

**HAVERSTRAW TOWN BOARD
AUGUST 12, 2025**

1. PLEDGE OF ALLEGIANCE

**2. ROLL CALL – COUNCILMAN CANCEL, COUNCILMAN GAMBOLI,
COUNCILMAN KIRSCHKEL, COUNCILMAN ORTIZ AND SUPERVISOR
PHILLIPS**

3. ADOPTION OF MINUTES

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW
DOES HEREBY APPROVE THE ADOPTION OF MINUTES FOR THE TOWN BOARD
MEETING OF JULY 8, 2025.**

4. PAYMENT OF BILLS

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW
DOES HEREBY APPROVE THE PAYMENT OF BILLS AUDITED AT THIS
MEETING.**

5. ACCEPTANCE OF REPORTS

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW
DOES HEREBY ACCEPT THE POLICE DEPARTMENT ACTIVITY REPORT FOR
THE MONTH OF JULY 2025.**

**6. PUBLIC HEARING - TO CONSIDER ADOPTING LOCAL LAW NO. 5 – 2025
TO AMEND CHAPTER 53 APPRENTICESHIP TRAINING PROGRAMS**

**THIS PUBLIC HEARING IS BEING HELD TO CONSIDER ADOPTING LOCAL
LAW NO. 5 – 2025 TO AMEND CHAPTER 53 APPRENTICESHIP TRAINING
PROGRAMS.**

TOWN CLERK READ PROOF OF PUBLICATION

PRESENTATION BY TOWN ATTORNEY WILLIAM M. STEIN

BOARD MEMBERS

PUBLIC PARTICIPATION

CLOSE HEARING

ADOPTION OF LAW

**7. CREATE ONE (1) AUTOMOTIVE MECHANIC I - FULL TIME POSITION FOR
THE TOWN OF HAVERSTRAW HIGHWAY DEPARTMENT**

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW
DOES HEREBY CREATE ONE (1) AUTOMOTIVE MECHANIC I, FULL TIME
POSITION FOR THE TOWN OF HAVERSTRAW HIGHWAY DEPARTMENT
EFFECTIVE AUGUST 8, 2025, AND BE IT FURTHER**

**RESOLVED, THAT THE CREATION OF THIS POSITION IS SUBJECT TO
THE RULES AND REGULATIONS OF THE ROCKLAND COUNTY DEPARTMENT
OF PERSONNEL.**

8. APPOINTMENT OF AUTOMOTIVE MECHANIC I – CHRISTOPHER GAMBOLI

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY APPOINT CHRISTOPHER GAMBOLI OF MONROE, NEW YORK TO THE POSITION OF AUTOMOTIVE MECHANIC I, FULL TIME FOR THE TOWN OF HAVERSTRAW HIGHWAY DEPARTMENT, EFFECTIVE AUGUST 11, 2025, AND BE IT FURTHER

RESOLVED, THAT THIS APPOINTMENT WAS APPROVED BY THE ROCKLAND COUNTY DEPARTMENT OF PERSONNEL AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE ROCKLAND COUNTY DEPARTMENT OF PERSONNEL.

9. ACCEPTANCE OF AUDIT REPORT

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY ACCEPT THE AUDIT REPORT FROM BERARD & ASSOCIATES CPA'S P.C. OF SUFFERN, NEW YORK FOR THE YEAR ENDING DECEMBER 31, 2024.

10. AUTHORIZATION FOR SUPERVISOR TO ENTER INTO AN AGREEMENT WITH CENTURY INDUSTRIES- REPAIRS TO SOUND STAGE

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO AN AGREEMENT WITH CENTURY INDUSTRIES LLC OF SELLERSBURG, INDIANA FOR REPAIRS TO THE SOUND STAGE IN THE AMOUNT OF \$17,578.00, AND \$5,350.00 FOR PICKUP AND DELIVERY OF STAGE AT A TOTAL COST OF \$22,928.00.

11. AUTHORIZATION TO PURCHASE ONE (1) 2024 CHEVROLET TAHOE FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT UNDER NEW YORK STATE CONTRACT

RESOLVED, BASED UPON THE RECOMMENDATION OF CHIEF OF POLICE, JOHN J. GOULD, JR., THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO PURCHASE ONE (1) 2024 CHEVROLET TAHOE FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT UNDER NEW YORK STATE CONTRACT BID ASSIST/FAN 856351 FRANKLIN COUNTY PIGGYBACK TO DENOYER CHEVROLET IN ALBANY, NEW YORK AT A COST OF \$56,719.00.

12. NEW YORK STATE EMPLOYEES RETIREMENT SYSTEM –
ESTABLISHMENT OF STANDARD WORKDAY AND REPORTING
RESOLUTION

BE IT RESOLVED, that the Town Board of the Town of Haverstraw hereby establishes the following as standard work days for elected and appointed officials and will report the following days worked to the New York State and Local Employees’ Retirement System based on the record of activities maintained and submitted by these officials to the clerk of this body:

Elected Officials						
Title	Name	Standard Work Day (Hrs/day)	Term Begins/Ends	Days/Month (based on Record of Activities)	Tier 1 (check only if member is in Tier 1)	Not Submitted (check if no record of activities completed)
Town Justice	George Coffinas	6	1/1/25-12/31/28			X
Appointed Officials						
Animal Control Officer	Claudia Perry	6	1/1/25-12/31/25	12.22		
Recreation Assistant	Lorraine Arocena	6	1/1/25-12/31/25	7.81		
Youth Board Member	Jansen Barron	6	1/1/25-12/31/25	1.22		
Youth Board Member	Nikki Merriman	6	1/1/25-12/31/25	.50		
Youth Board Member	Kenia Serrano	6	1/1/25-12/31/25			X
Emergency Services Coordinator	Gerald Knapp	6	1/1/25-12/31/25			X
Zoning Board Member	Gregory Merriweather	6	10/1/2023-12/31/2026			X
Zoning Board Member	Jose Castro	6	1/1/25-12/31/29			X
Zoning Board Member	Lawrence Margiotta	6	1/1/25-12/31/29			X
Planning Board Member	Glenn Widmer	6	1/1/25-12/31/29			X
Zoning Board Member	Rafael Brito	6	10/1/2024-12/31/26			X
Architectural Review Board Member	James Monte	6	10/1/2024-12/31/27	1		
Architectural Review Board Member	William Phillips	6	10/1/24-12/31/29			X

On this 12th day of August, 2025

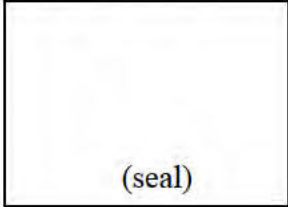
_____ Date Enacted: 08/12/2025
(Signature of Clerk)

I, Raquel Ventura, clerk of the governing board of the Town of Haverstraw, of the State of New York, do hereby certify that I have compared the foregoing with the original resolution passed by such board, at a legally convened meeting held on the 12th day of August, 2025 on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

I further certify that the full board, consists of 5 members, and that ___ of such members were present at such meeting and that ___ of such members voted in favor of the above resolution.

IN WITNESS WHEREOF, I have hereunto
Set my hand and the seal of the Town of Haverstraw

HAVERSTRAW TOWN BOARD
AUGUST 12, 2025



13. AWARD OF CONTRACT TO AMCHAR WHOLESALE, INC. - TOWN OF HAVERSTRAW POLICE DEPARTMENT

RESOLVED, THAT THE TOWN BOARD HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO A CONTRACT WITH AMCHAR WHOLESALE INC. OF ROCHESTER, NEW YORK FOR THE PURCHASE OF ONE (1) TIKKA JRTAC3161T T3X TAC A1 (5/8' X 24 THREAD) 308 RIFLE PURSUANT TO NEW YORK STATE OGS CONTRACT GROUP 35200, PC68729, FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT AT A COST OF \$1,636.00.

14. AUTHORIZE THE SUPERVISOR TO ENTER INTO A REVISED LEASE AGREEMENT WITH 56 WEST BROAD STREET ANGELS HOLDINGS, INC.

WHEREAS, 56 WEST BROAD STREET ANGELS HOLDINGS, INC. IS THE OWNER OF THE PROPERTY LOCATED AT 56 WEST BROAD STREET, HAVERSTRAW, NY 10927(THE "PREMISES"),AND

WHEREAS, THE TOWN AND 56 BROAD STREET ANGELS HOLDINGS, INC. ENTERED INTO A LEASE (THE "OLD LEASE") IN MARCH 2025 PROVIDING THE PURPOSE OF THE TOWN USING VARIOUS PORTIONS OF THE PREMISES FOR YOUTH AND SENIOR CITIZEN RECREATION PROGRAMS AND CLASSES AS WELL AS TOWN FUNCTIONS AND PROGRAMS FOR A LEASE TERM OF FIVE YEARS PLUS FOUR AUTOMATIC RENEWAL TERMS AT THE OPTION OF THE TOWN FOR A TOTAL TERM OF TWENTY FIVE YEARS, AND

WHEREAS, THE PARTIES HAVE AGREED TO REVISE THE TERMS OF THE OLD LEASE BY EXECUTING A NEW LEASE (THE "REVISED LEASE") PRIOR TO SUBMITTING IT TO THE NEW YORK STATE ATTORNEY GENERAL

WHEREAS THE REVISED LEASE IS ALSO SUBJECT TO APPROVAL BY THE NEW YORK STATE ATTORNEY GENERAL,
NOW THEREFORE BE IT:

RESOLVED, THAT THE SUPERVISOR IS AUTHORIZED TO ENTER INTO THE REVISED LEASE AND THE OLD LEASE IS DECLARED NULL AND VOID.

15. ACCEPTANCE OF SINGLE AUDIT REPORT

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY ACCEPT THE SINGLE AUDIT REPORT FROM BERARD & ASSOCIATES CPA'S P.C. OF SUFFERN, NEW YORK FOR THE YEAR ENDING DECEMBER 31, 2024 COMPLIANCE FOR THE U.S. DEPARTMENT OF TREASURY CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS PROGRAM (CSLFRF) REQUIREMENTS FOR AN ALTERNATIVE CSLFRF COMPLIANCE EXAMINATION ENGAGEMENT.

16. CHANGE OF ASSIGNMENT - POLICE RADIO DISPATCHER (COMPUTER AIDED DISPATCHER –FULL TIME

RESOLVED, THAT BASED UPON THE RECOMMENDATION OF POLICE CHIEF, JOHN J. GOULD, JR., POLICE RADIO DISPATCHER (COMPUTER AIDED DISPATCHER) –FULL TIME, ISABELLA HICKEY, WILL BE REASSIGNED AS POLICE RADIO DISPATCHER (COMPUTER AIDED DISPATCHER –PART TIME, EFFECTIVE AUGUST 3, 2025.

17. AGREEMENT WITH CONNECT AUTO AND THE TOWN OF HAVERSTRAW

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY RETAIN THE SERVICES OF CONNECT AUTO OF HILLBURN, NEW YORK TO PROVIDE AND INSTALL WARNING LIGHTS, K9 KENNEL, CONSOLE, CAMERA SYSTEM AND ACCESSORIES FOR THE K9 TAHOE VEHICLE FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT THROUGH ROCKLAND COUNTY CONTRACT NUMBER RFB-RC-2024-113 AT A COST OF \$8,853.04.

SANITATION COMMISSION MEETING – AUGUST 12, 2025

AGENDA

1. ROLL CALL

**COMMISSIONER ISIDRO CANCEL
COMMISSIONER VINCENT GAMBOLI
COMMISSIONER RALPH KIRSCHKE
COMMISSIONER JOHNNY ORTIZ
CHAIRMAN HOWARD PHILLIPS**

2. APPROVAL OF LICENSE FOR GARBAGE REMOVAL FOR INTERSTATE WASTE SERVICES, INC

RESOLVED, THAT THE SANITATION COMMISSION OF THE TOWN OF HAVERSTRAW HEREBY APPROVES THE APPLICATION FOR A LICENSE FOR INTERSTATE WASTE SERVICES, INC., OF CHESTER, NEW YORK TO EXPIRE ON APRIL 30, 2026.

TOWN OF HAVERSTRAW
LOCAL LAW NO. 5 OF 2025
TO AMEND Chapter 53 APPRENTICESHIP TRAINING PROGRAMS

BE IT ENACTED by the Town Board of the Town of Haverstraw, County of Rockland, State of New York, as follows:

BE IT ENACTED by the Town Board of the Town of Haverstraw, County of Rockland, State of New York, as follows:

Section 1)

Chapter 53 APPRENTICESHIP TRAINING PROGRAMS is hereby Amended to read as follows:

**APPRENTICE SHIP TRAINING PROGRAMS FOR
TOWN CONSTRUCTION CONTRACTS**

I. Purpose

The purpose of this law is to implement Apprenticeship Program requirements in the Town of Haverstraw ("Town") on construction contracts of more than \$250,000. The intent of the Apprenticeship Program is to promote apprenticeship training as authorized by Section 816-b of the New York Labor Law.

II. Definitions

"Alteration"—the process of improving real property that adds value to its permanent value and prolongs its intended life appreciably; does not include routine repair, operation, or maintenance of existing real property.

"Apprenticeship Agreement" shall be as defined in New York State Labor Law Article 23.

"Construction contract" shall mean any contract to which the Town of Haverstraw shall be a signatory which involves the construction, reconstruction, improvement, rehabilitation, installation, alteration, renovation, demolition or otherwise providing for any building, facility, or physical structure of any kind with a value more than \$250,000.

"Construction" means constructing, reconstructing, altering, maintaining, moving, rehabilitating, repairing, renovating or demolition of any building, structure, or improvement, or relating to the excavation of or other development or improvement to land.

"Contractor or subcontractor" shall mean a contractor or subcontractor, which directly

employs labor under a construction contract for which an apprenticeship program has been approved by the New York State Commissioner of Labor in accordance with Article 23 of the New York Labor Law.

“Demolition”—the process of taking down or removing a facility or physical structure from real property; does not include routine repair, operation, or maintenance of existing real property.

“Improvement”—the process of alteration or renovation of real property that adds value to its permanent value and prolongs its intended life appreciably; does not include routine repair, operation, or maintenance of existing real property.

“Installation” - the process of installing material and equipment in relation to a construction contract as defined above; does not include routine repair, operation, or maintenance of existing real property.

“Maintenance and Repair” shall mean the upkeep of real property that neither adds to its permanent value nor prolongs its intended life appreciably, but instead keeps it in an efficient operating condition.

“Physical Structure”—shall be defined as buildings, garages, shelters, and bridges.

“Real Property” is the land and its permanently affixed buildings and structures.

“Reconstruction”—the process of rebuilding, altering, improving, or demolishing any public structure or building, or other public improvement of any kind to any public real property; does not include routine repair, operation, or maintenance of existing real property.

“Rehabilitation” – the process of reconstruction, improvement, alteration, installation, or renovation of real property that adds value to its permanent value and prolongs its intended life appreciably; does not include routine repair, operation, or maintenance of existing real property.

“Renovation”—the process of reconstruction, improvement, installation, and alteration of real property that adds value to its permanent value and prolongs its intended life appreciably; does not include routine repair, operation, or maintenance of existing real property.

III. Application

- A. This law shall apply to all Town of Haverstraw construction contracts more than \$250,000.
- B. This law shall apply to all subcontractors that are entitled to receive more than \$25,000 from a Town of Haverstraw construction contract.
- C. This law shall not apply to contracts for the routine repair, operation, or maintenance of existing real property.

- D. This law shall not apply to contracts for the routine repair, operation, or maintenance of Town-owned streams.
- E. This law shall not apply to professional service contracts associated with a Town of Haverstraw construction contract.
- F. This law shall not apply to subcontractors providing only materials, supplies and equipment to a prime contractor.
- G. This law shall not apply to contracts or subcontracts for the purchase, delivery and installation of furnishings, furniture, and office equipment in relation to a construction contract.
- H. This law shall not apply to materials and services purchased under New York State Contracts. The terms and conditions stated in the Office of General Services contract shall apply.
- I. This law shall not apply to projects financed through Federal/State Grants and NYS Revolving Fund financing if those financing agreements prohibit the use of Apprenticeship Training Programs.
- J. This law shall not apply to highway projects that receive federal aid, if the federal aid agreement does not allow the use of Apprenticeship Training Programs or when the New York State Department of Transportation has concluded that the provisions of the Town's Apprenticeship Program law could restrict competition.
- K. This law may not apply to certain contracts that involve the expenditure of federal assistance or contract funds. In this case, the Department Head shall make a written determination as to the reason(s); this law, and the Town's Apprenticeship Program Law do not apply regarding that specific contract.
- L. Original Contract Amount—The Town will utilize the Bid Price or Initial Contract amount by Trade to determine the applicability of the Town's Apprenticeship Program law.
- M. This law shall not apply to Construction contracts in which the original Bid Price or Initial Contract amount is \$250,000 or less, but where the final contract amount is more than \$500,000 due to field change orders.

IV. Required Contractor Certification of Compliance

Contractors shall be required to submit, prior to entering into a construction contract, more than \$250,000, a notarized Certification of Compliance with the Town's Apprenticeship Program Law. As part of this certification, the contractor shall attach and submit proof of apprenticeship agreements from the New York State Commissioner of Labor, and/or agreements with local Trade Unions for the type and scope of work to be performed. Such apprenticeship program must have a graduation rate of at least 30% over the last five years as determined by the New York State Department of Labor and be located within the Hudson Valley, New York (Putnam,

Rockland, Westchester, Dutchess, Orange, Sullivan, Ulster, Albany, Columbia, Greene, Rensselaer)

V. Required Subcontractor Certification of Compliance

Contractors shall be required to submit, for each subcontractor receiving more than \$25,000, a notarized Certification of Compliance with the Town's Apprenticeship Program Law. As part of this certification, the subcontractor shall attach and submit proof of apprenticeship agreements from the New York State Commissioner of Labor and/or local Trade Unions for the type and scope of work to be performed. Such apprenticeship program must have a graduation rate of at least 30% over the last five years as determined by the New York State Department of Labor. And be located within the Hudson Valley, New York (Putnam, Rockland, Westchester, Dutchess, Orange, Sullivan, Ulster, Albany, Columbia, Greene, Rensselaer)

VI. Procedure for Review of Prime Contractors Certifications

Prior to award, certification forms received in relation to a bid shall be reviewed for compliance by the Town department that issued the bid documents. Upon determination of compliance, a memorandum stating that the bidder(s) to be awarded a contract(s) have met the requirements of the Town's Apprentice Program Law shall be prepared and included in the permanent bid and contract file.

VII. Procedure for Review of Subcontractors Certifications

Prior to a TownDepartment approving the use of a subcontractor by a prime contractor, the Town Department that issued the bid documents shall review the Certification of Compliance with the Town's Apprenticeship Program Law for all proposed subcontractors. Upon determination of compliance, a memorandum stating that the subcontractor to be approved has met the requirements the process of improving real property shall be prepared and included in the permanent bid and contract file.

VIII. Procedure for Requesting Waiver of Applicability

- A. Instances will arise in which a procedure to waive the applicability of the Town's Apprenticeship Program Law will be in the best interest of the Town. In this case the Department Head that will be issuing the bidding documents or a Contractor shall document in writing to the Director of Purchasing the reason(s) for requesting such a waiver.

Some examples to implement a waiver are as follows:

1. A documented (inwriting) lack of availability or approved apprentice programs for a specific trade within the Hudson Valley.

2. A lack of availability of apprentices in specific trades. A Contractor may apply for a waiver prior to the Bid Opening Date if there are no apprentices available. A Subcontractor may apply for a waiver prior to being approved by the Town if there are no apprentices available.
 3. At the request of a Town Department provided they have provided sufficient information to determine that it is in the best interest of the Town to do so.
 4. Contracts in which there is a disproportionately high ratio of material costs to labor costs.
 5. Participating contractors and subcontractors demonstrate a good faith effort to comply.
 6. Other criteria the Purchasing Director deems appropriate, subject to prior review by the Town Board.
- B. If, upon his review of the waiver request, the Town Board determines that the request to waive the applicability of the Town's Apprenticeship Program Law is in the best interests of the Town; then the Town Board shall include approval of such waiver in a Town Board resolution.

IX. Enforcement

The Town Supervisor shall handle all complaints regarding the application of the Town's Apprenticeship Program Law and its enforcement.

Section 2)

This local law shall take effect upon filing with the New York Secretary of State.

Century Industries

P.O. Box C, Sellersburg IN 47172-0919 USA
Phone 812/246-3371 FAX 812/246-7338

Quote ID

QU04004

Date

7/23/2025

Customer ID

HAVE002

Customer:

TOWN OF HAVERSTRAW
1 ROSMAN ROAD
GARNERVILLE, NY 10923
USA

Ship Via

Quote Terms

Due on Receipt

Part ID	Vendor Part	Description	Qty.	Unit Price	Total Price
		PARTS & SERVICE	1.00	\$0.00	\$0.00
		REPLACE END WALL DOOR	1.00	\$4,518.00	\$4,518.00
		REPLACE LOWER DECK TRIM	1.00	\$139.00	\$139.00
		REPLACE REAR WALL TRIM	1.00	\$121.00	\$121.00
		REPLACE STEEL ON COLUMN	1.00	\$500.00	\$500.00
		PAINT FOR COLUMN	1.00	\$750.00	\$750.00
		LABOR HOURS	70.00	\$165.00	\$11,550.00
		PICKUP & DELIVERY OF STAGE	1.00	\$5,350.00	\$5,350.00

Notes:

Grand Total: \$22,928.00

LIMITED WARRANTY AND REMEDY: Century warrants to the original Purchaser that those products manufactured by Century and used in the manner for which they are intended shall be free from defects in materials and workmanship for a period of one (1) year after delivery. Notwithstanding the foregoing, purchaser is responsible for return shipping for service. Items manufactured by others are subject to their respective manufacturer's warranty, if any. Century does not make any other representations or warranties, express or implied, and disclaims all other warranties including, but not limited to, any implied warranty of merchantability and warranty of fitness for a particular purpose. Purchaser agrees that Century is not liable for incidental, consequential, or special damages of any kind.

EXCLUSIVE VENUE/ APPLICABLE LAW: Purchaser agrees to the exclusive venue and jurisdiction of the State and Federal Courts located in Clark County, Indiana for any action involving this Agreement or the goods which are the subject matter of the same. This Agreement shall be construed according to the laws of the State of Indiana. The parties hereto each knowingly and voluntarily agree to waive any right to a trial by jury with respect to any action involving this Agreement or its subject matter, including without limitation any manufactured goods.

PURCHASER AGREES that a 1 1/2% per month service charge or the maximum legal rate, whichever is less, shall be added to unpaid invoices from the due date thereof, plus reasonable collection and attorneys' fees if placed for collection. Upon default by Purchaser, Century shall be entitled to retain any Deposit and enforce all remedies available to it as a seller under I.C. 26-1-2-703. Purchaser acknowledges that the goods manufactured by Century constitutes specially manufactured goods and are not suitable for sale to others in the ordinary course of business. Purchaser agrees to maintain these goods in a safe condition and to operate the same in a safe manner. Purchaser agrees to indemnify and hold harmless Century and its officers, directors, employees, agents or subcontractors from and against any and all claims, demands and causes of action asserted by any other person or entity, and all resulting damages, liabilities, costs, losses and expenses of any kind (including reasonable attorney's fees), arising directly or indirectly from any acts by the purchaser or any of its employees, agents, or customers in connection with the purchase, ownership or use of the subject matter of this Agreement. All estimates for production time are estimates only and Century makes no warranty or representation concerning production times. Purchaser agrees receipt and use of manufactured product(s) constitutes agreement to these terms. This represents the entire agreement of the parties; any changes, amendments, modifications, additions or alterations made by Purchaser without the express written acceptance of Century are rejected.

Accepted by:



Date:

8/1/25



127 Wolf Road
Albany, New York 12205
NYS DMV REG. No. R301-0116
(518) 458-7700

Bill Asprion

Steve Gordon

SALESPERSON

Haverstraw Pd

BUYER'S NAME
101 W Ramapo Rd

STREET ADDRESS
Garnerville NY 10923

CITY (845) 354-1500 (845) 406-7169 STATE ZIP

RES. PHONE jgould@haverstrawpolice.org BUS. PHONE

DRIVER'S LIC. NO. EMAIL ADDRESS

THE TRANSACTION

I ORDER AND AGREE TO PURCHASE FROM YOU, ON THE TERMS CONTAINED ON BOTH SIDES OF THIS AGREEMENT, THE FOLLOWING VEHICLE (READ OTHER SIDE)

THE VEHICLE

☒ NEW ☐ USED ☐ DEMO YEAR STOCK #

MAKE Chevrolet MODEL Tahoe 2024 F24774

BODY TYPE SUV CYL 8 ☒ AUTO ☐ SP. ☒ 4 WD

BODY COLOR Summit White TRIM SSV

VIN 1GNSKLED9RR222505

DEL. DATE MILEAGE

ESTIMATED DELIVERY DATE / PLACE OF DELIVERY

If the new motor vehicle has not been delivered in accordance with this contract within 30 days following the estimated delivery date, the consumer has the right to cancel this contract and to receive a full refund, unless the delay in delivery is attributable to the consumer.

PRIOR USE CERTIFICATION (required by Vehicle and Traffic Law 417-A if the principal prior use of the vehicle was as a police vehicle, taxicab, driver education vehicle, rental vehicle or if the vehicle was repurchased under New York "lemon laws" or returned for nonconformity of its warranty). The principal prior use of the vehicle was as: a police vehicle, a taxicab, a driver education vehicle, or a rental vehicle. The vehicle was repurchased under New York "lemon laws"; returned for nonconformity of its warranty

THE TRADE

YEAR MAKE

MODEL BODY

COLOR TYPE

VIN MILEAGE

PLATE EXP. DATE NEED PLATES ☐

THE CLOSEOUT

BAL. OWING TO: ADDRESS

AMOUNT GOOD UNTIL WHEN CONTACTED WHOM

ACCT PHONE

NO.

INSURANCE

INS. AGT. PHONE

ADDRESS

INS. CO.

POL. NO.

EFF. DATES

DEPOSITS

DEPOSIT WITH ORDER NO.

ADDITIONAL DEPOSIT

TOTAL DEPOSITS (TRANSFER TO RIGHT COLUMN) \$0.00

* NOTICE TO USED VEHICLE BUYER: If you should be entitled to a refund pursuant to section 198-b of the NYS General Business Law, instead of returning your trade in, the dealer may pay you its wholesale value as determined by reference to the National Automobile Dealers Association Used Car Guide, or such other guide as may be approved by the Commissioner of Motor Vehicles as adjusted for mileage, improvements, and any major physical or mechanical defects rather than the value listed in this agreement.

THE INFORMATION YOU SEE ON THE WINDOW FORM FOR THIS VEHICLE IS PART OF THIS CONTRACT. INFORMATION ON THE WINDOW FORM OVERRIDES ANY CONTRARY PROVISIONS IN THE CONTRACT OF SALE.

IF YOU AGREE TO ASSIST ME IN OBTAINING FINANCING FOR ANY PART OF THE PURCHASE PRICE, THIS ORDER SHALL NOT BE BINDING UPON YOU OR ME UNTIL ALL OF THE CREDIT TERMS ARE PRESENTED TO ME IN ACCORDANCE WITH REGULATION "Z" (TRUTH-IN-LENDING) AND ARE ACCEPTED BY ME. IF I DO NOT ACCEPT THE CREDIT TERMS WHEN PRESENTED, I MAY CANCEL THIS ORDER AND MY DEPOSIT WILL BE REFUND.

DEPOSITS ARE NON-REFUNDABLE ON ALL APPROVED SALES.

I HAVE READ THE TERMS ON THE FRONT AND BACK OF THIS AGREEMENT AND HAVE RECEIVED A COMPLETED COPY OF THIS AGREEMENT, AND I UNDERSTAND THAT THE FINAL PAYMENT MUST BE MADE PRIOR TO ANY MOTOR VEHICLE TRANSACTIONS AND MUST BE IN CASH OR CERTIFIED CHECK ONLY.

BUYER'S SIGNATURE DATE

ACCEPTED BY DATE 7/22/2025

THIS AGREEMENT IS NOT BINDING UNLESS SIGNED BY THE SELLER AND THE BUYER. SEE THE OTHER SIDE FOR ADDITIONAL TERMS.

THE PRICE

VEHICLE PRICE \$57,675.00

TRANSPORTATION (IF NOT INCLUDED IN VEHICLE PRICE)

FACTORY INSTALLED EQUIPMENT

OPTION CODE Piggyback off of Franklin County contract

2% off of vehicle per Franklin County - \$1,153.50

VEHICLE SUBTOTAL \$56,521.50

Fee to deliver vehicle included in price

DEALER INSTALLED EQUIPMENT AND SERVICES

*NYS WASTE TIRE MANAGEMENT AND RECYCLING FEE \$2.50 PER NEW TIRE

THE AMOUNT INDICATED ON THIS SALES CONTRACT OR LEASE AGREEMENT FOR REGISTRATION AND TITLE FEES IS AN ESTIMATE. IN SOME INSTANCES, IT MAY EXCEED THE ACTUAL FEES DUE THE COMMISSIONER OF MOTOR VEHICLES. THE DEALER WILL AUTOMATICALLY, AND WITHIN SIXTY DAYS OF SECURING SUCH REGISTRATION AND TITLE, REFUND ANY AMOUNT OVERPAID FOR SUCH

F E E S . Purchaser's Initials: Date:

07/22/2025

*The optional dealer registration or title application processing fee (\$75.00 maximum) and special plate processing fee (\$5.00 maximum) are not New York State or Department of Motor Vehicles fees. Unless a lien is being recorded or the dealer issued number plates, you may submit your own application for registration and/or certificate of title or for a special or distinctive plate to any motor vehicle issuing office.

TAXES AND OTHER FEES

SUBTOTAL OF VEHICLE AND OPTIONS \$56,521.50

TRADE-IN ALLOWANCE

OTHER (ITEMIZE)

TAXABLE CASH DIFFERENCE

COUNTY Rockland TAXES AT 0 %

*TIRE FEE \$12.50

N.Y.S. INSPECTION FEE \$10.00

REGISTRATION FEES (ESTIMATE)

Dealer's optional fee for processing applications for registration and/or certificate of title, and for securing special or distinctive plates (if applicable). THIS IS NOT A DMV FEE. \$175.00

TOTAL SELLING PRICE \$56,719.00

PLUS BALANCE OWING ON TRADE-IN

NET

LESS DEPOSITS SUBMITTED (TRANSFER FROM LEFT COLUMN)

CASH DUE ON DELIVERY \$56,719.00



Quotation

100 Air Park Dr
Rochester, NY 14624
Phone: (585) 465-2863
Fax: (585) 328-4406

DATE: 6/20/2025

Quotation For: Haverstraw Police Dept. Town Of
Attention: John Salter
johnsalter@aol.com
101 West Ramapo Rd
Garnerville, NY 10923
Phone: (914) 354-1500

Quote is Valid For 30 Days

NYS OGS Contract Group 35200, PC68

Prepared by Ted Pinelli Mobile - (585) 465-2863 - Email - ted.pinelli@amchar.com

SALES PERSON	CUSTOMER ID	SHIP DATE	SHIP VIA	FOB POINT
Ted Pinelli	H41500	TBD	FedEx	
QUANTITY	DESCRIPTION	UNIT PRICE		DISCOUNT
1	Tikka JRTAC316IT T3x TAC A1 (5/8" x 24 thread) 308	\$ 1,636.00		

We may need a exemption certificate so we can send you this product federal excise tax exempt.

SUBTOTAL
SHIPPING
Total

All Quotes subject to factory price stability and may change without notice. Prices quoted are contingent to signed acceptance of this quotation.

To accept this quotation, sign below and return with a PURCHASE ORDER to sharon@amchar.com

X

[Signature] 80 - John Salter #80

Lease

Page 1 of 7

Lease dated August __, 2025 between 56 West Broad Street Angels Holding, Inc a not –for –profit corporation / Knights of Columbus Haverstraw Council 581 (“Landlord” and/or the “56WEST”), and Town of Haverstraw, a municipal corporation (“Tenant” and/or “Town”) for the premises located at 56 West Broad Street, Haverstraw, NY 10927 the "Demised Premises".

WHEREAS the parties entered into a prior Lease dated March 26, 2025(the” Prior Lease”) and

WHEREAS the parties wish to modify and amend certain terms and provisions of the Prior Lease.

IT IS THEREFORE AGREED that the Prior Lease is hereby deemed null and void and this Lease shall replace the Prior Lease.

1. ENTRANCE TO THE DEMISED PREMISES

There will be 2 separate entrances to the Demised Premises.

A. 56 WEST’s entrance shall be the current entrance on the south side of the building. KofC signage that is permanently affixed to the current south entrance of the building will remain in place and not be defaced, obliterated and/or destroyed for the term of this lease.

B. The Town for all of its programs and functions shall exclusively use the east entrance to the main social hall and it shall have the right to replace the current doors with new entrance doors at its sole cost and expense. The only signage permitted on the east side of the building will be Town of Haverstraw signage with no signage by 56 West or the K of C.

2. DEMISED PREMISES

It is agreed that the use of the Demised Premises shall be designated in 3 separate categories as shown on the sketch annexed hereto as Exhibit A.:

- Area A) 56WEST’s Areas
- Area B) the Town’s Areas and
- Area C) Common Areas;

Each of the 3 areas is generally described below.

1) Area A) 56WEST’s Areas-The following areas will be always for the use by 56WEST; the office, Rec Room, the Meeting Room, and the Storage Room across

from the Ladies Room in 56WEST's Area (approximately totaling 1660 sqft.) Town shall have access to these areas only with the consent of 56WEST.

2) Area B) Town-Areas- Town shall have access to the outside shed and the seniors' closet to use as the Town decides. Nevertheless, an inventory of 56WEST's personal property presently stored in the outside shed shall be done in agreement with the Town and said property shall remain in place. 56West shall have access to this property as required.

3) Area C) Common Areas- All other areas not within either party's designated use, such as the lobby, main hall, kitchen, exterior grounds, etc. The -Common Areas are to be used by the Town at will except when 56WEST has it reserved, designated or assigned for use. 56WEST and Town shall always cooperate fully with each other and act in good faith, but particularly when scheduling events, on a scheduled basis ("Bookings"). 56 West hereby reserves (a) every Monday from 3:00 p.m. to 7:00 a.m. the next morning; (b) The second Tuesday of each month, the third Wednesday of each month, and the second and fourth Thursdays of each month. All these days shall be from 4:00 pm to 7:00 am the next morning. All other Bookings shall be made by 56WEST with Town in advance, preferably on a quarterly basis, by the 15th of December, March, June and September. Notwithstanding this requirement, late reservations shall be allowed, provided the space is available on the requested day[s].

4) After its use of the Common Areas, both parties agree that all areas shall be delivered o clean and orderly..

5) 56WEST's access during Bookings shall include all Common Areas including the grounds (outside). When booked by 56WEST, it is assumed that all these areas are committed during that time unless otherwise agreed in writing by all parties in advance. Bookings are not subject to change or modification unless agreed upon by all parties in advance.

2. CONDITION OF PREMISES

The TOWN has performed an inspection of the Demised Premises and accepts them in their present condition. The TOWN shall keep the Demised Premises in good condition, and shall redecorate, paint and renovate the said premises as may be necessary to keep them in good repair and good appearance. The TENANT shall quit and surrender the premises at the end of the term of this lease in as good condition as the reasonable use thereof will permit subject to reasonable wear and tear.

Lease

Page 3 of 7

3. MAINTENANCE OF PREMISES

The TOWN is solely responsible for maintenance and repair of all structural repairs for the Demised Premises including but not limited to the plumbing, heating, electric and air conditioning and the roof, excluding any damage caused by 56WEST, their sub-tenants or licensees and the 56WEST shall be responsible for the cost of any such repairs. 56 WEST shall be responsible to maintain their own areas. The TOWN shall have the option to designate the party to perform any such maintenance or repair.

4. APPROVAL OF LEASE

It is understood that this Lease may be subject to the approval of the New York Attorney General and/or the New York Supreme Court. Town shall pay the legal fees and expenses for obtaining New York State Attorney General and/or New York State Supreme Court approval for the Lease. In the event that the Attorney General does not approve this Lease, then this Lease and all prior agreements between the parties shall be null and void.

5. TERM AND AUTOMATIC RENEWAL:

The term of this lease agreement shall be as follows: Commencing:

On the first day of the month following approval of this Lease by either the New York State Attorney General and/or the Supreme Court of the State of New York, whichever is required.

Terminating and Automatic Renewal:

The Initial Lease Term shall end at 12:01 a.m. on the 5th anniversary of the commencement date. However, the Lease term shall automatically renew on the 5th anniversary of the Commencement Date unless the TOWN notifies 56WEST in writing at least 6 months in advance of the end date of the Lease term that the Lease shall not be renewed. There shall also be three (3) further automatic renewals on the 10th, 15th and 20th anniversary of the Commencement Date for a total Lease Term of Twenty-Five (25) years with the same option in the Town to notify 56West of its intention not to renew at least six (6) months in advance of the end of each extension period.

6. RENT:

The TOWN shall pay by the fifteenth of the month the sum of \$500.00(Five Hundred Dollars) per month in addition to all other expenses set forth herein. The monthly sum of \$500.00 will increase on each renewal term by 10% for each 5 year period. By way of example, the rent for the years 6 thru 10 will be \$550.00 per month for 5

years. In the second extension period, to wit: years 10-15 the monthly rent shall be \$605.00 for the 5 year period.

7. ONE TIME PAYMENT

In consideration of 56WEST entering into a 25-year lease, the Town will pay the sum of \$20,000.00 to 56 WEST once the Lease is approved and goes into effect.

8. TAXES, UTILITIES and INSURANCE

The TOWN agrees to pay a) all real estate taxes for the building, b) 56WEST's insurance premiums for coverage of the building and liability insurance and c) all the utility costs for the Demised Premises including 56WEST's Areas, the Town's Areas and the Common Areas. 56WEST will submit the invoices for the above to the TOWN as they are received.

9. PEACEFUL POSSESSION

56WEST covenants that the TOWN on performing the covenants, obligations and conditions in this lease, shall and may peaceably and quietly have, hold and enjoy the above defined use of the Demised Premises as set forth above for the term set forth hereinabove.

10. DAMAGE TO DEMISED PREMISES

In the event of the destruction of the Demised Premises by fire, explosion, the elements or otherwise during the term hereby created, or previous thereto, which damage is not caused as a result of Town's actions, omissions or negligence or during Town's use of the demised premises or such partial destruction thereof as to render the premises wholly untenable or unfit for occupancy, or should the demised premises be so badly damaged that the same cannot be repaired within 12 months from the discovery of such damage, then and in such case the term hereby created shall, at the option of the TOWN, cease and become null and void from the date of such damage or destruction.

11. IMPROVEMENTS AND/OR ADDITIONS TO PREMISES

The TOWN shall have the right to make any and all improvements or additions to the Demised Premises, including both the interior and exterior of the Premise at its sole cost and expense provided they do not infringe or curtail 56WEST's use of the premises as set forth above. Further, the Town may not reduce the size or change the configuration of the Premises thru demolition and/or permanently constructed

Lease

Page 5 of 7

partitions. All major construction will be upon approval of 56WEST which shall not be unreasonably withheld.

12. CONFLICTS OF LAW

This lease shall be interpreted pursuant to the laws of the State of New York.

13. MERGER CLAUSE:

All prior understandings and agreements between the TOWN and 56WEST are merged in this agreement. It completely expresses their full agreement. It has been entered into after full investigation, neither party relying upon any statements made by anyone else that are not set forth in this agreement.

14. INDEMNIFICATION and HOLD HARMLESS:

A) 56WEST agrees to defend, indemnify and hold harmless the Town, including its officials, employees and agents, against all claims, losses, damages, liabilities, costs or expenses (including without limitation, reasonable attorney fees and costs of litigation and/or settlement), whether incurred as a result of a claim by a third party or any other person or entity, arising out of this Lease which the Town, or its officials, employees or agents, may suffer by reason of any negligence, fault, act or omission of 56WEST, its employees, representatives, subcontractors, assignees, or agents.

B) The TOWN agrees to defend, indemnify and hold harmless 56WEST, including its officials, employees and agents, against all claims, losses, damages, liabilities, costs or expenses (including without limitation, reasonable attorney fees and costs of litigation and/or settlement), whether incurred as a result of a claim by a third party or any other person or entity, arising out of this Lease which 56WEST, or its officials, employees or agents, may suffer by reason of any negligence, fault, act or omission of the TOWN, its employees, representatives, subcontractors, assignees, or agents. Upon execution of the instant document, the TOWN will provide 56WEST with a certificate of insurance naming 56WEST and Knights of Columbus Haverstraw Council 581.

15. ORAL MODIFICATION:

This instrument may not be amended orally.

16. NOTICES

Lease

Page 6 of 7

Notice to each party shall be sent by email and by First Class mail and by Certified Mail, Return Receipt Requested to the Town, Attn. TOWN SUPERVISOR, 1 ROSMAN ROAD, GARNERVILLE, NY 10923 and to 56 WEST at 56 West Broad Street, Haverstraw NY 10927 and email: kofc581@yahoo.com

IN WITNESS WHEREOF, the said Parties have set their hands and seals this _____ day of , 2025.

Attest: TOWN OF HAVERSTRAW

By: _____
HOWARD T. PHILLIPS, JR.
SUPERVISOR

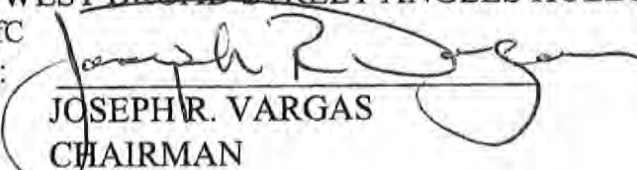
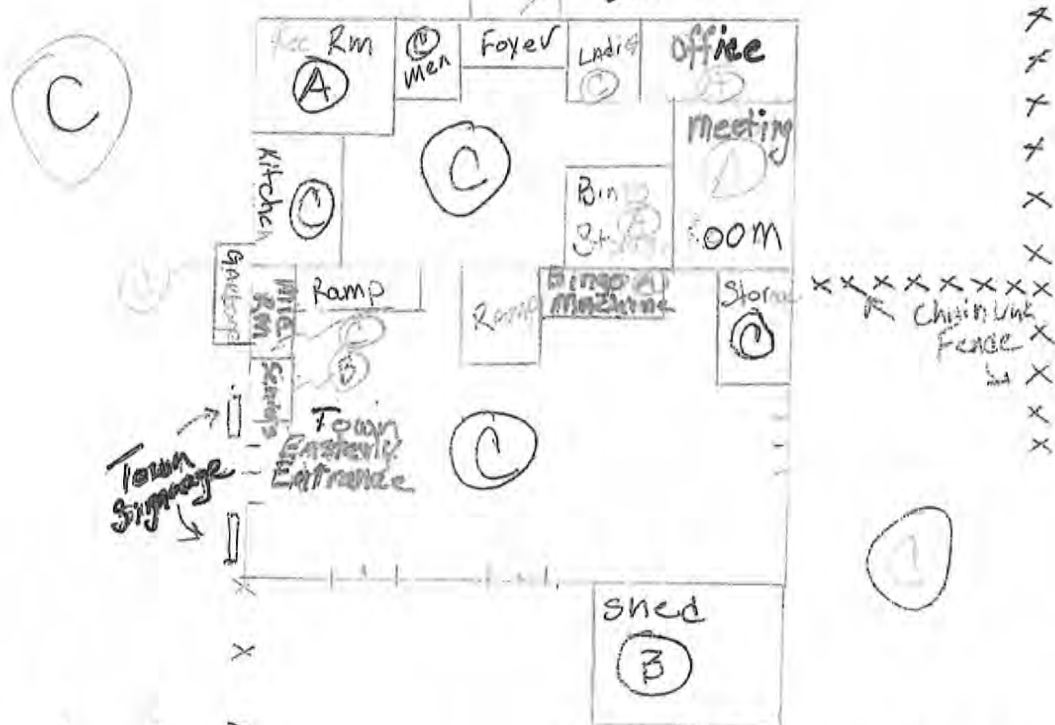
56 WEST BROAD STREET ANGELS HOLDING, INC.
KofC
By: 
JOSEPH R. VARGAS
CHAIRMAN

Exhibit A Sketch

KofC 56 West Broad St

Street Front

KofC
South Entry
Entrance



- (A) = 56 West (Landlord Areas)
- (B) = Town (Tenant Areas)
- (C) = Common (Multi-use Areas)

Rental Agreement
Exhibit A

Sketch 5/14/25 SKD



301 Route 17 Unit 3

(PO Box 1152)

Hillburn, NY 10931

Phone: (845)244-0099

Email: office@connectautony.com

Quote

Date	Quote #
8/11/2025	4289

Name / Address
Haverstraw Police Department 101 W Ramapo Rd. Garnerville, NY 10923

Terms	Project
	K9 Tahoe

Item	Description	Qty	Rate	Total
ARGES2	WHELEN ARGES PROFOCUS REMOTE SPOTLT	1	629.28	629.28
ARGCH1	WHELEN ARGES BAIL MT CONTROL HEAD	1	242.88	242.88
ARG54D	WHELEN DRVR FENDER MT 2021 TAHOE	1	80.04	80.04
CV2V	Whelen WeCanX™ Vehicle To Vehicle Sync Module	1	255.99	255.99
CEM16	Whelen CenCom Core Expansion Module 16 Output 4 Input WeCanX™ Expansion Module	1	201.48	201.48
TCRB54A	WHELEN TRACER MTG KIT 2021 TAHOE OVER	2	75.90	151.80
SAK70	Whelen Mounting Brackets for SA315 Series Chevy Tahoe, 2021 Driver or Passenger Side	1	36.57	36.57
Installation Fee	Warning Lights		3,480.00	3,480.00
Installation Fee	K9 Kennel		750.00	750.00
Installation Fee	Console/console wiring		450.00	450.00
Installation Fee	Camera System		450.00	450.00
Installation Fee	Sierra wireless		175.00	175.00
Installation Fee	Ace k9		750.00	750.00
Installation Fee	Radio		200.00	200.00
Installation Fee	Weapon Safe		200.00	200.00
Installation Fee	Electronic Cabinet		350.00	350.00
Installation Fee	Wrap		450.00	450.00
			Total	\$8,853.04