on the EBF Standard Benefit Agreement between the Village and the CSEA Employee Benefit Fund.

RESOLUTION # 126 - 2026

Motion by: Andrea Caccuro
Seconded by: Rich Sena
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
A..4089	Federal Aid			20,204.50		Fanshaw for Generator
A8140.210	Generator Grant	20,204.50				Fanshaw for Generator
A.7140.100	Community Center	4,695.75				SNUG
A.9030.800	FICA	399.14				SNUG
A..3089	State aid			5,094.89		SNUG
A.7140.120	Student workers	16,588.00				Youth bureau Jan 26
A..3089	State aid			16,588.00		Youth bureau Jan 26
A.5110.100	DPW personal Svs	128.00				Youth bureau Jan 26
A7140.120	Student workers	3,004.00				Youth bureau Jan 26
A.7140.120	Student workers	16,464.00				Youth bureau Feb 26
A..3089	State aid			19,596.00		Youth Bureau Jan & Feb 26
A.7140.100	Community Center Personal Svs	11,666.67				Covid ESG 1st Qtr
A.1325.100	treasurer personal svs	833.33				Covid ESG 1st Qtr
A.1410.110	Clerk personal svs	1,208.33				Covid ESG 1st Qtr
A.9030.800	FICA	1,048.69				Covid ESG 1st Qtr
A.7140.470	Covid grant	18,607.52				Covid ESG 1st Qtr
A..3089	State aid			55,387.15		Covid ESG 1st Qtr
A.1990.400	Contingency	22,022.61				Covid ESG 1st Qtr
A.7140.120	Student workers		37.07			Adj YB $ 14566.18 Original amount
A..3089	State aid				37.07	Adj YB $ 14566.18 Original amount
A.7140.120	Student workers		1,653.69			Adj YB $ 21463.03 Original amount
A..3089	State aid				1,653.69	Adj YB $ 21463.03 Original amount
A.7140.120	Student workers	98.76				Adj YB for additional amount received
A..3089	State aid			98.76		Adj YB for additional amount received
A.1440.480	DRI Wayfinding	50,050.00				DRI Wayfinding grant
A..3089	State aid			50,050.00		DRI Wayfinding grant
A.7140.100	Community Center	3,185.59				Late night Friday nights
A..3089	State aid			3,185.59		Late night Friday nights
A.3410.210	Fire Dept Equip	96,947.00				CK# 2154 Trailer
A..3089	State aid			96,947.00		CK# 2154 Trailer

2025-2026 BUDGET ADJUSTMENTS						
Acct. #	Account Name	Increase Appropr.	Decrease Appropr.	Increase Revenue	Decrease Revenue	Description
A.1990.400	Contingency	17,474.80				Celebrating Families
A..3089	State aid			17,474.80		Celebrating Families
A.5110.100	DPW personal Svs	568.00				Youth Bureau
A7140.120	Student workers	16,536.00				Youth Bureau
A..3089	State aid			17,104.00		Youth Bureau
A..1116	Tax on cannibals			626.61		Received more revenue
A..1130	Util Gross receipt			8,487.00		Received more revenue
A..1230	Treasurer Fees			72.00		Received more revenue
A..1255	Clerk Fees			5.00		Received more revenue
A..1603	Register of Vital Statistics			500.00		Received more revenue
A..1720	Parking Permits Taxable			300.00		Received more revenue
A..2401	Interest			60,846.00		Received more revenue
A..2555	Building Permits			3,253.00		Received more revenue
A..2560	Street openings			500.00		Received more revenue
A..2680	Insurance Recoveries			13,715.00		Received more revenue
A..2770	Misc. Revenue			49,122.00		Received more revenue
A.1990.400	Contingency	137,426.61				Received more revenue
A.1110.100	Police Justice	37,973.00				Wrong account on 3-16 BA
A.1110.110	Justice Clerk		37,973.00			Wrong account on 3-16 BA
A.1440.430	DRI Façade	4,088.75				DRI FAÇADE
A..3089	State aid			4,088.75		DRI FAÇADE
A.1440.460	DRI Basketball	1,761.75				DRI Basketball
A..3089	State aid			1,761.75		DRI Basketball
A.1410.140	Clerk Buy outs	486.00				Over budget
A.5010.103	DPW Buy out	1,243.00				Over budget
A.7140.140	Community Center Buy out	3,427.00				Over budget
A.1990.410	Contingency OT		5,156.00			Over budget
A.1440.420	Engineer Escrow	250.00				CK# 5011
A..1289	Other governmental income			250.00		CK# 5011
A.1620.410	DPW Fuel	1,020.00				Over budget
A.1650.400	Central Comm Vill hall	305.00				Over budget
A.1930.400	Judgements & Claims	1,624.00				Over budget
A.3010.210	Camera Grant	1,048.00				Over budget
A.3310.400	Traffic control	11,978.00				Over budget
A.3410.410	Fire Hydrants	365.00				Over budget
A.5142.400	Snow contractual	13,925.00				Over budget
A.6360.400	Special Events	1,319.00				Over budget
A.6989.400	Other Economic	2,000.00				Over budget
A7140.400	Community Center Contractual	2,208.00				Over budget
A.1990.400	Contingency		35,792.00			Over budget

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

RESOLUTION # 127 - 2026

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

Mayor Kohut announced that on Sunday June 14th the 118th Firefighter's Memorial Service which will begin at 8:30 am with a mass at St. Peters and followed by a parade from the municipal building to the cemetery and back.

In addition, there will be a groundbreaking ceremony with WestHab on June 9th at noon.

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES: Trustee Carlevaro announced that the Fire Department had approved to drop Luis Paguay and Charles Prevot from the firefighter active rolls at Lady Warren #5 and made the motion for the Board's acceptance.

RESOLUTION # 128 - 2026

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

Trustee Carlevaro also announced that the recent fire house inspections produced the following results:

For Quarters:

- 1st - Relief Hose #1
- 2nd – Cosgriff Hose
- Tied for 3rd – Lady Warren & General Warren
- 4th – Rescue Hook & Ladder

For Truck:

- 1st - Relief Hose
- 2nd - Lady Warren
- 3rd – Rescue Hook & Ladder
- 4th – Cosgriff Hose
- 5th – General Warren

Trustee Carlevaro thanked the firefighters for all of the work that they do.

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 May 18, 2026:

TASK LIST

- Installed new signs for alternate side parking rule for sweeper on West St, Archard St, and Pratt St
- Fixed cure on West St and Broad St
- Trimmed grass at Village parks and Firehouses
- Installed handicap signs at 78 West St
- Maintenance at Lopez Field and fixed sprinkler system
- Serviced Emeline Bathroom

Trustee Caccuro 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 April 20th through May 18th:

- Programs continue;
  - Project Embrace
  - Homework Help
  - Caught Being Good
  - Haverstraw Collaborative
  - Monthly Youth Celebration
- On Saturday May 23rd youth and community residents will participate with the Clearwater trip in the Hudson River – weather permitting and other location factors.

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 May 4th through May 16th 2026:

Rental registrations	-	0
Miscellaneous inspections	-	236
Complaints	-	16
Municipal searches	-	3
Construction inspections	-	15
Violations/Tickets	-	15
Building Permits & C.O.'s	-	10

Fines collected at court - $0

Additionally, there was a question at the last Board meeting regarding the number of inspections being reported. First, the number reflected a 30-day period and the inspections encompass everything from full inspections to a drive-by for property maintenance issues.

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the Minutes of May 4, 2026 the Regular Meeting for approval by the Board.

Mayor Kohut entertained a motion to approve these Minutes.

RESOLUTION # 129 - 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

None

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

RESOLUTION # 130 - 2026

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

Submitted by,
Judith Curcio