

TOWN BOARD  
GARNERVILLE, NY  
MARCH 24, 2026

The Town Board of the Town of Haverstraw met at a Regular Meeting on Tuesday, March 24, 2026 at 7:00 p.m. in the Meeting Room of the Town Hall, One Rosman Road, Garnerville, New York.

The meeting was opened with the Pledge of Allegiance.

On Roll Call the following members answered to their names:

Supervisor	Howard T. Phillips, Jr.
Councilman	Isidro Cancel
Councilman	Vincent J. Gamboli
Councilman	Ralph W. Kirschkel
Councilman	Johnny Ortiz

**ADOPTION OF MINUTES**

**156-26 ADOPTION OF MINUTES OF THE TOWN BOARD MEETING OF MARCH 10, 2026** as submitted by the Town Clerk and on motion by Councilman Cancel, seconded by Councilman Gamboli were unanimously adopted.

**PAYMENT OF BILLS**

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

**157-26 RESOLVED**, that bills numbered 653 through 822 in the amount of \$1,009,803.43 (\$59,853.36– Highway Department) audited at this meeting, be and they are hereby paid.

**ACCEPTANCE OF REPORTS**

None.

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**PUBLIC HEARING - MS4 ANNUAL REPORT FOR THE YEAR 2025**

The Town Board of the Town of Haverstraw held a Public Hearing on Tuesday, March 24, 2026 at 7:05 p.m. in the Meeting Room of the Town Hall, One Rosman Road, Garnerville, New York.

On Roll Call the following members answered to their names

Supervisor	Howard T. Phillips, Jr.
Councilman	Isidro Cancel
Councilman	Vincent J. Gamboli
Councilman	Ralph W. Kirschkel
Councilman	Johnny Ortiz

Supervisor Phillips stated that the purpose of this Public Hearing is to discuss any comments and suggestions regarding the MS4 Annual Report for 2025. The report has been prepared pursuant to the New York State Department of Environmental Conservation SPDES General Permit for Storm Water Discharges from Municipal Separate Sewer Systems (MSRS).

The Town Clerk read proof of publication and presented the Affidavit of Publication to the Board.

**PRESENTATION BY JAKE OKUN, EDR SENIOR ENGINEERING DESIGNER**

Jake Okun, EDR Senior Engineering Designer stated that the MS4 Annual Report is required under DEC regulations. The 2025 report has been prepared and is ready for submission.

**BOARD MEMBERS**

No comments.

**PUBLIC PARTICIPATION**

Supervisor Phillips stated to let the record note that no public comment was offered.

**CLOSE HEARING**

**158-26** On motion by Councilman Gamboli and seconded by Councilman Cancel, unanimously adopted, the Public Hearing was closed.

**ACCEPT 2025 MS4 REPORT**

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

**159-26** **RESOLVED**, that the Town Board of the Town of Haverstraw, does hereby accept the MS4 Annual Report for the Year 2025.

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**RAQUEL VENTURA  
TOWN CLERK**

TOWN BOARD  
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**RESOLUTION – CALLING FOR PUBLIC HEARING ON ZONE CHANGE**  
**LOCAL LAW**

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

**160-26 WHEREAS, ON OR ABOUT JANUARY 8, 2025, ARIEL KONDOV (“APPLICANT”) SUBMITTED A ZONING PETITION TO THE TOWN BOARD REQUESTING A ZONE CHANGE FOR A .91-ACRE PROPERTY KNOWN AS 130 W. RAMAPO ROAD, GARNERVILLE (TAX LOT 25.16-3-40) FROM THE PO (PROFESSIONAL OFFICE) ZONING DISTRICT TO THE C (COMMERCIAL) ZONING DISTRICT (“ZONING PETITION”) IN ORDER TO REDEVELOP THE PROPERTY WITH A TWO-STORY, 12,000 SQUARE FOOT BUILDING WITH A BASEMENT – THE FIRST TWO FLOORS (TOTALING 8,000 SQUARE FEET) WILL BE OFFICE SPACE AND THE BASEMENT (4,000 SQUARE FEET) WILL BE AMENITIES AND UTILITIES FOR THE EXISTING TENANTS AND WILL NOT PROVIDE ANY ADDITIONAL OCCUPANCY – ALONG WITH ASSOCIATED PARKING, SCREENING AND OTHER RELATED IMPROVEMENTS (“PROPOSED PROJECT”); AND**

**WHEREAS, PURSUANT TO ZONING CODE § 167-108(B), THE ZONING PETITION WAS REFERRED TO THE PLANNING BOARD FOR ITS REVIEW AND RECOMMENDATION, WHICH THE PLANNING BOARD CONSIDERED CONCURRENT WITH SERVING AS LEAD AGENCY FOR A COORDINATED REVIEW PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”) AS THE PROPOSED PROJECT ALSO REQUIRES SITE PLAN APPROVAL; AND**

**WHEREAS, AT ITS MARCH 11, 2026 MEETING, THE PLANNING BOARD (1) ADOPTED A NEGATIVE DECLARATION FINDING THE ZONING PETITION AND THE PROPOSED PROJECT DID NOT HAVE THE POTENTIAL FOR ANY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS, THUS ENDING THE SEQRA PROCESS AND (2) ISSUED A ZONING REPORT TO THE TOWN BOARD ON THE ZONING PETITION; AND**

**WHEREAS, THE TOWN BOARD INTENDS TO CONSIDER LOCAL LAW NO. 1 OF 2026 ADOPTING THE ZONING PETITION FOR THE PURPOSE OF THE PROPOSED PROJECT; AND**

**NOW THEREFORE,**

**BE IT RESOLVED, THE TOWN BOARD HEREBY CALLS FOR A PUBLIC HEARING TO BE HELD ON LOCAL LAW NO. 1 OF 2026 ON TUESDAY, APRIL 14, 2026 IN THE LARGE MEETING ROOM OF TOWN HALL, ONE ROSMAN ROAD, GARNERVILLE; AND**

**BE IT FURTHER RESOLVED, THE TOWN CLERK IS HEREBY DIRECTED TO NOTICE SAID PUBLIC HEARING AS REQUIRED BY LAW.**

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**APPROVAL OF PAYMENT FOR THE 2026 SUMMER FITNESS  
CLASS INSTRUCTORS**

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

**161-26 RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AGREE TO COMPENSATE THE INSTRUCTORS OF THE 2026 SUMMER FITNESS CLASSES AT BOWLINE POINT PARK AT A RATE OF \$75.00 PER CLASS.**

**RETAINER AGREEMENT WITH MARIA SCHIAVONE, NURSE AND THE TOWN OF  
HAVERSTRAW**

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

**162-26 RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY RETAIN THE SERVICES OF MARIA SCHIAVONE OF GARNERVILLE, NEW YORK AS A NURSING CONSULTANT TO REVIEW THE 2026 DAY CAMP APPLICATIONS, AS PER ROCKLAND COUNTY HEALTH DEPARTMENT RULES, FOR THE TOWN OF HAVERSTRAW'S DAY CAMP PROGRAM AT A PAY RATE OF \$50.00 PER HOUR.**

**EXTENSION OF AGREEMENT WITH LUIS GOMEZ AND THE TOWN OF  
HAVERSTRAW TO OPERATE THE BOWLINE POINT PARK CONCESSION STAND**

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

**163-26 RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY EXERCISES ITS OPTION TO EXTEND THE CONTRACT OF LUIS GOMEZ OF THIELLS, NEW YORK TO OPERATE THE BOWLINE POINT PARK CONCESSION STAND AT AN ANNUAL SUM OF \$5,100.00 FOR THE 2026 SEASON.**

**ADVERTISE FOR BID NO. 6- 2026- BUS TRANSPORTATION FOR THE 2026  
SUMMER RECREATION PROGRAM**

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

**164-26 RESOLVED, THAT THE TOWN CLERK BE AND SHE HEREBY IS 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 WEDNESDAY, APRIL 22, 2026 FOR THE RECEIPT OF BIDS FOR THE PROVISION OF BUS TRANSPORTATION FOR THE CHILDREN IN THE TOWN OF HAVERSTRAW'S SUMMER RECREATION PROGRAM 2026 IN ACCORDANCE WITH THE SPECIFICATIONS.**

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**AWARD OF RFP NO. 3 - 2026 – DRYJET AERIFICATION - PHILIP J. ROTELLA  
MEMORIAL GOLF COURSE**

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

**165-26 RESOLVED, THAT ONE (1) RFP WAS SUBMITTED TO CHRISTOPHER DYROFF, SUPERINTENDENT OF GOLF COURSE, FOR DRYJET AERATION OF GREENS AND COLLARS WITH 3” X 3” SPACING, PLUS A MOBILIZATION FEE, AT THE PHILIP J. ROTELLA MEMORIAL GOLF COURSE FOR THE 2026 GOLF SEASON, AND BE IT FURTHER**

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD RFP NO. 3-2026 FOR DRYJECT AERATION OF THE GREENS AND COLLARS WITH 3” X 3” SPACING (\$10,200.00) PLUS A MOBILIZATION FEE OF \$1,000.00, FOR THE PHILIP J. ROTELLA GOLF COURSE IN APRIL 2026 TO DRYJECT NORTH EAST TURF POUNDERS OF DELAWARE WATER GAP, PENNSYLVANIA, THE SOLE SUPPLIER, AT A TOTAL COST OF \$11,200.00.**

**AWARD OF RFP NO. 4- 2026– DEEP TINE AERATION - GOLF COURSE GREENS-  
PHILIP J. ROTELLA MEMORIAL GOLF COURSE**

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

**166-26 RESOLVED, THAT ONE (1) RFP WAS SUBMITTED TO SUPERINTENDENT OF GOLF COURSE CHRISTOPHER DYROFF, TO PROVIDE DEEP TINE AERATION OF GREENS WITH ½” SOLID TINES AT THE TOWN OF HAVERSTRAW GOLF COURSE GREENS, AND BE IT FURTHER**

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN HAVERSTRAW DOES HEREBY AWARD RFP NO 4 - 2026 FOR DEEP TINE AERATION OF GREENS WITH ½” SOLID TINES AT THE PHILIP J. ROTELLA MEMORIAL GOLF COURSE IN APRIL 2026 TO DRYJECT NORTH EAST TURF POUNDERS OF DELAWARE GAP, PENNSYLVANIA, THE SOLE SUPPLIER, AT A PRICE OF \$3,990.**

**AWARD OF RFQ NO. 8 - 2026–PURCHASE OF ONE (1) OUTDOOR AP KIT, ACCESS  
POINT HARDWARE INSTALLATION & CONFIGURATION FOR THE TOWN OF  
HAVERSTRAW POLICE DEPARTMENT**

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

**167-26 RESOLVED, THAT ONE (1) REQUEST FOR QUOTE WAS SUBMITTED TO CHIEF OF POLICE JOHN GOULD, JR., FOR THE PURCHASE OF ONE (1) OUTDOOR AP KIT (\$815.00), ACCESS POINT HARDWARE INSTALLATION & CONFIGURATION (\$1,170.00) FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT, AND BE IT FURTHER**

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD RFQ NO. 8 - 2026 TO COBAN TECHNOLOGIES, INC. OF MISSOURI CITY, TEXAS, THE SOLE PROVIDER; AT A COST OF \$1,985.00 PLUS \$15.00 FOR SHIPPING.**

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**FY2025 ANNUAL SUBRECIPIENT AGREEMENT WITH THE COUNTY  
OF ROCKLAND COMMUNITY DEVELOPMENT AGENCY – ADA ACCESSIBLE  
ENTRANCE DOORS**

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

**168-26 RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO AN AGREEMENT WITH THE COUNTY OF ROCKLAND TO OBTAIN A COMMUNITY DEVELOPMENT BLOCK GRANT IN THE SUM OF \$70,000.00; AND BE IT FURTHER**

**RESOLVED, THAT THE PROJECT IS TO DEMOLISH AND REMOVE THE EXISTING MANUAL EXTERIOR AND INTERIOR VESTIBULE ENTRANCE DOORS AT THE TOWN OF HAVERSTRAW TOWN HALL AND INSTALL ADA ACCESSIBLE ENTRANCE DOORS.**

**BUDGET ADJUSTMENTS FOR YEAR ENDING IN DECEMBER 31, 2025**

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

**169-26 RESOLVED, THAT THE SUPERVISOR IS AUTHORIZED TO MAKE BUDGET ADJUSTMENTS FROM THE GENERAL FUND (A) IN THE AMOUNT OF \$195,000.00 PURSUANT TO THE REPORT OF THE DIRECTOR OF FINANCE FOR THE TOWN OF HAVERSTRAW FOR THE YEAR ENDING IN DECEMBER 31, 2025 (SEE ATTACHED BUDGET ADJUSTMENTS.)**

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**Town of Haverstraw**  
**Budget Adjustments**  
**For Year Ending 12-31-2025**

<u>Fund</u>	<u>Account Name</u>	<u>Account Number</u>	<u>Debit</u>	<u>Credit</u>
<b>GENERAL FUND</b>				
	Special Rec Golf Equipment	A-7150-0200	\$ 195,000.00	
<b>REVENUE ACCOUNT</b>	Installment Purchase Debt	A-0000-5785		\$ 195,000.00
			\$ 195,000.00	\$ 195,000.00

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**AUTHORIZATION TO PURCHASE ONE (1) KIMBALL MIDWEST SMALL  
HARDWARE RACK SYSTEM FOR THE TOWN OF HAVERSTRAW HIGHWAY  
DEPARTMENT**

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

**170-26 RESOLVED, BASED UPON THE RECOMMENDATION OF SUPERINTENDENT OF HIGHWAYS JOHN BART GORDON, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO PURCHASE ONE (1) KIMBALL MIDWEST SMALL HARDWARE RACK SYSTEM FOR THE TOWN OF HAVERSTRAW HIGHWAY DEPARTMENT UNDER OMNIA PARTNER PARTICIPATION NUMBER 5125496, KIMBALL MIDWEST CONTRACT # 5606361 TO KIMBALL MIDWEST OF COLUMBUS, OHIO AT A COST OF \$11,669.76.**

**AUTHORIZATION FOR SUPERINTENDENT OF HIGHWAYS TO ATTEND ITHACA  
COLLEGE (2026 HIGHWAY SCHOOL)**

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

**171-26 RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW, HEREBY GRANTS PERMISSION FOR SUPERINTENDENT OF HIGHWAYS JOHN BART GORDON, TO ATTEND ITHACA COLLEGE 2026 HIGHWAY SCHOOL, TO BE HELD FROM JUNE 1, 2026 TO JUNE 3, 2026 IN ITHACA, NEW YORK, SPONSORED BY THE NYS ASSOCIATION OF TOWN SUPERINTENDENT OF HIGHWAYS, AT A COST FOR THE CLASS AND ACCOMMODATIONS NOT TO EXCEED \$1,000.00.**

**AUTHORIZATION FOR BUILDING INSPECTOR AND DEPUTY BUILDING  
INSPECTOR TO ATTEND NYSBOC (BUILDING OFFICIALS CONFERENCE)  
ROCKLAND 2026 SEMINAR**

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

**172-26 RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY GRANTS PERMISSION FOR BUILDING INSPECTOR GEORGE BEHN AND DEPUTY BUILDING INSPECTOR ERIC J. DESCH TO ATTEND THE REQUIRED TRAINING: NYSBOC (BUILDING OFFICIALS CONFERENCE) ROCKLAND SEMINAR 2026 TO BE HELD FROM MAY 5, 2026 TO MAY 7, 2026 IN HILLBURN, NEW YORK AT A COST OF \$300.00 PER PERSON.**

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**AWARD OF RFQ NO. 9-2026–DROP 2-3 MAPLE TREES TO GROUND - TOWN OF  
HAVERSTRAW PROPERTY LOCATED ON CREEKVIEW DRIVE,  
THIELLS, NEW YORK**

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

**173-26 RESOLVED, THAT ONE (1) RFQ WAS SUBMITTED TO JOHN GORMLEY, CODE ENFORCEMENT OFFICER, FOR TREE REMOVAL SERVICES TO DROP 2-3 MAPLE TREES TO GROUND AT A TOWN OF HAVERSTRAW PROPERTY LOCATED ON CREEKVIEW DRIVE, THIELLS, NEW YORK , AND BE IT FURTHER**

**RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD RFQ NO. 9 - 2026 TO BILL PROPERTY MANAGEMENT, CO., INC. OF MONTEBELLO, NEW YORK, THE SOLE QUOTE, AT A COST OF \$960.00.**

**APPROVAL FOR EMERGENCY PURCHASE OF PARTS FOR K-9 UNIT PATROL  
VEHICLE- TOWN OF HAVERSTRAW POLICE DEPARTMENT**

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

**174-26 RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY APPROVES THE EMERGENCY PURCHASE OF PARTS FOR K-9 UNIT PATROL VEHICLE FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT BY BOMNIN CHEVROLET CADILLAC BUICK GMC OF NANUET, NEW YORK FOR ONE (1) RADIATOR, ONE (1) PIPE, ONE (1) REMAN TRANSMISSION AND CORE PRICE AT A COST OF \$6,758.32, AND BE IT FURTHER**

**RESOLVED, THAT UPON RETURNING THE OLD TRANSMISSION TO CHEVROLET, THE TOWN WILL BE CREDITED \$2,000.00 FOR THE OLD TRANSMISSION.**

**PURCHASE OF ONE (1) DESKTOP COMPUTER FOR THE TOWN OF  
HAVERSTRAW POLICE DEPARTMENT**

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

**175-26 RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO PURCHASE ONE (1) DELL PRO SLIM DESKTOP COMPUTER AND ACCESSORIES FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT AT A COST OF \$2,197.00 OFF OF DELL NEW YORK STATE PRICING THROUGH VJ NETWORKS OF GARNERVILLE, NEW YORK.**

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**PUBLIC PARTICIPATION**

None.

**ANNOUNCEMENTS**

The 4<sup>th</sup> Annual Basketball Tournament Opening hosted by Quisqueya Sports Club is scheduled for Sunday, March 29<sup>th</sup> starting at 4:30 p.m.

The Haverstraw Little League's Opening Day Parade and Ceremony will be held on Saturday, April 11<sup>th</sup> at 9:00 a.m.

The next Town Board meeting is scheduled for April 14, 2026 at 7:00 pm.

**ADJOURNMENT**

**176-26** Supervisor Howard T. Phillips, Jr. stated that he would like to close tonight's meeting in memory of Emil "Mick" Michael Kellner, and Carmen Haydee Melendez Alvarado who recently passed away. A motion was made by Councilman Gamboli, seconded by Councilman Ortiz, and unanimously adopted and the Town Board Meeting was adjourned.

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**RAQUEL VENTURA**  
**TOWN CLERK**