

The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday April 4, 2022 beginning at 7:00 PM.

## PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Present
	Trustee Carlevaro	- Present
	Trustee Santana	- Absent
	Mayor Kohut	- Present

Mayor Kohut: The Mayor opened the meeting with statements regarding a vacancy on the Board of Trustees and his appointment choice of Richard Senna to the position of Trustee.

Village Clerk swore in the new Trustee, Richard Senna, and Mr. Senna informed the public that he intended to work for the betterment of the Village.

Mayor Kohut continued with the Agenda for the meeting which was the first Public Hearing of the night on the 2022-2023 Village Budget. Mayor Kohut presented the highlights of his proposed budget which he had presented to the Board in March for their review. He commented that this budget reflects the increase in expenses of items like fuel, goods and insurance and that although he wouldn't go line by line through the budget he would address those expenses that had gone up significantly.

Mayor Kohut continued with explaining the 3% budgeted pay raise for employees across the board and that 2 years ago employees did not get any increases but the contract currently calls for the 3% increase. He explained that fuel costs have gone up, as has gas & electric and the expense for having fire hydrants. Specifically Mayor Kohut explained that in the prior year budget the fire hydrant expense was \$228,000 and in his proposed budget it's being budgeted at \$268,000, which is a \$40,000 on that line alone and it is not a negotiable item with the water company. Mayor Kohut explained that there were increases in DPW costs for road salt and repairs but we have also seen some decreases, specifically a significant decrease when the Village went to LED lighting a few years ago. Continuing the budget explanation with comments regarding line items that can't be anticipated due to emergencies, like sanitary sewers, and that he budgets a certain amount for the line item and if the expense goes over the budgeted amount it is taken from Contingency. Further, the retirement expense has stayed static for this year but hospital & medical for employees, and although 1/2 of existing employees contribute to benefits, there's been an increase of about 200,000. In some cases revenue is up, some down. While budgeting, if he's seen a consistent rise or decrease in revenue we adjust the budget accordingly. For example, the filming line item, where for several years the Village was a popular spot and enjoyed filming revenue but that's not been the case in the recent past. In summary, the Mayor's proposed budget would go from last year's total of \$10,745,000 to \$11,035,684. With some adjustments that the Trustees have presented the final budget total would be \$11,037,331 which equates to a percentage increase of 4.1%.

Mayor Kohut continued to explain that the Public Hearing tonight was for the budget and the 2% Tax Cap Override. The Village has been under the 2% Tax Cap for several years allowing them to carry over excess amounts into the next year's calculation. Although the increase is 4.1% it still remains under the tax cap but for safety's sake the Board always approves the Override because in the event there was a mistake in our calculations, we wouldn't be penalized for it.

Mayor Kohut: The Mayor entertained a motion to open the Public Hearing on the 2022 – 2023 Annual Village Budget and the 2% Tax Cap Override.

RESOLUTION # 184 - 2022

Motion by: Rafael Bueno Sr.

Seconded by: Gil Carlevaro

Motion Carries: All

Mayor Kohut invited anyone with questions or comments to address the Board or the Accountant.

Mel Post, Harbors Haverstraw: Mr. Post questioned the item in the Special Assessment District line and an amount in account A.2770.6

With no further input from the public at the time, the Mayor continued with the agenda for that night's meeting.

Ramya Ramanathan of Atzl Nasher & Zigler - representing Dr. Richard Peralta regarding a proposal for 52 Main Street. Ms. Ramathan explained that the applicant was proposing an addition of 2 floors at 52 Main Street which would increase the size of the building to 3,300 sq. feet. It would remain in the existing footprint of the building and the applicant would continue to use the first floor and the upper floors would be for other medical specialists. They are in need of additional parking spaces and are about 13 spots short and would use the nearby municipal parking. They are requesting under Village code §245 a Payment in Lieu of Parking arrangement. The applicant still has to appear before the ZBA and Planning Board.

Mayor Kohut asked if their intention was to pay the \$6,000 per parking spot.

Dr. Peralta responded that yes that was his intent.

Richard Senna asked how the 2<sup>nd</sup> and 3<sup>rd</sup> floor leases would work.

Dr. Peralta stated that the 2<sup>nd</sup> floor would be for primary care and the 3<sup>rd</sup> floor would be for specialist. He has an affiliation with Montefiore and they would send specialists to the site and be available when patients are scheduled.

Mayor Kohut confirmed with the applicant that they were seeking 15 parking spots and he explained that the Payment in Lieu of Parking

money goes into a dedicated parking fund where, as it's added to with other "in lieu of" funds, it will eventually have sufficient funds to put a parking deck on the municipal lot on West Broad Street.

Mayor Kohut entertained a motion to approve the 52 Main Street applicant's request for Payment in Lieu of Parking for 15 parking spots at a rate of \$6,000 each.

RESOLUTION # 185 - 2022

Motion by: Rafael Bueno Sr.

Seconded by: Gil Carlevaro

Motion Carries: All

Mayor Kohut: The Mayor then opened the floor to the public for the Public Participation portion of the meeting inviting people to ask questions or make comments.

Mel Post, Harbors Haverstraw: Mr. Post stated that the Promenade was in need of various things and he was wondering what the status of the projects currently was as there are pavers sinking, crack sealing, painting etc.

Mayor Kohut responded that they were trying to find a vendor with a truck small enough to get on the Promenade to do some of the work necessary and he would check with DPW for an update on the other issues.

Larry Levine, Harbors Haverstraw: Mr. Levine asked who they should talk to about potholes, not just in the Village but on surrounding areas like Route 9W and Route 304.

Mayor Kohut informed Mr. Levine that the DOT was the proper group but he was also aware that the asphalt plant had just opened today. Mayor Kohut also mentioned that the Village of West Haverstraw and the Village of Haverstraw share a small patch machine and do the work to fix the roads themselves so it shouldn't be a major lift for the State to deal with this issue.

Mr. Levine also mentioned that a light was out at the fountain and Mayor Kohut made a note of it.

Mel Post: Mr. Post suggested that it might be a good idea to relay the complaint about the roads to the County & State representatives.

Noel Rappaport, 31 New Main: Mr. Rappaport reported that many of the DOT workers come into his shop and have stated that they are short staffed. Also, there are cars on New Main Street double parked at the stanchions on the corner. Mr. Rappaport suggested that a Village employee stay on the corner after 5 PM on a few nights to give out tickets.

Mayor Kohut responded that he would look into it.

Mel Post asked if the Village had any intention of getting a license plate reader to be used specifically in the downtown.

Mayor Kohut responded that this would be a police issue and the Village had no authority to have one. However, he was aware that the Sheriff's Department was attempting to acquire plate readers for County use and would likely find use in the Village.

Noel Rappaport stated that he had seen some police cars travelling up and down Main Street with the readers on them.

With no questions or comments from the floor Mayor Kohut continued with the Agenda.

Mayor Kohut:

**REPORTS OF VILLAGE OFFICIALS**

**VILLAGE ATTORNEY, Jay Hood, Jr.:** Counselor Hood had nothing to report.

**VILLAGE TREASURER, Carmelina Palumbo:** Ms. Palumbo had nothing to report.

**MAYOR'S REPORT:**

The Mayor reported that he had secured a band for Dancing under the Stars on Friday June 17<sup>th</sup> and entertained a motion to hire The Total Eclipse Band at a cost of \$2,000.

**RESOLUTION # 186 - 2022**

Motion by: Rafael Bueno Sr.  
Seconded by: Rich Sena  
Motion Carries: All

Mayor Kohut entertained a motion to authorize his signature on the annual agreement with the Rockland County Cornell Cooperative Extension for storm water education and supervision at a cost of \$1,325.

**RESOLUTION # 187 - 2022**

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

Mayor Kohut read the following and entertained a motion regarding the use of ARPA Funds which are pandemic related.

**ELECTION TO USE STANDARD ALLOWANCE FOR ARPA21 FUNDS**

**WHEREAS**, on January 6, 2022, the U.S. Department of the Treasury adopted a final rule ("Final Rule") on implementing the receipt and use of Coronavirus State and Local Fiscal Recovery Funds ("ARPA21 Funds") for Non-Entitlement Units, including the Village of Suffern; and

**WHEREAS**, the Final Rule permits recipients to determine the amount of revenue lost due to the COVID-19 pandemic ("Pandemic") either according to a formula, or by claiming a standard allowance of up to \$10 million, not to exceed their total award allocation ("Standard Allowance"); and

**WHEREAS**, a recipient that plans to use the Standard Allowance must make a one-time election and report it to Treasury through regular programmatic reporting.

**NOW THEREFORE BE IT RESOLVED** that the Village of Haverstraw Board of Trustees hereby makes a one-time election to use the Standard Allowance in lieu of determining the amount of revenue lost due to the pandemic.

RESOLUTION # 188 - 2022

Motion by: Gil Carlevaro

Seconded by: Rafael Bueno Sr.

Motion Carries: All

Mayor Kohut entertained a motion to hire Rafael Bueno Jr. as a Court Attendant.

RESOLUTION # 189 - 2022

Motion by: Gil Carlevaro

Seconded by: Rich Sena

Abstaining Rafael Bueno Sr.

Motion Carries: 3-0-1

Mayor Kohut stated that he had recently become aware of a low-embodied carbon concrete which could be used in place of regular concrete which has a very high carbon footprint. The Village of Hasting on the Hudson had recently passed a resolution to use this new concrete and had been successful in implementing it. The Mayor read the following resolution adopted from Hastings and entertained a motion to the same:

**WHEREAS**, embodied carbon refers to the carbon emissions generated as a result of the manufacturing and transportation of materials and the construction of building and infrastructure projects; and

**WHEREAS**, concrete is the most widely used construction material in the world because of its low cost, strength, and durability, among other factors, and is a significant component of all building and infrastructure projects, including those of municipalities; and

**WHEREAS**, cement, the critical ingredient that gives the concrete its strength, is responsible for up to seven percent of the world's carbon dioxide emissions, mainly through a chemical process called calcination, as well as through the use of energy in production derived from the combustion of fossil fuels; and

**WHEREAS,** low-embodied carbon concrete is defined as concrete that has been verified, as measured by a Global Warming Potential (GWP) metric, to embody lower carbon emissions as compared to the baseline embodied carbon emissions of conventional concrete; and

**WHEREAS,** lowering the embodied carbon emissions from concrete can be achieved through diverse methods and processes, including but not limited to: (A) using less cement in concrete mixes; (B) replacing or substituting cement with supplemental cementitious materials (SCMs) such as fly ash, blast furnace slag, or ground glass pozzolan; (C) using locally produced cement and other concrete components resulting in reduced emissions from transport; (D) the utilization and mineralization of carbon in concrete materials; and

**WHEREAS,** the quality of concrete may be improved through these techniques, the cost compared to traditional methods is offset by lower materials cost, and the use of low-embodied concrete is established in the construction sector and has been successfully utilized for the construction of building and infrastructure projects by several municipalities; and

**WHEREAS,** the annual benefits of the use of this concrete in New York State, if universally adopted would be the equivalent to the carbon sequestration for tens of thousands of acres of preserved forest; and

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**WHEREAS,** the Village of Haverstraw has the opportunity to be a leader in New York State in promoting the use of this technology,

**NOW THEREFORE BE IT RESOLVED** that the Village of Haverstraw encourages, and will work to promote, the use of low embodied carbon concrete products in building and infrastructure projects involving concrete, where the utilization of low embodied carbon concrete does not significantly increase the cost of or delay project completion, and where utilization does not compromise either construction integrity or public safety. Such promotion could include, but may not be limited to, identifying local low embodied carbon concrete product options, making embodied carbon concrete educational materials more accessible, recognizing local projects utilizing low embodied carbon concrete products and sharing the Village of Haverstraw's program successes and lessons learned with other towns and local governments in the region.

RESOLUTION # 190 - 2022

Motion by: Rafael Bueno Sr.

Seconded by: Rich Sena

Motion Carries: All

Mayor Kohut entertained a motion to piggy-back onto and adopt the Orange County bid contract for sewer work in the Village. TAM Enterprises was awarded the bid and this would mean that the Village would be in compliance with the bidding process for this type of work.

RESOLUTION # 191 - 2022

Motion by: Gil Carlevaro

Seconded by: Rafael Bueno Sr.

Motion Carries: All

Mayor Kohut entertained a motion to accept the proposal from Belfor Property Restoration for the cleaning and disinfecting of the air ducts in Village Hall at a cost of \$16,250.00.

RESOLUTION # 192 - 2022

Motion by: Rafael Bueno Sr.  
Seconded by: Rich Sena  
Motion Carries: All

Mayor Kohut entertained a motion to accept a proposal received from MFD Construction, the low bidder on the project, to install the concrete pad for the Fitness Court at a cost of \$29,995.

RESOLUTION # 193 - 2022

Motion by: Gil Carlevaro  
Seconded by: Rafael Bueno Sr.  
Motion Carries: All

Mayor Kohut entertained a motion to approve a tuition sponsorship to Ray Mosquea for attendance at Leadership Rockland in the amount of \$600.

RESOLUTION # 194 - 2022

Motion by: Rafael Bueno Sr.  
Seconded by: Rich Sena  
Motion Carries: All

Mayor Kohut entertained a motion to approve the request from the Blue Angels Connection for an Easter Celebration at the corner of Broadway & Jefferson on Sunday April 17<sup>th</sup> from 5 to 7 pm.

RESOLUTION # 195 - 2022

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

Mayor Kohut entertained a motion to approve the use of Emeline Park for the Brick Museum Earth Day Science Festival on April 23<sup>rd</sup>.

RESOLUTION # 196 - 2022

Motion by: Gil Carlevaro  
Seconded by: Rafael Bueno Sr.  
Abstaining: Rich Sena  
Motion Carries: 3-0-1

Mayor Kohut entertained a motion to surplus the Fire Department 2003 Ford Excursion.

RESOLUTION # 197 - 2022

Motion by: Rafael Bueno Sr.  
Seconded by: Gil Carlevaro  
Motion Carries: All

The Mayor read the following adjustments to the 2021-2022 budget year submitted by Shannon Modafferi, Village Accountant:

2021-2022 BUDGET ADJUSTMENTS				
Acct. #	Account Name	Increase	Decrease	Increase
		Appropriations	Appropriations	Revenue
A.1620.42	Buildings	\$16,250		
A..4089	Governmental Aid			\$16,250

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

**RESOLUTION # 198 - 2022**

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

The Mayor had nothing further to report.

**Mayor Kohut:**

**REPORTS OF STANDING COMMITTEES**

**FIRE & ORDINANCES** – Trustee Rafael Bueno Sr.: Trustee Bueno read the following report of fire activity for the month of March, 2022, submitted by Fire Chief Perry Masiello.:

Total Alarms	-	16
General Alarms	-	13
Special Calls	-	2
Mutual Aid Calls	-	1
Structure Fires	-	0
Cooking Fires	-	5
Vehicle Fires	-	1
Gas leaks	-	2
Extrication/Accident	-	1
Good Intent/Misc.	-	3
False Alarms	-	3

Total Manpower Responding - 335 members

Trustee Bueno had nothing further to report.

**PUBLIC WORKS, BUILDINGS & GROUNDS:** Deputy Mayor Carlevaro read the following report submitted by Robert Drexler, Jr., Commissioner of Public Works, as of April 4<sup>th</sup> 2022:



### TASK LIST

- Gate was put up at Brick Museum back steps
- Installed parking barriers in downtown area, also in trouble spots in Village
- Fixed damaged fountain on New Main St.
- Two signs were repaired after accident on West Broad St.
- Repaired fence at Knights of Columbus parking lot.
- Picked up yard waste bags at West Nyack.
- Desk was put together at the Community Trailer.
- Flags and banners were put up throughout the village for the season.
- Sweeper was repaired at Trius in Long Island; water pump issues.
- Fixing damaged catch basins in Village.

Deputy Mayor Carlevaro had nothing further to report on DPW.

**YOUTH & FAMILY SERVICES** – Deputy Mayor Carlevaro: Deputy Mayor Carlevaro reported that all programs were going as planned. 35 youths participated in Late Night Friday on March 26th, 13 youths attended a career expo at St. Thomas Aquinas and 22 youths participated in Late Night Friday on April 21<sup>st</sup>.

Trustee Carlevaro had nothing further to report.

**BUILDINGS & CODE ENFORCEMENT:** Trustee Santana was absent and no report was available.

**MINUTES:** The Mayor presented the Minutes of the Regular Meetings of February 22<sup>nd</sup>, March 7<sup>th</sup>, March 21<sup>st</sup> and the Board of Assessment Review Minutes of February 22<sup>nd</sup> and March 21<sup>st</sup> for approval by the Board.

Mayor Kohut entertained a motion to that effect.

### RESOLUTION # 199 - 2022

Motion by: Rafael Bueno Sr.

Seconded by: Gil Carlevaro

Motion Carries: All

Mayor Kohut:

### **OLD BUSINESS**

None.

Mayor Kohut:

### **NEW BUSINESS**

None.

**Mayor Kohut:**  
**2<sup>nd</sup> PUBLIC PARTICIPATION**

Noel Rappaport, 31 New Main St: Mr. Rappaport asked what construction was going on at 49 West Broad.

Mayor Kohut replied that there was excavating and removal of an old oil tank being done.

Mr. Rappaport also mentioned that the sidewalk was broken in front of the REC building.

Mayor Kohut thanked him for the reminder as Orange and Rockland was responsible for that repair and he would remind them.

Mel Post: Mr. Post asked how the Village was proceeding with the \$10M grant.

Mayor Kohut explained that the Local Planning Committee has been meeting regularly, there was an open call for projects and the committee/planners have received approx. 22 projects. The committee has to review and score them with the whole process to be finished on the Village end in July. The committee will develop the final document which will go to NYS for approval and state funding.

Discussion continued with Mel Post as to what the money would be available for and where it should be spent.

Mayor Kohut asked if there were any further comments or concerns from anyone regarding the Budget or the Tax Cap Override. No comments from anyone.

Mayor Kohut entertained a motion to close the Public Hearings on the 2022-2023 Budget and the 2% Tax Cap Override.

**RESOLUTION # 200 - 2022**

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

Mayor Kohut entertained a motion to approve the 2022-2023 Village Budget.

**RESOLUTION # 201 - 2022**

Motion by: Rafael Bueno Sr.  
Seconded by: Gil Carlevaro  
Motion Carries: All

Mayor Kohut entertained a motion to override the 2% tax cap.

**RESOLUTION # 202 - 2022**

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

Mel Post asked what the impact of the tax increase would be on taxpayers.

Mayor Kohut and Shannon Modafferi, Village Accountant, responded that it was approximately a 4% increase and would amount to about \$120 per year.

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

RESOLUTION # 203 - 2022

Motion by: Gil Carlevaro  
Seconded by: Rafael Bueno Sr.  
Motion Carries: All

Respectfully submitted by,  
Judith Curcio