

**HAVERSTRAW TOWN BOARD
SEPTEMBER 24, 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 SEPTEMBER 9, 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

NONE.

6. APPOINTMENT OF XAVIER SUAREZ, LABORER, TO THE TOWN OF HAVERSTRAW HIGHWAY DEPARTMENT

RESOLVED, THAT UPON THE RECOMMENDATION OF SUPERINTENDENT OF HIGHWAYS JOHN BART GORDON, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY APPOINT XAVIER SUAREZ OF THIELLS, NEW YORK TO THE POSITION OF LABORER, FULL TIME, FOR THE TOWN OF HAVERSTRAW HIGHWAY DEPARTMENT AT A SALARY OF \$31.93 PER HOUR, AND BE IT FURTHER

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

7. SET DATE FOR RECEIPT OF 2026 TENTATIVE BUDGET

RESOLVED, THAT THE TOWN CLERK BE AND SHE HEREBY IS AUTHORIZED TO PUBLISH A NOTICE THAT A SPECIAL MEETING SHALL BE HELD IN ORDER FOR THE TOWN BOARD TO RECEIVE FROM THE TOWN CLERK FOR THE 2026 TENTATIVE BUDGET IN ACCORDANCE WITH THE LAW, AND BE IT FURTHER

RESOLVED, THAT SAID SPECIAL MEETING SHALL BE HELD ON THURSDAY, OCTOBER 2, 2025, AT 3:00 PM AT THE TOWN HALL, ONE ROSMAN ROAD, GARNERVILLE, NEW YORK.

8. A PROCLAMATION FOR 2025 NATIONAL HUNTING & FISHING DAY

WHEREAS, NATIONAL HUNTING AND FISHING DAY WAS DECLARED IN 1972 BY PRESIDENT RICHARD NIXON DESIGNATED THE OBSERVANCE TO OCCUR THE FOURTH SATURDAY IN SEPTEMBER; AND

WHEREAS, THE DAY RECOGNIZES THE CONSERVATIONIST AND PRESERVATIONIST FOUND IN THOSE WHO HUNT AND FISH IN THE COUNTRY DOING SO RESPONSIBLY; AND

WHEREAS, THOSE WHO HUNT AND FISH FOLLOW SAFETY PROCEDURES WHICH KEEP THEM AND OTHERS SAFE, THEY FOLLOW LAWS

AND GUIDELINES PUT IN PLACE FOR EACH SEASON; AND

WHEREAS, HUNTERS AND FISHERMEN ENJOY THE BEAUTY OF NATURE AND EXPLORE PARTS OF THE COUNTRY THEY WOULDN'T NORMALLY APPRECIATE, WILDERNESS BRINGS FAMILIES TOGETHER OR FRIENDS FOR TIME TO CONNECT; AND

WHEREAS, CELEBRATES THE TIME-HONORED TRADITIONS OF HUNTING, ANGLING, AND THE IMMENSE CONSERVATION AND ECONOMIC CONTRIBUTIONS MADE OVER TIME BY SPORTSMEN AND WOMEN; AND

WHEREAS, AS THE ORIGINAL CONSERVATIONISTS, SPORTSMEN AND WOMEN HAVE BEEN THE GREATEST FUNDERS AND SUPPORTERS OF SCIENCE-BASED WILDLIFE MANAGEMENT THROUGH THE AMERICAN SYSTEM OF CONSERVATION FUNDING; AND

WHEREAS, IS THE MOST IMPORTANT CELEBRATION FOR ENCOURAGING AMERICA'S HUNTING AND ANGLING TRADITIONS, AND THE ECONOMIC AND CONSERVATION PROFITS PROVIDED BY SPORTSMEN AND WOMEN; NOW THEREFORE BE IT

RESOLVED, THAT I, HOWARD T. PHILLIPS, JR., BY VIRTUE OF THE AUTHORITY VESTED IN ME AS SUPERVISOR OF THE HISTORIC TOWN OF HAVERSTRAW, DO HEREBY RECOGNIZE NATIONAL HUNTING & FISHING DAY AS THE MOST ESSENTIAL CELEBRATION FOR ENCOURAGING HUNTING AND FISHING TRADITIONS, AND HIGHLY ENCOURAGE ALL RESIDENTS IN THE TOWN OF HAVERSTRAW TO PARTICIPATE AND ENJOY THE NATURAL BEAUTY AROUND US.

HAVERSTRAW TOWN BOARD
SEPTEMBER 24, 2025

HOWARD T. PHILLIPS, JR.
SUPERVISOR

9. AWARD OF RFQ NO. 15-2025 – PURCHASE CHOCOLATE FOR THE TOWN OF HAVERSTRAW HALLOWEEN FESTIVAL

RESOLVED, THAT TWO (2) REQUEST FOR QUOTES WERE SUBMITTED TO JOHN FRIZALONE, PARKS DIRECTOR, TO PURCHASE CHOCOLATE FOR THE TOWN OF HAVERSTRAW HALLOWEEN FESTIVAL, AND BE IT FURTHER

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD RFQ NO. 15- 2025 TO WALMART, INC. OF BENTONVILLE, ARKANSAS, THE LOWEST QUOTE IN THE AMOUNT OF NOT TO EXCEED \$2,500.00.

10. AWARD OF RFQ NO. 16-2025 – PURCHASE CANDY FOR THE TOWN OF HAVERSTRAW HALLOWEEN FESTIVAL

RESOLVED, THAT THREE (3) REQUEST FOR QUOTE WAS SUBMITTED TO PARKS DIRECTOR JOHN FRIZALONE TO PURCHASE CANDY FOR THE 2025 TOWN OF HAVERSTRAW HALLOWEEN FESTIVAL, AND BE IT FURTHER

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD RFQ NO. 16 - 2025 TO BJ'S WHOLESALE CLUB INC. OF MARLBOROUGH, MASSACHUSETTS, THE LOWEST QUOTE IN THE AMOUNT NOT TO EXCEED \$4,200.00.

11. AWARD OF RFQ NO. 17 - 2025 – TO PROVIDE AND OPERATE RIDES FOR THE TOWN OF HAVERSTRAW HALLOWEEN FESTIVAL

RESOLVED, THAT ONE (1) REQUEST FOR QUOTE WAS SUBMITTED TO OLIVIA HITCHINGS, CLERK-TYPIST TO PROVIDE AND OPERATE RIDES FOR THE 2025 TOWN OF HAVERSTRAW HALLOWEEN FESTIVAL, AND BE IT FURTHER

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD RFQ NO. 17 - 2025 TO PETERSON PARTY RENTALS OF STONY POINT, NEW YORK, THE SOLE PROVIDER, AT A COST OF \$7,050.00.

12. ADVERTISE BIDS - BID NO. 6-2025 – PURCHASE OF ROUTE 202 DISPLAY BOARD

RESOLVED, THAT THE TOWN CLERK BE AND SHE IS HEREBY AUTHORIZED TO PUBLISH A NOTICE TO BIDDERS THAT SEALED PROPOSALS WILL BE RECEIVED AT HER OFFICE AT ONE ROSMAN ROAD, GARNERVILLE, NEW YORK UP TO AND INCLUDING 10:00 A.M. ON THURSDAY, OCTOBER 22, 2025 FOR THE PURCHASE AND INSTALLATION OF ROUTE 202 DISPLAY BOARD. THE TOWN RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. BIDS RECEIVED LATER THAN THE DATE AND TIME SPECIFIED WILL NOT BE CONSIDERED AND WILL BE RETURNED TO THE BIDDER UNOPENED. ALL BIDDERS MUST FILE A STATEMENT OF OF NON-COLLUSION WITH THEIR BIDS.

13. ACCEPTANCE OF LETTER FOR LEAVE OF ABSENCE

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW, DOES HEREBY ACCEPT A REQUEST FOR A SIX-MONTH LEAVE OF ABSENCE, WITHOUT PAY, FROM CHRISTOPHER RIVERA, LABORER FOR PARKS DEPARTMENT, EFFECTIVE OCTOBER 31, 2025.

14. AWARD OF RFQ NO. 18 - 2025 – TO REPLACE THE PERIMETER AND BACK STOPS FENCING AT THE TOWN OF HAVERSTRAW BASEBALL FIELDS IN THIELLS, NY

RESOLVED, THAT THREE (3) RFQs WERE SUBMITTED TO DIRECTOR OF PARKS JOHN FRIZALONE TO REPLACE THE PERIMETER AND BACK STOPS FENCING AT THE TOWN OF HAVERSTRAW BASEBALL FIELDS LOCATED AT 113 THIELLS MT IVY ROAD, THIELLS, NEW YORK, AND BE IT FURTHER

RESOLVED, THAT THE TOWN BOARD OF THE TOWN HAVERSTRAW DOES HEREBY AWARD RFQ NO. 18 - 2025 TO HOMESTEAD FENCE, INC. FROM WEST HAVERSTRAW, NEW YORK, THE LOWEST QUOTE, AT A COST OF \$31,220.00.

15. AUTHORIZATION TO SIGN AMENDMENT NUMBER 1 TO THE AGREEMENT BETWEEN THE TOWN OF HAVERSTRAW AND KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES SUPERVISOR PHILLIPS TO SIGN AMENDMENT NUMBER 1 TO THE AGREEMENT BETWEEN THE TOWN OF HAVERSTRAW AND KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C., DATED NOVEMBER 14, 2024 CONCERNING THE HAVERSTRAW MARINA LOCATED AT 600 BEACH ROAD, WEST HAVERSTRAW, NY, AND BE IT FURTHER

RESOLVED, THAT IT IS MUTUALLY AGREED THAT THE AGREEMENT IS AMENDED TO CONSIST OF ADDITIONAL SERVICES TO BE PERFORMED BY KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW

YORK, P.C. AND PROVISIONS FOR ADDITIONAL COMPENSATION BY THE TOWN OF HAVERSTRAW AS SET FORTH IN THE AMENDMENT DATED AUGUST 28, 2025.

16. APPROVAL OF CHANGE ORDER NO. 1 – TOWN OF HAVERSTRAW RECREATION COMPLEX IMPROVEMENTS – PHASE 3, CONTRACT 1

BASED UPON THE RECOMMENDATION OF KEVIN O’KEEFFE, P.E. OF SUBURBAN CONSULTING ENGINEERING, INC., THE TOWN BOARD HEREBY APPROVES CHANGE ORDER NO. 1 WITH THE LANDTEK GROUP. OF BAY SHORE, NEW YORK TO PROVIDE SUPPLEMENTAL IMPROVEMENTS TO DRAINAGE INFRASTRUCTURE IN THE SKATE PARK AREA AND REROUTING OF EXISTING IRRIGATION INFRASTRUCTURE AT THE TOWN OF HAVERSTRAW RECREATION COMPLEX, IN THE AMOUNT OF \$18,346.28.

17. AMENDMENT OF RESOLUTION NO. 304-25

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW, HEREBY AMENDS RESOLUTION NO. 304-25 TO READ AS FOLLOWS:

RENEWAL OF CABLE TELEVISION FRANCHISE WITH VERIZON NEW YORK, INC.

Councilman Gamboli offered the following resolution, which was seconded by Councilman Cancel, and on roll call unanimously adopted.

304-25 RESOLVED, THAT ON JUNE 10, 2025, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW APPROVED THE RENEWAL OF THE TOWN’S CABLE TELEVISION FRANCHISE WITH VERIZON NEW YORK, INC.; AND AUTHORIZED THE SUPERVISOR TO EXECUTE THE CABLE FRANCHISE RENEWAL AGREEMENT BETWEEN VERIZON NEW YORK INC. AND THE TOWN OF HAVERSTRAW.

THE VOTE ON THIS RESOLUTION WAS:

AYES: COUNCILMAN CANCEL, COUNCILMAN GAMBOLI, COUNCILMAN KIRSCHKE, COUNCILMAN ORTIZ, SUPERVISOR PHILLIPS

NOES:

ABSENT:

ABSTAIN:

18. APPROVAL OF 2025 SALARY SCHEDULE ADJUSTMENT

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY APPROVE THE FOLLOWING SALARY ADJUSTMENT EFFECTIVE AS OF SEPTEMBER 9, 2025:

DANNY SANTANA (GROUNDWORKER) \$33.73 PER HOUR

19. LIMITING THE SHIFT BETWEEN CLASSES OF TAXABLE PROPERTY IN THE TOWN OF HAVERSTRAW, COUNTY OF ROCKLAND

WHEREAS, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW WISHES TO ACCEPT AND ADOPT THE AMENDMENT TO REAL PROPERTY TAX LAW SIGNED BY THE GOVERNOR OF THE STATE OF NEW YORK ON AUGUST 22, 2025, BILL S05233, A05364, CHAPTER 213;

NOW, THEREFORE, BE IT

RESOLVED, THE TOWN BOARD HEREBY ADOPTS THE PROVISION AMENDING SUBPARAGRAPH (XXVII) PARAGRAPH (A) OF SUBDIVISION 3 OF

SECTION 1903 OF THE REAL PROPERTY LAW AS AMENDED BY CHAPTER 130 OF THE LAWS OF 2025, IS AMENDED TO READ AS FOLLOWS:

(XXVII) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, IN AN APPROVED ASSESSING UNIT IN THE TOWN OF HAVERSTRAW, COUNTY OF ROCKLAND AND FOR CURRENT BASE PROPORTIONS TO BE DETERMINED BY TAXES BASED ON SUCH APPROVED ASSESSING UNIT'S TWO THOUSAND TWENTY-FIVE, AND TWO THOUSAND TWENTY SIX ASSESSMENT ROLLS, THE CURRENT BASE PROPORTION OF ANY CLASS SHALL NOT EXCEED THE ADJUSTED BASE PROPORTION OR ADJUSTED PROPORTION, WHICHEVER IS APPROPRIATE, OF THE IMMEDIATELY PRECEDING YEAR, BY MORE THAN ONE PERCENT, PROVIDED THAT SUCH APPROVED ASSESSING UNIT HAS PASSED A LOCAL LAW, ORDINANCE OR RESOLUTION PROVIDING THEREFOR. WHERE THE COMPUTATION OF CURRENT BASE PROPORTIONS WOULD OTHERWISE PRODUCE SUCH RESULT, THE CURRENT BASE PROPORTION OF SUCH CLASS OR CLASSES SHALL BE LIMITED TO SUCH ONE PERCENT INCREASE AND THE LEGISLATIVE BODY OF SUCH APPROVED ASSESSING UNIT SHALL ALTER THE CURRENT BASE PROPORTION OF EITHER CLASS SO THAT THE SUM OF THE CURRENT BASE PROPORTIONS EQUALS ONE.

THIS ACT SHALL TAKE EFFECT IMMEDIATELY.

20. PURCHASE OF UNIFORMS FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT – NEW HIRES

RESOLVED, UPON THE RECOMMENDATION OF CHIEF OF POLICE JOHN J. GOULD, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY APPROVE THE PURCHASE OF POLICE UNIFORMS FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT NEW HIRES FROM UNITED UNIFORMS OF BUFFALO, NEW YORK, OFF OF NYS HIRE CONTRACT # PC-69044 IN THE SUM OF \$4,124.86.

21. AUTHORIZATION TO PURCHASE ONE (1) FIREHOUSE TECH DJI AVATA 2 TACTICAL LIGHT KIT AND ONE (1) DJI AVATA 2 FLY MORE COMBO AND ACCESSORIES- TOWN OF HAVERSTRAW POLICE DEPARTMENT

RESOLVED, BASED UPON THE RECOMMENDATION OF POLICE CHIEF JOHN J. GOULD, JR., THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO PURCHASE ONE (1) FIREHOUSE TECH DJI AVATA 2 TACTICAL LIGHT KIT AND ONE (1) DJI AVATA 2 FLY MORE COMBO AND ACCESSORIES FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT TO DRONE NERDS, INC. OF FT. LAUDERDALE AT A TOTAL COST OF \$1,957.99.

22. ZONING AMENDMENT PROPOSAL

WHEREAS, THE TOWN OF HAVERSTRAW ("TOWN") PROPOSES A LOCAL LAW TO AMEND THE TOWN OF HAVERSTRAW ZONING CODE TO REGULATE THE CONSTRUCTION AND EXPANSION OF SINGLE-FAMILY HOMES TO ENSURE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD AND PREVENT OVERSIZED OR OUT-OF-SCALE BUILDINGS; AND

WHEREAS, THE PROPOSED ACTION REQUIRES REVIEW UNDER THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") AS SET FORTH IN 6 NYCRR PART 617 AND IS A TYPE I ACTION; AND

WHEREAS, THE TOWN OF HAVERSTRAW TOWN BOARD ("TOWN BOARD") IS THE ONLY INVOLVED AGENCY AS IT IS THE ONLY AGENCY AUTHORIZED TO AMEND THE TOWN CODE; AND

WHEREAS, THE TOWN BOARD, BY ITS PLANNER, HAS PREPARED A FULL ENVIRONMENTAL ASSESSMENT FORM, PART 1 DATED SEPTEMBER 22, 2025; AND

NOW THEREFORE

BE IT RESOLVED, AS THE ONLY INVOLVED AGENCY, THE TOWN BOARD DECLARES ITSELF LEAD AGENCY OF THE PROPOSED ACTION UNDER SEQRA; AND

BE IT FURTHER RESOLVED, THE TOWN BOARD DIRECTS TOWN STAFF TO CIRCULATE THIS RESOLUTION, THE FULL ENVIRONMENTAL ASSESSMENT FORM, PART 1, THE DRAFT LOCAL LAW AND ANY OTHER AVAILABLE AND APPLICABLE DOCUMENTATION TO ALL INTERESTED AGENCIES, INCLUDING FOR THE PURPOSES OF GENERAL MUNICIPAL LAW § 239-M REFERRAL; AND

BE IT FURTHER RESOLVED, THE TOWN BOARD HEREBY CALLS FOR A PUBLIC HEARING TO BE HELD ON THIS LOCAL LAW AT ITS LEGISLATIVE SESSION ON OCTOBER 28, 2025 AT 7:05 P.M. IN THE LARGE MEETING ROOM OF HAVERSTRAW TOWN HALL, 1 ROSMAN ROAD, GARNERVILLE, NY 10923.

23. AWARD OF RFQ NO. 18- 2025 – SHIRTS FOR THE TOWN OF HAVERSTRAW HALLOWEEN FESTIVAL

RESOLVED, THAT TWO (2) RFQs WERE SUBMITTED TO JOHN FRIZALONE, DIRECTOR OF PARKS , FOR ONE HUNDRED THIRTY-FOUR (134) GILDAN 2400 SHIRTS FOR TOWN STAFF AND VOLUNTEERS FOR THE TOWN OF HAVERSTRAW 2025 HALLOWEEN FESTIVAL, AND BE IT FURTHER

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD RFQ NO. 18 -2025 TO ANCO ENTERPRISES OF HAVERSTRAW, NEW YORK, AT A COST OF \$1,284.00, THE LOWEST QUOTE.

24. AWARD OF RFP NO. 11- 2025 TO RELOCATE FOUR (4) IRON PIPE SERVICES IN THE CEILING OF THE TOWN OF HAVERSTRAW HIGHWAY GARAGE

RESOLVED, THAT TWO (2) REQUEST FOR PROPOSALS WERE SUBMITTED TO SUPERINTENDENT OF HIGHWAYS JOHN BART GORDON TO PROVIDE LABOR AND MATERIAL TO RELOCATE FOUR (4) IRON PIPE SERVICES IN THE CEILING OF THE TOWN OF HAVERSTRAW HIGHWAY GARAGE, AND BE IT FURTHER

RESOLVED, THAT THE TOWN BOARD OF THE TOWN HAVERSTRAW DOES HEREBY AWARD RFP NO. 11- 2025 TO STONY POINT HEATING & COOLING LLC OF STONY POINT, NEW YORK AT A COST OF \$2,641.00, THE LOWEST QUOTE.

25. AUTHORIZATION TO PAY AUTO INSURANCE DEDUCTIBLE – REPAIR DAMAGED VEHICLE– DATE OF LOSS AUGUST 8, 2025

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES TO PAY THE AUTO INSURANCE DEDUCTIBLE IN THE AMOUNT OF \$5,000.00 FOR THE REPAIRS TO A VEHICLE DAMAGED ON AUGUST 8, 2025.

26. AWARD OF RFQ NO. 18 - 2025 – TO PURCHASE GIVEAWAY ITEMS FOR YOUTH EVENTS

RESOLVED, THAT ONE (1) REQUEST FOR QUOTE WAS SUBMITTED TO CHIEF OF POLICE JOHN GOULD, JR. TO PURCHASE GIVE AWAY ITEMS REQUESTED BY DETECTIVE SPATTA FOR YOUTH EVENTS, AND BE IT FURTHER

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD RFQ NO. 18 - 2025 TO FOREMOST PROMOTIONS OF MOORESTOWN, NEW JERSEY, THE SOLE PROVIDER, AT A COST OF \$2,810.23, UTILIZING NR- DAP FUNDS GRANT.



TOWN OF HAVERSTRAW

MEMO

To: Supervisor Phillips
Town Board Members

From: John Frizalone, Park Director

Date: September 24th, 2025

Re: RFQ – Halloween Candy

I have obtained Pricing for Candy for this year's upcoming Halloween Festival. For Chocolate Candy, I have prices from Walmart and Blair Candy. Based on the unit prices and the quantity needed Walmart came in the cheapest at \$2,430.21 versus Blair Candy at \$2,833.50. Due to the constant changes in prices, we would request a purchase order in the amount of \$2,500.00.

For the remainder of the candy, I have prices from BJ's, Costco, and Sams Club. Based on the unit prices and the quantity needed, BJ's came in the cheapest at \$4,044.80. Costco came in at \$5,209.60 and Sams Club at \$4,158.45. Due to the constant changes in prices, we would request a purchase order in the amount of \$4,200.00.

Chocolate:

Walmart: \$2,500.00

Remaining Candy:

BJ's wholesale: \$4,200.00

Please inform me of your decision.

Regards,


John Frizalone
Director of Parks

Peterson Party Rentals

Stony Point, New York
(845) 675-8164

8/20/2025

Town of Haverstraw
1 Rosman Road
Garnerville, NY 10923
Attn: Olivia Hitchings & Howard Phillips (845) 429-2200

Event location: Bowline Point Park	Event Date: Sat, 10-25-2025
1 Bowline Plant Road	Rain Date: Sun, 10-26-2025
Haverstraw, NY 10927	

Party Rental - Quote

One Day Rental of Dual Lane Waterslide (Dry)	\$ 700.00
One Day Rental of Color Run Obstacle Course (Dry).....	\$ 550.00
HeroBlast Laser Tag (12-unit package with additional 4 units available for rental, 16 unit max) with field set up pop up tents.....	\$ 1,375.00
One Day Rental of Bungee Jumper - 4 Station.....	\$ 1,875.00
One Day Rental of Star Wars 50' Obstacle Course - Dry.....	\$ 875.00
Sports Themed Obstacle Course with Climb-n-slide.....	\$ 875.00
Large Bounce House Combo Castle.....	\$ 400.00
Large Inflatable Knock It Down.....	\$ 400.00
Rockland County Sales Tax.....	\$ N/A
Total.....	\$ 7,050.00

Pricing Valid for 10 days. Pricing shown is cash price. If paying with credit/debit card an additional 3.5% credit card surcharge will be added. Peterson Party Rentals is not responsible for any event permits (if required). Where Inflatables are staked into the ground, sprinkler and utility lines must be marked. This is the responsibility of the owner/municipality. If damage occurs, Peterson Party Rentals is not responsible. Staffing will be provided for Laser Tag and Bungee Jumper. Peterson Party Rentals will provide staff for the Collection of tickets on the inflatables and bounce house.

Accepted by: _____

Print Name: _____

Date: _____

Rain Date: In the event of rain, snow or inclement weather, rental can be rescheduled for Sunday, 10-26-2025 at no additional cost, however, Peterson Party Rentals can not guarantee that the Bungee Jumper, Laser Tag or specific inflatables mentioned in the quote will be available for the Rain Date. In the event that they are not available a substitute will be provided.

Cancellation and Rain Policy: This contract, after signing, is a legal and binding contract. To cancel or reschedule, sufficient notice must be given - at least 48 hours prior to start of your event. Cancellation of event with less than 48 hour notice forfeits entire deposit. Cancellation after set-up has begun forfeits any refund. Postponement of event will not be charged a penalty provided done at least 48 hours prior to scheduled event. Any rescheduled event is subject to availability of activities at the time of notification of postponement.

Hold Harmless Provision: Lessee recognizes and understands that use of Lessor equipment may involve inherently dangerous activities. Consequently, lessee agrees to indemnify and hold lessor harmless from any and all claims, actions, suits, proceeding costs, expenses, damages and liabilities, including reasonable attorney's fees arising by reason of injury, damage, or death to persons or property, in connection with or resulting from the use of said equipment including, but not limited to the delivery, possession, use, operation, or return of the equipment. Lessee hereby releases and holds harmless lessor from injuries or damages incurred as a result of the use of said equipment unless lessor is operating the equipment and is deemed by a court of law to be negligent in its actions. Lessor cannot under any circumstances be held liable for injuries as a result of acts of God, nature, or other conditions beyond its control or knowledge. Lessee also agrees to indemnify and hold harmless lessor from any loss, damage, theft, or destruction of the equipment during the term of this contract and any extension thereof.

Pricing Valid for 10 days. Pricing shown is cash price. If paying with credit/debit card an additional 3.5% credit card surcharge will be added. Peterson Party Rentals is not responsible for any event permits (if required). Where Inflatables are staked into the ground, sprinkler and utility lines must be marked. This is the responsibility of the owner/municipality. If damage occurs, Peterson Party Rentals is not responsible. Staffing will be provided for Laser Tag and Bungee Jumper. Peterson Party Rentals will provide staff for the Collection of tickets on the inflatables and bounce house.



TOWN OF HAVERSTRAW

MEMO

To: Supervisor Phillips
Town Board Members

From: John Frizalone, Parks Director

Date: September 24th, 2025

Re: 113 Thiells Mt Ivy Ball Fields Fence Repair

I have obtained Request for Quotes (RFQ), to replace the perimeter and Back Stops fencing at the Town of Haverstraw Baseball Fields, located at 113 Thiells Mt Ivy Rd, Thiells NY 10984. Please be advised that Homestead Fence Inc., had the lowest total cost of \$31,220.00.

RFQ – 113 Thiells Mt Ivy Ball Fields Fence Repair

1. Homestead Fence Inc - \$31,220.00
2. Fesco Fence Inc.- \$33,811.67
3. Yaboo Fence Company - \$43,983.00

Please inform me of your decision.

Regards,



John Frizalone
Director of Parks

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AMENDMENT NUMBER 1 TO THE AGREEMENT BETWEEN THE CLIENT AND KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.

AMENDMENT NUMBER 1, dated August 28, 2025, to the agreement between the Town of Haverstraw, NY ("Client") and Kimley-Horn Engineering and Landscape Architecture of New York P.C. ("Consultant"), dated November 14, 2024 ("the Agreement"), concerning the Haverstraw Marina at 600 Beach Road West, Haverstraw, NY ("the Project").

The Consultant has entered into the Agreement with the Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

Therefore, it is mutually agreed that the Agreement is amended to consist of Additional Services to be performed by Consultant and provisions for additional compensation by the Client to the Consultant, all as set forth in Exhibit A hereto. The parties ratify the terms and conditions of the Agreement not inconsistent with this Amendment, all of which are incorporated by reference.

CLIENT:

Town of Haverstraw, NY

CONSULTANT:

KIMLEY-HORN ENGINEERING AND
LANDSCAPE ARCHITECTURE OF NEW
YORK, P.C.



By: _____

Title: _____

Date: _____

By: Adam Gibson, PE

Title: Vice President

Date: August 28, 2025



By: Bonnie Von Ohlsen, PLA, AICP

Title: Associate

Exhibit A

Project Description

Kimley-Horn understands that the Client would like to continue with our planning and consulting services relative to the RFP for the Haverstraw Marina Redevelopment, dated 7/31/25.

Scope of Services:

Task 200: RFP Response Coordination

Kimley-Horn will provide services on an hourly basis to respond to questions or comments from RFP respondents received via email as they are forwarded to us from the Town's contact person. The RFP indicates questions are due to the Town by 9/30/25. If this date is modified by the Town, the procedure will be the same, but dates will be adjusted accordingly and an additional fee may be required. After the question period is complete, the Consultant will compile a document with the questions received and answers, and circulate the document to those parties who replied or inquired about the RFP. This Task anticipates up to 40 hours of professional time. If additional time is needed, an Amendment will be prepared and submitted for approval prior to proceeding with the additional effort.

Task 210: RFP Response Review/Scoring

RFP indicates submissions are due to the Town by 11/14/25. If this submission date is modified by the Town, the procedure will be the same, with dates adjusted accordingly and an additional fee may be required. After the close of the RFP response period, Kimley-Horn will provide services on an hourly basis to review the submissions received for completeness, and organize the materials to assist the Town in their decision making. The Consultant will provide a table with facts of the complete submissions received for comparison purposes. This Task anticipates up to 20 hours of professional time. If additional time is needed, an Amendment will be prepared and submitted for approval prior to proceeding with the additional effort.

The Town may or may not decide to conduct interviews, reissue the RFP, or various other scenarios. If any of these tasks are desired, Kimley-Horn will provide a separate scope and fee for those services.

Meetings and team coordination will be provided on an hourly basis under **Task 600** in the original contract at our then-current hourly rates.

Fees

Kimley-Horn will perform the services in Tasks 200-210 on a labor fee plus expense basis with the maximum labor fee shown below.

Task	Task Description	Fee	Fee Type
200	RFP Response Coordination	\$11,000	Hourly, not to exceed
210	RFP Response Review/Scoring	\$8,000	Hourly, not to exceed
	Total	\$19,000	Hourly, not to exceed

Kimley-Horn will not exceed the total maximum labor fee shown without authorization from the Client. However, Kimley-Horn reserves the right to reallocate amounts among tasks as necessary. Labor fee will be billed on an hourly basis according to our then-current rates. Direct reimbursable expenses such as express delivery services, air travel, and other direct expenses will be billed at 1.15 times cost. Administrative time related to the project may be billed hourly. All permitting, application, and similar project fees will be paid directly by the Client. Should the Client request Kimley-Horn to advance any such project fees on the Client's behalf, an invoice for such fees, with a fifteen percent (15%) markup, will be immediately issued to and paid by the Client.

Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed at Kimley-Horn's then-current hourly rates.

These additional services relative to the marina redevelopment may consist of (but are not limited to) new zoning amendment(s) to accommodate proposed uses, review services for a future development proposal/submission to the Town (zoning, site analysis, site plan review, review of NYSEQR documentation, waterfront development design, stormwater management, traffic impact review services, natural resources, landscape architecture, alternatives analysis, etc.).



September 19, 2025

Via Electronic Mail (mgamboli@townofhaverstraw.org) and Regular Mail

Town of Haverstraw
One Rosman Road
Gamerville, New York, 10923

Attn.: Michael J. Gamboli, Director of Finance

Re.: Town of Haverstraw, County of Rockland, State of New York
Haverstraw Recreation Complex Improvements – Phase 3
Contract 1
Change Order No. 1 – The Landtek Group
File No.: SCE- R09755.071

Dear Mr. Gamboli:

SUBURBAN CONSULTING ENGINEERS, INC. (SCE) has prepared the attached Change Order No. 1 for the above-referenced project. SCE has reviewed the items provided by **The Landtek Group (Landtek)** which represents supplemental improvements to drainage infrastructure in the skate park area and rerouting of existing irrigation infrastructure. The following table provides a summary of the contract modifications with the addition of Change Order No. 1:

	PROJECT COSTS	PROJECT TIME
Original Contract Amount	\$2,466,054.00	240
Change Order No. 1	\$18,346.28	0
Revised Contract Amount	\$2,484,400.28	0
Current Contract Completion Date	October 27, 2025	
% Contract Increase	0.74%	

Based on the supporting documentation enclosed herein, SCE recommends approval of Change Order No. 1 resulting in a 0.74% increase to the Contract. Please find attached copy of the Change Order No. 1 form for your review and signature. Please return one (1) signed copy to our office.

Should you have any additional questions or concerns, please do not hesitate to contact our office. Thank you.

Very truly yours,
SUBURBAN CONSULTING ENGINEERS, INC.

Kevin O'Keeffe, PE, CME
Project Manager

/cac

Enclosures Contract Modification No. 1
Supporting Documents

TOWN OF HAVERSTRAW

PROJECT NAME: HAVERSTRAW RECREATION COMPLEX IMPROVEMENTS - PHASE 3

PROJECT LOCATION: TOWN OF HAVERSTRAW, COUNTY OF ROCKLAND, STATE OF NEW YORK

CONTRACTOR: THE LANDTEK GROUP

Description and Purpose of Change Order: Accommodate costs associated with irrigation repairs and skatepark drainage changes including material, labor, and overhead.

ADDITIONAL QUANTITIES:

Item No.	Description	Unit	Quantity	Unit Price	Amount
	N/A		N/A		\$ -
					\$ -

SUPPLEMENTAL ITEMS:

Item No.	Description	Unit	Quantity	Unit Price	Amount
CO-1A	Irrigation Repairs	1		\$ 12,225.14	\$ 12,225.14
CO-1B	Skatepark Grading Changes for Drainage	1		\$ 6,121.14	\$ 6,121.14
					\$ 18,346.28

REDUCTION QUANTITIES:

Item No.	Description	Unit	Quantity	Unit Price	Amount
	N/A		N/A		\$ -
					\$ -

CHANGE IN CONTRACT PRICE

Original Contract Amount: \$ 2,466,054.00

Net Increase/Decrease this Change Order: \$ 18,346.28

Adjusted Amount Based on
Change Orders (#1): \$ 2,484,400.28

[(+) Increase or (-) Decrease] \$ 18,346.28 0.74%

This Change Order

[(+) Increase or (-) Decrease] \$ 18,346.28 0.74%

In Total Contract to Date

CHANGE IN CONTRACT TIME

Original Contract Time: 240

Original Completion Date 10/27/2025

Net Change from Previous
Change Orders: 0Net Change from Current
Change Order: 0Adjusted Amount Based on
Change Orders (1): 240Adjusted Completion Date
Based on Change Orders (1): 10/27/2025


(Engineer) 9/19/25
(Date)


(Owner) (Date)


(Contractor) 9/19/25
(Date)

The Landtek Group agrees that the Price in Words 00/100 Dollars (\$18,346.28) price increase and the zero (0) day time extension set forth in the Change Order is full compensation for the Work required to be performed pursuant to this Change Order and The Landtek Group, its officers, employees, successors, and assigns, hereby releases the Owner, its members, officers, employees, and consultants of any and all claims, including, but not limited to disruption, delay, loss of productivity, idle and standby time for persons and equipment, home office overhead, extended or disrupted performance, additional mobilizations, remobilizations, indirect or impact claims, loss of profit, together with any other damages, that relate in any way to the work described herein.



ASSESSOR'S OFFICE

TOWN OF HAVERSTRAW
ONE ROSMAN ROAD, GARNERVILLE, NEW YORK 10923
Phone: 845-942-3717 Fax: 845-429-1226

HARLEY V. McNALLY
ASSESSOR

Limiting the Shift between Classes of Taxable Property in the Town of Haverstraw, County of Rockland

WHEREAS, the Town Board of the Town of Haverstraw wishes to accept and adopt the amendment to Real Property Tax Law signed by the Governor of the State of New York on August 22, 2025, Bill s05233, A05364, Chapter 213;

NOW, THEREFORE, be it

RESOLVED, the Town Board hereby adopts the provision amending Subparagraph (xxvii) paragraph (a) of subdivision 3 of section 1903 of the real Property Law as amended by chapter 130 of the laws of 2025, is amended to read as follows:

(xxvii) Notwithstanding any other provision of law, in an approved assessing unit in the Town of Haverstraw, County of Rockland and for current base proportions to be determined by taxes based on such approved assessing unit's two thousand twenty-five, and two thousand twenty six assessment rolls, the current base proportion of any class shall not exceed the adjusted base proportion or adjusted proportion, whichever is appropriate, of the immediately preceding year, by more than one percent, provided that such approved assessing unit has passed a local law, ordinance or resolution providing therefor. Where the computation of current base proportions would otherwise produce such result, the current base proportion of such class or classes shall be limited to such one percent increase and the legislative body of such approved assessing unit shall alter the current base proportion of either class so that the sum of the current base proportions equals one. This act shall take effect immediately.

Dated: September 11, 2025

LIMITING THE SHIFT BETWEEN CLASSES OF TAXABLE PROPERTY IN THE TOWN OF HAVERSTRAW

Estimate



Drone Nerds Inc.
5553 Anglers Ave.
Suite #109
Ft. Lauderdale FL 33312
United States
P: 786-708-7807
www.DroneNerds.com

Order #	EST402694960
PO Ref.	
Order Date	9/17/2025
Customer	Town of Haverstraw Police Department
Currency	US Dollar

Contact:
Town of Haverstraw Police
Department
JHansen@haverstrawpolice.org
other:

Bill To:
James Hansen
Town of Haverstraw Police
Department
101 W. Ramapo Rd
Garnerville NY 10923
United States

Ship To:
James Hansen
Town of Haverstraw Police
Department
101 W. Ramapo Rd
Garnerville NY 10923
United States

Qty	Item / Description	Unit Price	Amount
1	FHT-AVATA2LIGHTKIT4 Firehouse Tech DJI Avata 2 Tactical Light Kit (4 Light Dual Kit) Firehouse Tech DJI Avata 2 Tactical Light Kit (4 Light Dual Kit) Item ID:30900	159.99	159.99
1	CP.FP.00000151.05 DJI Avata 2 Fly More Combo (Three Batteries) DJI Avata 2 Fly More Combo (Three Batteries) Item ID:29264	1,350.00	1,350.00
1	CP.RC.00000024.01 DJI FPV Remote Controller 3 DJI FPV Remote Controller 3 Item ID:29267	199.00	199.00
1	GPC-DJI-AVATA2 GPC DJI AVATA 2 Case GPC DJI AVATA 2 Case Item ID:30332	249.00	249.00
4		Subtotal	1,957.99
		Discount Total	0.00
		S & H	0.00
		Total	1,957.99

Additional Details:

Drone Nerds adhere to all manufacturers pricing policies in order to maintain our authorized dealer status. As a result we are able to provide the highest level of manufacture authorized service and support.

**TOWN OF HAVERSTRAW
LOCAL LAW NO. __ of 2025**

**A LOCAL LAW AMENDING TOWN CODE CHAPTER 167 TO REGULATE THE
CONSTRUCTION AND EXPANSION OF SINGLE-FAMILY HOMES**

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

SECTION 1. Authority

This local law is adopted pursuant to the Town Board's authority pursue to the New York State Constitution and New York Municipal Home Rule Law.

SECTION 2. Title, Intent and Purpose

This local law shall be known and cited as "a Local Law amending Chapter 167 of the Town Code to regulate the construction and expansion of single-family homes." In order to preserve the character of residential neighborhoods in the unincorporated Town of Haverstraw, ensure compatibility of new construction and additions with surrounding homes, and prevent oversized or out-of-scale buildings, the Town Board believes it is in the best interest of the health, safety and welfare of the public to amend the Town Code to regulate the construction of new single-family homes, and the expansion of existing single-family homes, by enacting limits on the floor area ratio for such single-family homes and requiring that such activities are reviewed and approved by the Architectural Review Board to ensure the design of the single-family home is consistent with the character of the neighborhood and that there is sufficient screening where appropriate. This amendment is consistent with the Master Plan's goals of preserving neighborhood character, promoting orderly development, and ensuring compatibility of land uses. It balances private property rights with the community's interest in maintaining livable and cohesive neighborhoods. Further, all of the other Towns in Rockland County have regulations for maximum floor area ratio related to single-family residential properties.

SECTION 3. Section 167-3 of the Town Code ("Word usage and definitions") is amended as follows (additions in **bold and underline** and deletions in ~~**bold and double strikethrough**~~):

B. Word usage.

- (1) A "person" includes a "corporation," a "partnership" and an "unincorporated association of persons," such as a club. "Shall" is always mandatory. A "building" includes a "structure"; a "building" or "structure" includes any part thereof. "Used" or "occupied," as applied to any land or building, shall be construed to include the words "intended, arranged or designed to be used or occupied." The "Town" is the Town of Haverstraw in the County of Rockland, State of New York. The "Town Board," "Zoning Board of Appeals," "Planning Board" and "Building Inspector" are, respectively, the Town Board, Zoning Board of Appeals, Planning Board and Building Inspector of the Town.

- (2) Any terms used in this Chapter that are not defined herein shall be defined as set forth in the most recent edition of the New York State Uniform Fire Prevention and Building Code; and if not defined in the New York State Uniform Fire Prevention and Building Code, then as defined in the more recent edition of the Merriam-Webster English Dictionary.

- C. Defined words. As used in this chapter, the following terms shall have the meanings indicated:

FLOOR AREA, GROSS

The sum of the gross horizontal areas of ~~the several~~ **all** floors of a building or part of a building and its accessory buildings or parts thereof on the same lot, including the area of **a habitable attic**, roofed porches, roofed terraces and/or cellars. All dimensions shall be measured between exterior faces of walls.

SECTION 4. Section 167 Attachment 2 of the Town Code ("Table of General Bulk Requirements") is amended as follows to add an additional column (additions in **bold and underline** and deletions in ~~bold and double strikethrough~~):

1	2	3	4	<u>15</u>
District	Group	Uses*	Minimum Lot Area (square feet)	<u>Maximum Floor Area Ratio</u>
R-120	A	1-family detached residences; all other permitted uses	120,000	<u>.1</u>
R-40	B	1-family detached residences	40,000	<u>.12</u>
	C	All other permitted uses	60,000	<u>.12</u>
R-25	D	1-family detached residences	25,000	<u>.15</u>
	E	All other permitted uses	35,000	<u>.15</u>
R-15	F	1-family detached residences	15,000	<u>.2</u>
	G	All other permitted uses	22,000	<u>.2</u>
RG	H	1-family detached residences	15,000	<u>.2</u>
	I	2-family residences	22,000	<u>.2</u>
	J	Multifamily housing, 1-family semiattached residences	5 acres	
	K	All other permitted uses	35,000	
RMH	L	1-family detached residences	15,000	<u>.2</u>
	M	Mobile homes	5,000	
	N	All other permitted uses	35,000	

SECTION 5. Section 167-84 of the Town Code ("Referrals; application requirements") is amended as follows (additions in **bold and underline** and deletions in ~~bold and double strikethrough~~):

- A.

- (1) Upon request of the Zoning Board of Appeals or the Planning Board and/or within three business days after determining that an application for a building permit for the

construction or alteration of any commercial, industrial or multiple-dwelling building or structure complies with all provisions of this Code other than this chapter, the Building Inspector shall transmit to each member of the Architectural Review Board a copy of any such application which comes in the following category: construction or alteration of any commercial, industrial or multiple-dwelling building; a structure or major addition thereto; or a subdivision of land to create three or more residential lots.

(2) Notwithstanding the foregoing, any construction that increases the gross floor area of any residentially-zoned parcel by 400 square feet or more must submit an application to the Architectural Review Board for review and consideration prior to issuance of a building permit.

SECTION 6. Section 167-85 of the Town Code ("Standards") is amended as follows (additions in **bold and underline** and deletions in ~~**bold and double strikethrough**~~):

E. The Architectural Review Board may disapprove any application for a permit, provided that the Board has afforded the applicant an opportunity to confer upon suggestions for change of the plan, and provided that the Architectural Review Board finds and states that the structure for which the permit is requested would, if erected as indicated, conflict with the purpose and legislative intent of this article by reason of the following:

(1) No dwelling shall hereafter be erected or constructed in any residential zones which shall be like or substantially like any existing or proposed neighboring dwelling in more than three of the following six building elements:

(a) Building elements.

[1] Height of the main roof ridge above the elevation of the first floor.

[2] Length of the main roof ridge.

[3] Width between outside walls at the ends of the dwelling under the main roof.

[4] In the front elevation, relative location with respect to the other elements of the dwelling, including but not limited to garage, if attached, porch, if any, and the remainder of the dwelling.

[5] In the front elevation, relative location of windows.

[6] In the front elevation, materials used in the exterior wall of the dwelling.

(b) Minimum changes required.

[1] For Subsection E(1)(a)[1] through [4], dwellings shall be deemed to be like each other in any dimension with respect to which the difference between them is not more than six feet.

[2] For Subsection E(1)(a)[5], dwellings shall be deemed to be like each other in any dimension with respect to which the difference between them is not more than two feet.

[3] For Subsection E(1)(a)[6], dwellings shall be deemed to be like each other if the difference between materials used is not more than 30% of the wall area.

[4] Dwellings between which the only difference in relative location of elements is end-to-end or side-to-side reversal of elements shall be deemed to be like each other in relative location of such elements.

(2) Striking dissimilarity, visual discord or inappropriateness with respect to other

structures located or proposed to be located on the same street or a corner thereof and within 150 feet of the site of the structure for which a building permit is requested, in respect to one or more of the following features of exterior design and appearance:

- (a) Facade, disregarding color.
 - (b) Size and arrangement of doors, windows, porticoes, porches or garages or other openings, breaks or extensions in the facade.
 - (c) Other significant design features, such as but not limited to heights, widths and lengths of elements of design, exterior materials and treatments, roof structures, exposed mechanical equipment, service and storage areas, retaining walls, landscaping, signs, light posts, parking areas and fences, service and loading areas.
- (3) Visual offensiveness or other poor qualities of exterior design, including, with respect to signs, considerations of the harmony or discord of colors or incompatibility of the proposed structure with the terrain on which it is to be located, including but not limited to excessive divergences of the height or levels of any part of the structure from the grade of the terrain.

(4) Failure to provide sufficient screening.

SECTION 7. Validity. The invalidity of any provision of this Local Law shall not affect the validity of any other portion of this Local Law which can be given effect without such invalid provision.

SECTION 8. Effective Date. This Local Law shall take effect immediately upon filing in the office of the Secretary of State.

BY ORDER OF THE TOWN BOARD OF
THE TOWN OF HAVERSTRAW

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Local Law # __ of 2025		
Project Location (describe, and attach a general location map): R-120, R-40, R-25, R-15, RG and RMH.		
Brief Description of Proposed Action (include purpose or need): This local law shall be known and cited as "a Local Law amending Chapter 167 of the Town Code to regulate the construction and expansion of single-family homes." In order to preserve the character of residential neighborhoods in the unincorporated Town of Haverstraw, the Town Board believes it is in the best interest of the health, safety and welfare of the public to amend the Town Code to regulate the construction of new single-family homes, and the expansion of existing single-family homes, by enacting limits on the floor area ratio for such single-family homes and requiring that such activities are reviewed and approved by the Architectural Review Board to ensure the design of the single-family home is consistent with the character of the neighborhood and that there is sufficient screening where appropriate. Further, all of the other Towns in Rockland County have regulations for maximum floor area ratio related to single-family residential properties.		
Name of Applicant/Sponsor: Town of Haverstraw		Telephone: 845-429-2200 E-Mail:
Address: One Rosman Road		
City/PO: Garnerville	State: NY	Zip Code: 10923
Project Contact (if not same as sponsor; give name and title/role): Michael D. Kauker, PP, AICP / Town Planner		Telephone: 201-847-2900 E-Mail: mdkauker@kaukerplan.com
Address: 356 Franklin Avenue		
City/PO: Wyckoff	State: NJ	Zip Code: 07481
Property Owner (if not same as sponsor): Multiple		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Adoption of a Local Law	
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☐ Yes ☒ No		
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☒ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-120, R-40, R-25, R-15, RG and RMH.

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Adoption of a local law to regulate Floor Area Ratio (FAR)

C.4. Existing community services.

a. In what school district is the project site located? North Rockland School District

b. What police or other public protection forces serve the project site?
Town of Haverstraw Police Department

c. Which fire protection and emergency medical services serve the project site?
Thiells Fire Department

d. What parks serve the project site?
None

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____	
• If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☐ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

**State Environmental Quality Review Act
Notice of Lead Agency**

TO: INTERESTED AGENCIES (listed below)

FROM: TOWN OF HAVERSTRAW TOWN BOARD
Town of Haverstraw Town Hall
1 Rosman Road
Garnerville, NY 10923

DATE: September 24, 2025

PROJECT TITLE: Local Law amending Chapter 167 of the Town Code to regulate the construction and expansion of single-family homes

PROJECT LOCATION: Residentially-zoned districts in the unincorporated Town of Haverstraw

TYPE OF ACTION: Type I

This notification is for the purpose of designating a lead agency according to the requirements of Article 8 of New York State Environmental Conservation Law for the following proposed action:

In order to preserve the character of residential neighborhoods in the unincorporated Town of Haverstraw, ensure compatibility of new construction and additions with surrounding homes, and prevent oversized or out-of-scale buildings, the Town Board believes it is in the best interest of the health, safety and welfare of the public to amend the Town Code to regulate the construction of new single-family homes, and the expansion of existing single-family homes, by enacting limits on the floor area ratio for such single-family homes and requiring that such activities are reviewed and approved by the Architectural Review Board to ensure the design of the single-family home is consistent with the character of the neighborhood and that there is sufficient screening where appropriate. This amendment is consistent with the Master Plan's goals of preserving neighborhood character, promoting orderly development, and ensuring compatibility of land uses. It balances private property rights with the community's interest in maintaining livable and cohesive neighborhoods.

The following are materials attached: (i) certified September 24, 2025 Town Board resolution declaring itself lead agency, (ii) Full Environmental Assessment Form, Part 1 dated September 22, 2025 and (iii) draft local law entitled "a Local Law amending Chapter 167 of the Town Code to regulate the construction and expansion of single-family homes."



TOWN OF HAVERSTRAW

John Frizalone
Director of Parks

HOWARD T. PHILLIPS, JR.
Supervisor

WILLIAM M. STEIN
Town Attorney

ISIDRO CANCEL
VINCENT J. GAMBOLI
RALPH KIRSHKEL
JOHNNY ORTIZ
Councilmen

MEMO

TO: Howard T. Phillips Jr., Town Supervisor
Town Board Members

FROM: John Frizalone, Director of Parks

DATE: September 24, 2025

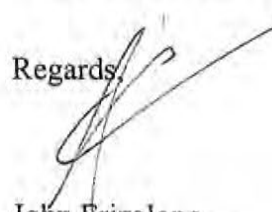
RE: RFQ- 2025 Halloween Shirts

I have obtained a Request for Quotes (RFQ), for Halloween Shirts to be given to staff and volunteers at the 2025 Halloween Festival. Please be advised, Anco Enterprises submitted the lowest quote for the amount of \$1,284.00.

1. Anco Enterprises - \$ 1,284.00
2. Propoint Imprints and Promotion - \$1,644.00

If you have any questions, or require additional information, please feel free to contact me. Please inform me of your decision.

Regards,



John Frizalone
Director of Parks



TOWN OF HAVERSTRAW

J. Bart Gordon

Superintendent of Highways

HOWARD T. PHILLIPS, JR.
Supervisor

WILLIAM M. STEIN
Town Attorney

ISIDRO CANCEL
VINCENT J. GAMBOLI
JOHNNY ORTIZ
RALPH W. KIRSCHKE
Councilmen

September 19, 2025

To: Supervisor Phillips
Town Councilmen

From: J Bart Gordon

Re: Service Relocation

Enclosed are two estimates to relocate four iron pipe services in the ceiling of the garage to allow the unimpeded lifting of our medium duty trucks. Only two vendors responded.

Stony Point Heating & Cooling LLC 3 Babcock Court Stony Point, NY 10980 845-558-4450

\$2641.00

Hauser Brothers 17 Old School Ln, Orangeburg, NY 10962

\$8176.00

Respectfully,

John B. Gordon

Stony Point Heating & Cooling LLC
3 Babcock Court
Stony Point, NY 10980
845-558-4450

Page No 1 of 2 Pages

PROPOSAL

Job Name/No. Pipe relocation for lift

Job Location Same

N/A	
Architect	Date of Plans
Approximate Starting Date	<u>8/21/2025</u>
Approximate Completion Date	<u>TBD</u>

Submitted
To Owner: Town of Haverstraw Highway Dept
113 Thiel's Mt Ivy Road
Thiells, New York

ATTN: Bart Gordon

We hereby submit specifications for:
We propose to furnish material and labor to raise in elevation the compressed air lines (2), propane gas line and water line. The pipes will be raised and supported as discussed at or above the electric line. The water line will be reinsulated. Any associated debris will be removed and recycled accordingly.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Two Thousand Six Hundred Forty one dollars \$2,641.00

Payment Schedule:

All advanced funds will be deposited in an escrow account at: NA

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from abovespecifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreementscontingent upon strikes, accidents or delays beyond our control.

Authorized Signature: _____

Note this proposal may be
Withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - I have read both pages of this document and accept the prices, specifications and conditions stated. I understand that upon signing, this proposal becomes a binding contract. You are authorized to do the work as specified. Payment will be made as outlined above.

NOTICE: You, the Buyer, may cancel this transaction at any time prior to midnight of the third business ay after the date of this transaction. See notice of cancellation on the second page of this document for an explanation of this right.

Signature _____ Date _____ Signature _____ Date _____

NOTICES TO OWNER

RIGHT TO STOP WORK:

If any payment under this agreement is not made when due, the contractor may suspend work on the job until such time as all payments due have been made.

NOTICE OF LIEN:

Any contractor, subcontractor or material man who provides home improvement goods or services pursuant to you home improvement contract and who is not paid may have a valid legal claim against your property know as a mechanic's lien. Any mechanic's lien filed against your property may be discharged. Payment of the agreed-upon price under the home improvement contract prior to filing of a mechanic's lien may invalidate such lien. The owner may contact an attorney to determine his rights to discharge a mechanic's lien.

DEPOSIT OF PAYMENT:

The contractor is required by Subdivision 4 of Section 71-a of the Lien Law to deposit all payments received prior to the completion in an escrow account within 5 business days of receipt. In lieu of such deposit, the contractor may post a bond or contract of indemnity or irrevocable letter of credit with the owner guaranteeing the return of proper application of such payments to the purposes of the contract. Monies in escrow become the property of the contractor when they are applied according to the Payment Schedule or when the contract has been substantially performed.

CANCELLATION:

The owner has an unconditional right to cancel the contract, without penalty or obligation, until midnight of the third business day after he/she signs the contract. Cancellation must be done by giving the contractor a written notice indicating the owners intention not to be bound. Notice of cancellation shall be deemed given when deposited in a mailbox, properly addressed and postage prepaid. Upon cancellation, any property traded in, any payments made under the contract, and any negotiable instruments executed by you will be returned within 10 business days following receipt by the customer of a cancellation notice. Any security interest arising out of this transaction will be cancelled.



Foremost Promotions
 1270 Glen Avenue - Moorestown, NJ 08057
 Phone: 800-431-3473 Fax: 800-528-4366

ORDER CONFIRMATION

Sales Order No : 2061892

Order Date : 09/17/2025

BILL TO		SHIP TO	
Town of Haverstraw Police Department 101 West Ramapo Road Garnerville, NY 10923		Town of Haverstraw Police Department Richard Spatta 101 West Ramapo Road Garnerville, NY 10923	
Sales Person Lauren Giovine		Ship Via :	
Account No : 415049	Ordered By : Richard Spatta	Customer PO #	
Contact: TeamLaurenG@promotionsnow.com		Terms Net 30	

Line #		Quantity	Unit Price	Total
1	Item Number: AK2011 Description: Sun Fun Color Changing Wristband Bracelet (2025)	250	1.37	342.50
2	Item Number: SC Description: Set Up Charge	1	0.00	0.00
3	Item Number: HT6660 Description: Malibu Style Sunglasses (2025)	100	1.92	192.00
4	Item Number: SC Description: Set Up Charge	1	0.00	0.00
5	Item Number: AN1055 Description: Police Rubber Ducky (2025)	100	3.83	383.00
6	Item Number: SC Description: Set Up Charge	1	0.00	0.00
7	Item Number: AR8870 Description: Police Woman Stress Reliever (2025)	100	3.00	300.00
8	Item Number: SC Description: Set Up Charge	1	0.00	0.00
9	Item Number: STR558 Description: Policeman Stress Reliever (2025)	150	3.16	474.00
10	Item Number: SC Description: Set Up Charge	1	0.00	0.00
11	Item Number: RF3000 Description: Reflective Safety Slap-Wrap® Wristband (2025)	250	1.99	497.50
12	Item Number: SC Description: Set Up Charge	1	0.00	0.00
13	Item Number: AK6007 Description: Mood Color Changing Stadium Cup, 12oz. (2025)	250	0.93	232.50

Line #		Quantity	Unit Price	Total
14	Item Number: SC Description: Set Up Charge	1	0.00	0.00
15	Item Number: HT1060 Description: Everyday Polyester Cinchpack (2025)	150	1.89	283.50
16	Item Number: SC Description: Set Up Charge	1	0.00	0.00

Subtotal	2,705.00
Shipping	105.23
Tax	0.00
Subtotal	2,810.23
Discount	0.00
Total Order Value	2,810.23
Balance Due	2,810.23