

CONDENSED

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In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

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May 11, 2022
7:30 p.m.

Planning Board Meeting held at One
Rosman Road, Garnerville, New York, before a Notary
Public of the State of New York.

DRAFT

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Page 2 1 2 3 APPEARANCES: 4 5 SAL CORALLO, CHAIRMAN 6 7 JOSEPH MICHALAK 8 ANTHONY GIZZI 9 GLENN WIDMER 10 ROBERT SAMBRATO 11 ZAK KAMM, CONSULTING ENGINEER 12 MICHAEL D. KAUKER, PLANNING CONSULTANT 13 CHRISTIE ADDONO, PLANNING BOARD ATTORNEY 14 MICHELLE CRAFTFEY, SECRETARY 15 16 17 18 19 20 21 22 23 24 25	Page 3 1 Proceedings 2 CHAIRMAN CORALLO: Good evening, 3 everyone. Welcome to the Town of Haverstraw 4 Planning Board, May 11, 2022. Would everyone 5 please stand for the Pledge. 6 (Pledge of Allegiance.) 7 CHAIRMAN CORALLO: Can we have the 8 roll call, please. 9 MS. CRAFTFEY: Sal Corallo. 10 CHAIRMAN CORALLO: Present. 11 MS. CRAFTFEY: Glenn Widmer. 12 MR. WIDMER: Here. 13 MS. CRAFTFEY: Joe Michalak. 14 MR. MICHALAK: Here. 15 MS. CRAFTFEY: Robert Sambrato. 16 MR. SAMBRATO: Here. 17 MS. CRAFTFEY: Anthony Gizzi. 18 MR. GIZZI: Here. 19 MS. CRAFTFEY: Alternate Lester Kahn. 20 MR. KAHN: Here. 21 CHAIRMAN CORALLO: Quorum is 22 present. 23 Can I have a motion for the adoption 24 of minutes of April 13, 2022? Can I have a 25 motion, please?
Page 4 1 Proceedings 2 MR. WIDMER: Move that. 3 MR. GIZZI: Second. Moved by 4 Mr. Widmer. Second by Mr. Gizzi. All those 5 in favor signify by saying "Aye." 6 Opposed? 7 So carried. 8 First item on the agenda this 9 evening is the Learning Experience, 3 Ramapo 10 Road, Garnerville, Section: 26.09, Block: 11 04, Lot: 33. Here for a SEQRA Review/Site 12 Plan Approval. 13 Mr. Emanuel. Good evening, 14 Mr. Chairman, members. Ira Emanuel, Emanuel, 15 P.C. I'm the attorney for the applicant on 16 this matter. 17 Mr. Chairman, members, this is a 18 parcel that is located at the -- I don't even 19 know the name of the road. I think it's 20 called Central Highway. The road that goes 21 over the mountain and Rt. 202. It's 3 West 22 Ramapo Road, is the address. It's currently a 23 single family house, but it is eligible for 24 inclusion in the Rt. 202 overlay district that 25 the Town has and this is an application that	Page 5 1 Proceedings 2 is part of that application to have the Route 3 202 overlay district map to it. 4 The proposal is to build a small 5 strip shopping center which will include 6 retail stores on the ground level and a 7 daycare center called the Learning Experience 8 on the upper level. 9 This is our first appearance as you 10 know, before this Board. We've had a number 11 of conversations at the technical review 12 level, particularly with respect to traffic 13 implications, but also with respect to the 14 layout. 15 So since what's really important 16 here is that you get an understanding of the 17 layout and the traffic, we have with us this 18 evening the civil engineer for the project and 19 the traffic consultant for the project and I'm 20 going to turn it over to them. 21 CHAIRMAN CORALLO: Thank you very 22 much. 23 Sir, before you start speaking, make 24 sure she has your name. 25 MR. GESARIO: Good evening. So I

Page 6 1 Proceedings 2 figured I'd start with a rendering of what's 3 being proposed. As Mr. Emanuel said, it's two 4 uses. It's a retail use and a daycare on the 5 second floor, but the way it works with the 6 site topography is on the west side, which is 7 where you enter the daycare, you come in and 8 it looks like a one story building. Ramp down 9 to, slopes down to where we have the retail on 10 the ground level. The footprint of the 11 building is 14,600 square feet. So the retail 12 will occupy that space. The daycare on the 13 upper level is 10,000 square feet and it has a 14 4,600-foot open air play area located on the 15 rooftop. 16 The building was designed in 17 accordance with the architectural standards 18 that are part of the overlay zone. I'm just 19 going to switch to the other side. Show you 20 the layout. 21 Basically, a coloring rendering of 22 the proposed site plan. So as you can see, 23 we're proposing a right turn in, right turn 24 out only driveway off Rt. 202. Located to the 25 far west of our property will be another	Page 7 1 Proceedings 2 driveway to County Highway 33. A driveway is 3 proposed that would be to the south, southeast 4 corner of our property. 5 As I mentioned, if you come in off 6 202 and you stay to the right, you ramp up to 7 our parking predominately for the daycare, and 8 as I said, this is all at a level so it looks 9 like a one story building on the west side 10 looking towards the east. If you would go to 11 the left, this ramps down to access the retail 12 area. 13 There is some variance relief being 14 requested with this site. We have relief for 15 parking in the front yard. A number of 16 parking spaces and total lot coverage. 17 This use, combined use requires by 18 your code, 147 spaces. We have 114 proposed. 19 Lot coverage is limited to 60 percent. We're 20 at just below 69 percent and obviously, we 21 have parking in the front yard for the retail 22 use. That is a broad picture of what's being 23 proposed. 24 CHAIRMAN CORALLO: Okay. I'm going 25 to ask you some questions. In the floor area
Page 8 1 Proceedings 2 of the building, what is that again now? 3 MR. GESARIO: The footprint? 4 CHAIRMAN CORALLO: The first floor. 5 MR. GESARIO: 14,600 feet, which 6 would be retail. 7 CHAIRMAN CORALLO: And the second 8 floor stays the same but part of is it going 9 to be like what, a school, a classroom? 10 MR. GESARIO: The daycare itself 11 will be 10,000 square feet and an open play 12 area will take up the remaining 4,600 square 13 feet. 14 CHAIRMAN CORALLO: Do you have any 15 entrance to the building through the rear or 16 just emergency exits? For the south side. 17 MR. GESARIO: For the daycare? 18 CHAIRMAN CORALLO: No, the whole 19 building. 20 MR. GESARIO: The retail, all 21 entrances from the front -- 22 CHAIRMAN CORALLO: 202. 23 MR. GESARIO: There will be doors 24 for deliveries in the back, but not for 25 customer access. The daycare only enters	Page 9 1 Proceedings 2 through the front where it's a secure entry. 3 CHAIRMAN CORALLO: As you know, 4 we're going to have to send this to the state 5 and to the county, both for entrance and exits 6 on that road. 7 MR. GESARIO: Understood. 8 CHAIRMAN CORALLO: My personal 9 opinion right now, the exit onto 202 to go 10 eastbound is a tough one because you're going 11 into a turning lane which also then you have 12 to -- if you want to go straight you got to go 13 turning lane quick into the middle lane to go 14 that way, but we'll have to see what the state 15 comes up with, what they feel is going on with 16 them. 17 I want to go over the variances 18 because you're going to have to go to the 19 Zoning Board, but I want to go over -- you 20 need parking, right? 21 MR. GESARIO: Yes, parking in the 22 front yard. Number of parking spaces. 23 CHAIRMAN CORALLO: Right. 24 MR. GESARIO: You want the numbers? 25 CHAIRMAN CORALLO: No, I don't need

Page 10 1 Proceedings 2 the numbers right now. 3 MR. GESARIO: And maximum lot 4 coverage. 5 CHAIRMAN CORALLO: Okay. 6 MR. WIDMER: When you exit onto 7 Central Highway, is that a left turn and right 8 turn? 9 MR. GESARIO: It's proposed as a 10 full movement lefts in, lefts out, rights in, 11 rights out. 12 MR. EMANUEL: Mr. Chairman, we do 13 have our traffic consultant here and he can 14 probably address the traffic questions. 15 CHAIRMAN CORALLO: This is the first 16 they've seen them. 17 MR. EMANUEL: Understood. That's 18 why I brought him here so he can address those 19 questions and describe it. 20 CHAIRMAN CORALLO: Traffic is a big 21 problem going in and out of this project. 22 MR. HIPPI: Good evening, members of 23 the board, Chairman. I've given my 24 information to the reporter. 25 CHAIRMAN CORALLO: Thank you.	Page 11 1 Proceedings 2 MR. HIPPI: My name is Starke Hipp. 3 I'm a licensed engineer with Creighton Manning 4 Engineering, the applicant's traffic 5 consultant. 6 Yes, the traffic. We prepared a 7 traffic study that was given to the board back 8 in September 2020. That study utilized data 9 from 2019, so prior to the pandemic. That 10 study evaluated trip generation based on the 11 proposed uses of the site which is a daycare 12 facility and retail space on the bottom floor. 13 We kind of specifically divided that space up 14 to a drive-in bank, a fast casual restaurant, 15 which would be something like a Chipotle and a 16 general retail space. 17 Our study also considered the then 18 proposed improvements on US Rt. 202 in our no 19 build and build conditions. We did evaluate 20 the existing conditions of the roadway. We 21 found that there was -- or as a part of that 22 study, we evaluated the intersection of 202, 23 Central Park Highway and the two streets, the 24 one on State Rt. 202 and the county route, 25 Central Park Highway. That study as I said,
Page 12 1 Proceedings 2 was prepared and given to the Board. It was 3 then given to the Board's traffic consultant, 4 Adler Consulting, Bernie Adler, that went 5 through a series of I believe, three reviews 6 with the fourth review being provided prior to 7 last week's work session in which the comments 8 had been addressed. His one, I would say, 9 outstanding comment was to do a monitoring 10 study similar that we're doing for traffic as 11 we would do for parking. So they want kind of 12 post-construction monitoring study done. 13 Regarding parking as I know that 14 will be a question, that was a comment that 15 your consultant had and one of his comments 16 was to prepare a shared parking analysis which 17 is an analysis that looks at how the multiple 18 uses on the site will work together throughout 19 the day or will draw parking throughout the 20 day. So the bank is really only going to have 21 parking on weekdays. The casual restaurant is 22 really going to have peak parking in the 23 middle of the day. Retail is going to be 24 weekends and going to be towards the evening. 25 So while the code says that there is	Page 13 1 Proceedings 2 a requirement for a certain number of parking, 3 the actual demands could differ and the shared 4 parking analysis showed that it did differ and 5 that there was sufficient parking on site. 6 Again, that's I believe for the ZBA to 7 determine, but just to let you know. 8 Regarding the accesses on to state 9 route highway and the county route highway, we 10 have progressed the application into highway 11 work permit with the state. We've progressed 12 that with the state. At this time we are, or 13 they are awaiting the declaration of lead 14 agency which we discussed at the work session, 15 will come at the end of this meeting, but they 16 have had a chance to review the site plan and 17 our traffic study. They didn't have any 18 outstanding comments regarding traffic. They 19 had some minor comments on the site plan, some 20 things they would like to see shown on the 21 plan, but we have not begun the process with 22 the county. As was discussed at the work 23 session, we were told to await your 24 circulation of the -- I always forget this, 25 the 239 F or M, but one of the two.

Page 14 1 Proceedings 2 CHAIRMAN CORALLO: That's what we're 3 ready to do. 4 Anymore questions? 5 MS. ADDONO: One of the things that 6 I believe Mr. Alder also raised, was possibly 7 whether there was a need to update the study 8 based upon the work that had been done by the 9 state in that area. Can you address that? 10 MR. HIPPE: Correct. Yes, so he did 11 point out the obvious, which is that the 12 proposed improvements which we considered in 13 our study that was published in 2020, those 14 improvements are now in place. We think it 15 would be redundant to prepare yet another 16 study when we're going -- when the applicant 17 has already agreed to conduct a 18 post-construction study. Along with the fact 19 that our study considered the improvements 20 both geometric and the signal changes that the 21 state now has at the intersection. 22 CHAIRMAN CORALLO: I have a couple 23 of questions. When you you're coming over the 24 mountain in New City coming down, you have a 25 turning lane down there. You can put five	Page 15 1 Proceedings 2 cars maybe and then it backs up, then it 3 blocks the whole road. You either go straight 4 or they're going to be making a right turn. 5 So whether we should make that a little bit 6 longer if we can do that and have a -- 7 somewhere along there the turning lane. 8 From the intersection of 202 to the 9 entrance and exit to the south side, how far 10 is that roughly, a thousand feet, 500 feet? 11 MR. HIPPE: You're saying the 12 driveway on -- 13 CHAIRMAN CORALLO: Yes, on central 14 highway. 15 MR. HIPPE: I don't know it off the 16 top of my head. I don't recall it off the top 17 of my head. 18 CHAIRMAN CORALLO: Because if you go 19 up a little further, I don't remember the name 20 of the street, that's the Village of West 21 Haverstraw. They have a sign there, "No 22 Through Traffic." The people start backing up 23 there and traffic is a long line, they're 24 going to start going through that. The next 25 thing we know we're going to have two patrol
Page 16 1 Proceedings 2 cars, one on each end giving tickets. 3 Plus the fact after tonight, this is 4 going to be sent to West Haverstraw. I know 5 they're going to say you got to make sure that 6 they're not going through there, which I can't 7 guarantee when people are driving. 8 So we have to really look at that 9 with the county, how we're going to handle 10 that. I think that's a very important thing 11 because I use that, I don't use it that often, 12 but I'll say once every two weeks, and I've 13 been backed up where there is more cars there 14 and I wait and when the light changes, I get 15 down. Sometimes I don't make the light to 16 make the left-hand turn down there because it 17 takes too long to get down there. 18 So that's an important thing because 19 if that backs up, people want to get out and 20 want to make a left-hand turn they're not 21 going to be able to do that. That's going to 22 be backed up. And usually -- I stopped 23 working -- but at five o'clock at night, 5:30 24 at night, there is a lot of traffic coming out 25 of New City going there. So that can create a	Page 17 1 Proceedings 2 problem. Somebody pulls out and they can't 3 get all the way over to the right because they 4 want to go down to New City or someplace else 5 in Haverstraw. So we have to look at that. 6 MR. HIPPE: I agree, Mr. Chairman, 7 and I will say that I believe one of 8 Mr. Adler's comments, and I think it was the 9 first or second review letter was a queuing 10 analysis of the intersection. While I can't 11 speak to it technically at this moment, I know 12 that we have provided that in Mr. Adler's 13 report and he has reviewed that. 14 MR. WIDMER: What was the date of 15 the traffic study? 16 MR. HIPPE: The publishing date was 17 2020. The data that was used was from 2019. 18 CHAIRMAN CORALLO: So that was when 19 construction was going on on 202, right? 20 MR. HIPPE: I don't know exactly. I 21 remember it was done in the first week -- 22 CHAIRMAN CORALLO: They were working 23 on there for a couple of years. 24 MR. HIPPE: I believe it was the 25 first week of November was the date it was

Page 18 1 Proceedings 2 collected because one of Bernie's comments was 3 that he thought it was done prior, like the 4 week of Thanksgiving, which would be invalid 5 data. But I remember doing a site visit in 6 2020 and they had not -- they had just had the 7 sidewalk curbing in and the new crosswalk 8 signal poles in. 9 CHAIRMAN CORALLO: I'd like you to 10 really look at coming out to make a right turn 11 on 202 for me, going into a turning lane and 12 then over to the driving lane, a straight lane 13 that will take you to the Village of West 14 Haverstraw. My personal opinion, they did 15 that on -- I'm sure the residents will 16 probably remember -- Thiells Mt. Ivy Road in 17 Mt. Ivy when you go down to 202 and you make a 18 right turn, if you went to get on the parkway, 19 it's fine, you stay on the right to get onto 20 the parkway, but if you want to go straight on 21 202, the lane goes this way, the lane goes 22 that way. Most of the time I don't want to 23 get on the parkway, I want to get onto 202. 24 They're coming down 202, 40, 50 miles an hour 25 and it's hard to try to maneuver. It's a	Page 19 1 Proceedings 2 short distance. I happen to be there the 3 other day. I was going the opposite direction 4 and I watched the cars coming down because 5 that's a long light there. The cars, I would 6 say half the cars started making that -- that 7 was going straight was making a right into the 8 turning lane before the dotted line. That's 9 not your fault. I really don't like to see 10 that there. I don't know if you can work it 11 out, but I'd like you to take that into 12 consideration. 13 MR. HIPPE: Absolutely. 14 CHAIRMAN CORALLO: Anybody else have 15 any questions? 16 Okay. So what we're going to do, 17 just so the public knows, this is the first 18 time it's been brought to the entire board. 19 It's not a public hearing. We will have a 20 public hearing eventually, but not right now. 21 So right now I'd like to -- 22 MS. ADDONO: Procedurally, 23 Mr. Chairman, at this point in time the Board 24 can adopt a motion to declare its intent to be 25 lead agency under SEQRA.
Page 20 1 Proceedings 2 CHAIRMAN CORALLO: Can I have a 3 motion on that? 4 MR. MICHALAK: I'll make that. 5 MR. SAMBRATO: I'll second. 6 CHAIRMAN CORALLO: Made by 7 Mr. Michalak, second by Mr. Sambrato, to be 8 lead agency. 9 MS. ADDONO: Intent. 10 CHAIRMAN CORALLO: Intent to be lead 11 agency. So motion made and seconded. All 12 those in favor signify by saying "Aye." 13 (Whereupon, all the Board members 14 responded "Aye".) 15 CHAIRMAN CORALLO: Opposed? 16 So carried. 17 So we're going to supply all the 18 plans so we can start sending everything out, 19 the intent to the various boards that we have 20 to do, the county, the state, etc., West 21 Haverstraw. 22 MR. EMANUEL: If they haven't 23 already been submitted, we'll submit them. 24 CHAIRMAN CORALLO: Now, my question 25 to you is, we have to give everybody thirty	Page 21 1 Proceedings 2 days from now. So sit out the next meeting 3 and we have to wait to be legally the lead 4 agency, too. So skip the meeting in June and 5 go to July. 6 MR. EMANUEL: We don't really 7 anticipate the Board would be in a position to 8 issue a Neg. Dec. even if the time had run at 9 this next meeting. There are questions the 10 Board has. We understand that. The Board is 11 seeing this for the first time. We'd like to 12 be on the June meeting with the understanding 13 that we'll probably wind up at July before 14 there's any chance that a Neg. Dec. would be 15 declared. 16 CHAIRMAN CORALLO: But if we don't 17 get the reports back from the various 18 departments, there's not much more that we can 19 discuss as far as what they're looking for. 20 MR. EMANUEL: You got your internal 21 consultants that can certainly issue reports 22 and this way we can at least get something 23 done. 24 CHAIRMAN CORALLO: All right. So 25 we'll set you up for our meeting in June, June

Page 22 1 Proceedings 2 8th. 3 Michelle, we have to make sure 4 everything gets out in time so they have time 5 to respond to us before the next meeting. 6 Thank you. 7 MR. EMANUEL: Thank you. 8 CHAIRMAN CORALLO: Next item on the 9 agenda, K'hal Bnei Torah of Mount Ivy, 62 10 Riverglen, Thiells. Section: 25.12, Block: 11 01, Lot: 31. So it's plan approval to 12 convert a single family home into a house of 13 worship. Continuation of public hearing. 14 Mr. Emanuel. 15 MR. EMANUEL: Good evening again. 16 For the record, Ira Emanuel, Emanuel, P.C., 17 attorney for the applicant. 18 Mr. Chairman, we've been here for 19 quite some time before the board. Review of 20 this project started in December of 2020. We 21 have had four tech review meetings between 22 January 2021 and August 2021. The Project 23 changed during that time. It was reduced 24 first from 200 occupants of the sanctuary down 25 to 119 occupants of the sanctuary and finally	Page 23 1 Proceedings 2 down to 107 that we're talking about now. 3 Other changes were made to improve 4 the site plan. In conjunction with the tech 5 review staff and your consultants, the parking 6 lot was changed. It was moved. The driveway 7 was moved. There was a reduction in the 8 impact on the conservation easement, 9 especially to the west which was considered to 10 be more important of the two. And we did all 11 of these things before we ever came in front 12 of the Planning Board. 13 Finally, we came to the Planning 14 Board. Our first meeting was in August of 15 2021 and at that time we explained the history 16 of the Project, we went through the layout. 17 We explained why we did certain things, all in 18 response as I said, to requests and 19 suggestions that were made at the tech review 20 meetings. So that was in August of '21. 21 First public hearing was held 22 November 2021. Second was in January of '22. 23 And then in February of '22, March, April. 24 This is now the sixth public hearing session 25 that we've had on this Project.
Page 24 1 Proceedings 2 The plans haven't changed since that 3 first public hearing. They're still the same 4 plans. Frankly, the comments from the public 5 haven't changed. They're still the same 6 comments. We have responded to whatever 7 questions have been raised. Some of those 8 comments have been in writing, some of those 9 comments have been before the board. 10 Some people, now as my middle school 11 teacher's son tells me, different people have 12 different ways of learning. Some people like 13 to read, some people like to hear, and so what 14 we're going to do here tonight is we're going 15 to go and reiterate some of what we have 16 talked about before, go through the layout of 17 the site, questions with respect to the layout 18 of the building internally. We're going to go 19 through that, and we're going to try to 20 explain why all of these choices were made yet 21 again and hopefully the board and the public 22 will now have a cohesive picture of what it is 23 that we're trying to do. 24 What I will tell you while he's 25 doing that, is that some of the choices that	Page 25 1 Proceedings 2 were made, were made as a result of planning 3 considerations raised by your technical 4 consultants, raised by members of the board, 5 and frankly, by some of the members of the 6 public. Some of the considerations that go 7 into it, have to do with the religious 8 considerations and the religious requirements 9 of this congregation, along with the usual 10 customs and practices of this religious 11 congregation. Both factors are important, and 12 before somebody goes and says, well, he's 13 trying to pull a RLUIPA on you, he's trying to 14 push something down your throat, this is 15 nothing unusual. 16 When you review any site plan for 17 any project, one of the things you take into 18 account is what is the use going to be and how 19 is that use going to occur. If you've going 20 to have a bank, how does that bank operate, is 21 it going to be operating Monday through 22 Friday, on Saturdays, Sundays, is it going to 23 have a pharmacy, is it going to have a 24 drive-thru, is it going to have a fast food 25 restaurant.

Page 26 1 Proceedings 2 So it's not unusual for this Board 3 to take into consideration, in fact, it is 4 proper for this Board to take into 5 consideration how the use is going to occur. 6 What are the practicalities, what are the 7 needs of the applicant/developer? And we have 8 the same thing here with this religious use. 9 So this is the site plane that we 10 have been dealing with all this time. 11 Riverglen Drive is over here. Dunnigan Drive 12 is down below. There's one lot in-between. 13 We have a conservation easement that runs 14 along the west side and the south side. 15 There's an existing home that's on 16 the site and there's an expansion that is 17 proposed that has a footprint of I believe 18 it's 2300 hundred square feet. It's two 19 levels because there's the main sanctuary that 20 will be in there and then a gathering hall 21 underneath. But it's a 4300 square foot 22 footprint. This is a 27 parking space, 23 parking area with a driveway that is in the 24 same location as the existing driveway. 25 I have heard over the past meeting	Page 27 1 Proceedings 2 that some people thought that perhaps the 3 driveway was going to be moved and, in fact, 4 in an earlier version the driveway was going 5 to be moved. That was taken out very early. 6 The driveway is going to be where it is. 7 There's retaining walls that 8 surround the driveway and the proposed 9 addition. Those retaining walls are necessary 10 because of the grade change that we have. The 11 property as you know, slopes downward. But 12 this is the plan that has been talked about 13 for the entire time that we've been having 14 public hearings. 15 The property has a lot area of one 16 acre net based upon the requirement of your 17 zoning code. There has been allegations that 18 have been made over the past meetings that it 19 is not one acre. We have gone through this ad 20 nauseam. Okay? There are no deductions for 21 the conservation easement. There are 22 deductions that were taken for steep slopes. 23 Those deductions were calculated and reviewed 24 by your consultants. We are at one acre which 25 is what the maximum required is for this lot.
Page 28 1 Proceedings 2 There's also been people who have 3 wondered is there going to be anybody living 4 in this facility. No. It is not. It's not a 5 gathering place as defined under your code. 6 It is going to be strictly a house of worship 7 with no residential uses whatsoever. 8 MS. ADDONO: And just to expand on 9 that briefly, I think that's the distinction 10 that came up last month is between a gathering 11 place use and a house of worship use. And a 12 gathering place use is one that does retain 13 the residential function and when that exceeds 14 a certain level of occupancy or size, it does 15 require a special permit. That is not the 16 case for a house of worship use which is 17 permitted as of right. 18 MR. EMANUEL: What we have here on 19 the board now is an old version of the 20 interior layout. The size of the addition is 21 driven by the size of the main mens' 22 sanctuary. In an Orthodox Jewish 23 congregations, men and women are separated 24 physically during worship services. Women's 25 section is within the confines of the old	Page 29 1 Proceedings 2 house -- of the existing house, excuse me. 3 It's the mens' section that would occupy the 4 addition. 5 This is the older larger one and it 6 shows 144 seats. The orientation is I guess 7 toward Riverglen Drive with what's referred to 8 as the Bimah or alter, which is the main focus 9 of a religious service in Orthodox Judaism. 10 There is an Ark which houses the Torah which 11 is the main -- which is the recitation of the 12 Ark. And there are 144 seats that are quite 13 frankly, jammed in. It's doable. It would 14 meet code. It's not particularly comfortable. 15 During the evolution of the process, 16 where it was agreed that the building and the 17 occupancy would be reduced, this area was 18 reconfigured. Most importantly, the 19 orientation of the worship space was changed. 20 Instead of facing Riverglen, which would be in 21 this direction, it now faces parallel to 22 Riverglen. There's actually a fairly 23 important theological consideration there. In 24 an Orthodox Jewish synagogue, as in most 25 Jewish synagogues, the aim is to try to face

Page 30 1 Proceedings 2 towards Jerusalem. Jerusalem as you know, is 3 the site of the first and second temples. It 4 is the holiest city in Judaism. It's the 5 holiest city for other religions as well and 6 the idea that you're facing Jerusalem while 7 you pray is very important. 8 This building is not situated in a 9 way that you can directly face Jerusalem. It 10 kind of works the other way. I'm told that it 11 works a lot better this way. And so, in 12 consultation with rabbinical authorities, they 13 changed the orientation of the worship space 14 so that it faces in this direction. 15 In addition, the other advantage of 16 this from a worship point of view, again, the 17 women's section is here. Under the old 18 configuration where you had the Bimah here, 19 you had the women looking at the back of the 20 officiant and looking at the back of 21 everything that was going on. This way there 22 is a more direct view that the women will have 23 of the worship space and of the focus of the 24 worship. 25 In this configuration, frankly,	Page 31 1 Proceedings 2 there's more room. It's more spread out. 3 It's a more comfortable situation. We have 4 the Ark, we have a separate lecturn which we 5 didn't have before. We have the Bimah, which 6 is where the Torah scrolls are taken out for 7 reading. And we have more comfortable and 8 spacious seating for the congregants. 9 We have also have the opportunity 10 for book shelves around the outside of the 11 space because the space is used not only for 12 worship, but also for study and in Orthodox 13 Judaism, it's kind of a fine line between when 14 you're doing worship and when you're studying 15 because what's being studied are the holy 16 books and the interpretations of the holy 17 books. Okay? And so the study itself is a 18 part of religious exercise. 19 Unlike many of the houses of worship 20 that you're used to, in Orthodox Judaism the 21 congregants are not sitting like this in rows 22 of chairs or in pews. They're situated at 23 tables and there's a reason for that. And 24 that is because of the size of the books that 25 we're dealing with and because of the nature
Page 32 1 Proceedings 2 of both the worship service and the study 3 groups. 4 For that, I'd like to call up 5 Yechezkel Moscovitz. He is a member the 6 congregation. He's going to talk to you a 7 little bit about the books and the nature of 8 the worship service and the study. 9 MR. MOSCOVITZ: My name is Yechezkel 10 Moscovitz. Just to expand a little bit on 11 what Mr. Emanuel said, I imagine the board is 12 most likely unfamiliar with Orthodox Judaism 13 congregations and how the layout and how 14 things are situated. 15 Just briefly. Again, unlike many 16 other houses of worship, typically Orthodox 17 Jewish congregations do not sit in pews. We 18 typically sit in chairs, usually comfortable 19 chairs because the services can sometimes be 20 rather lengthy and we'll sit at wide tables. 21 These tables are to hold the books used during 22 the service. During service every congregant 23 has a minimum of two books, there's the Siddur 24 which is the prayer book and there's the 25 Tanakh, which is the Bible, to follow along	Page 33 1 Proceedings 2 with the Torah reading which is an essential 3 component of every service. Every congregant 4 has a minimum of two books. It would just be 5 impossible to sit at a bench and hold a book, 6 especially since most of the service is 7 conducted standing and to hold everything, 8 that's why we have tables. 9 In addition, aside from actual 10 prayer, an integral part of our faith is Torah 11 studies and Talmud study which is a study of 12 Jewish law. Typically that's done in pairs. 13 It doesn't have to be, but often it's done in 14 pairs, study pairs, similar to how people 15 would study together in a college library or 16 study room, two people sitting at the same 17 table opposite each other. Typical value of 18 Talmud is actually about this big. So two 19 people sitting with volumes like this across, 20 it requires some space to do it comfortably. 21 So that's why you'll typically see chairs and 22 wide tables to give adequate room. 23 The Torah Ark which is the Ark that 24 houses the Torah scrolls, is in front of the 25 room. Then in the middle of room is the

Page 34 1 Proceedings 2 Bimah, the alter where the Torah is resting on 3 as it is actually read in the middle of the 4 service. 5 Now you can always do things bare 6 bones, minimal, or you can do things ideally. 7 You know, bare bones, you need a box in the 8 front of the room, a little table in the 9 middle and you can get by. But it's typically 10 expected to do things properly and 11 respectfully, which would mean the Ark is 12 usually an elaborate construction in the front 13 of the room often with a platform in front 14 where the rabbi would give a sermon or where 15 people would gather, those who are honored 16 with the removal of the Torah scroll from the 17 Ark. 18 There would be several people 19 standing there. The Bimah, the alter in the 20 middle of the room where the Torah is read, 21 would also typically have a platform. You can 22 often see several people standing up there 23 during the reading of the Torah. There's 24 typically a procession when the Torah is 25 removed, taken out of the Ark, the front of	Page 35 1 Proceedings 2 the room, brought by the rabbi by or the 3 cantor towards the middle of the room and 4 people will go kiss the Torah and they will 5 follow along as the Torah is being brought 6 around the room. That's the procession. You 7 need wide aisles, you need space. Could it be 8 done crammed? It could be. It's not ideal, 9 it's not comfortable. 10 As I mentioned, since Torah study 11 and Talmud study is an integral part of our 12 faith, there are many texts that we use, that 13 we study from. To begin with again, each 14 congregant has his prayer book and the Bible. 15 So that's two books everyone needs right 16 there. And many, many volumes of Talmud and 17 other commentaries on Jewish law. Typical of 18 Jewish Orthodox congregations they actually 19 have a couple of thousand books in this 20 library as we actually do. That requires 21 bookcases. It requires convenience and easy 22 access. 23 Finally, one last point is 24 traditionally after services there would be a 25 short gathering for a snack or light meal
Page 36 1 Proceedings 2 known as a kiddish and that is the opportunity 3 people take to socialize because we try not to 4 do that during the service and people would 5 sit around banquet tables. If you need room 6 to, you can walk around. So I'm trying to 7 give you a basic idea of the layout of a 8 typical Orthodox synagogue and how we do 9 things and why we set it up the way we do. 10 Thank you. 11 CHAIRMAN CORALLO: Before you go, I 12 have a question. The tables that you set up 13 are there all the time? 14 MR. MOSCOVITZ: Yes. 15 CHAIRMAN CORALLO: So you have 16 services on Friday nights and the Sabbath, 17 those tables are there all the time? 18 MR. MOSCOVITZ: They don't get 19 moved. 20 CHAIRMAN CORALLO: I'm just curious. I 21 I'm going to ask you another question. 22 Unfortunately I went to a service for a person 23 in a temple. All I recall were seats like 24 this facing -- I was there for a funeral to 25 pay my respects. Do you do that at the time?	Page 37 1 Proceedings 2 Let's say you have a funeral in the day, will 3 you remove the tables so you have more room? 4 I have no problem with that. 5 MR. MOSCOVITZ: Typically not. 6 Funerals are typically not done in a 7 synagogue. They'll be done in a separate 8 chapel. 9 MR. EMANUEL: If I may, because I've 10 been to all different kinds of Jewish houses 11 of worship and Jewish services. What 12 Mr. Moscovitz was describing was the Orthodox 13 style of set up. When you get to the 14 conservative or reform movement, you have a 15 set up that is more typical of what you would 16 be expecting of what you described, similar 17 perhaps to a church where you have rows of 18 seats without the tables intervening. 19 So, it's just a different custom, a 20 different method of worshiping. We do have, 21 because we knew that this was going to be a 22 question, we do have some pictures that I'd 23 like to bring up and this is the first set -- 24 well, these are pictures of the existing 25 facility they're using and we bring them to

Page 38 1 Proceedings 2 you to show you what it looks like in terms of 3 how it's set up in usage. It's not -- they're 4 not pictures that are taken during worship 5 services. That's generally not permitted. 6 But these will show -- and we have multiple 7 pictures of the same things so there should be 8 enough for all of you. There should be ten 9 photographs and you can see the tables. You 10 can see the books laid out on the table. 11 This, of course, is a temporary 12 facility and so what you're talking about is 13 basically, folding tables. They're not 14 particularly nice looking. 15 What this congregation wants is a 16 permanent home with permanent fixtures that 17 are appropriate to a house of worship. Think 18 about the house of worship that you go to if 19 it's a permanent facility. Think about all 20 the beautiful artwork and beautiful furniture 21 that is in that house of worship. These folks 22 want the same sort of thing for their 23 permanent house of worship. 24 The analogy that I'd like to make, 25 is between the first set, the first	Page 39 1 Proceedings 2 configuration of 144 and the current is -- if 3 you had gone to a Broadway theater and you go 4 to some of the old theaters and the seats are 5 quite taken. You get in there and you're 6 basically clicking your knees while you're 7 sitting there watching the show. You're 8 wondering how you're going to get up for 9 intermission and then at the end of the show 10 it's a pleasant relief sometimes to be able to 11 get up. 12 You go to a new theater, you got 13 more room and you're much more comfortable. 14 You're enjoying the show in both cases, but 15 one is much more comfortable than the other 16 one, more conducive to your enjoyment than the 17 other. And that is what they're seeking here. 18 They're seeking a facility that will allow 19 them to worship in a proper frame of mind 20 without worrying, am I going to be able to 21 stand up, am I going to be able to move around 22 comfortably? If I have to go up, if I'm 23 called up to the Bimah from my seat, am I 24 going to have to disturb the other people who 25 are in my row? So that is the nature of the
Page 40 1 Proceedings 2 layout that you see before you. 3 With that, if the Board has 4 questions at this point, we're happy to try to 5 answer them, but what I will say is that we 6 believe that this application is ready for a 7 Neg. Dec. We're hope that the Board will be 8 in a position to grant that Neg. Dec. this 9 evening so we can return to the Zoning Board 10 of Appeals seek our variances and hopefully 11 after that, come back to this Board for final 12 approval. 13 CHAIRMAN CORALLO: Can I ask you a 14 couple of questions? 15 MR. EMANUEL: Absolutely. 16 CHAIRMAN CORALLO: One of the 17 questions I asked -- it's a long time ago -- 18 60 by 40 building, 2400 square feet, and at 19 one point we talked about 200 people in that 20 room. 21 MR. EMANUEL: 200 people total. 22 That's the 144. 23 CHAIRMAN CORALLO: I had suggested 24 before I knew what you explained now, this is 25 going back in January '21, so I got educated.	Page 41 1 Proceedings 2 We talked about reducing the building and then 3 you eventually reduced the building 5 feet on 4 the 60 by 40 to 55 by 40. So roughly then you 5 had 2200 square feet and the numbers didn't 6 drop and that was one of the questions people 7 asked. Can you elaborate on that? 8 MR. EMANUEL: That's what we're 9 talking about, Mr. Chairman. Between the 10 reorientation of the worship space and 11 frankly, just to give some more comfort. 12 That's where we are. They did knock off five 13 feet from the length of the building and 14 between that and the reorientation, it's a 15 more comfortable space. I believe it's 81 16 seats in the main sanctuary and, of course, 17 the additional seats in the women's sanctuary. 18 MR. WIDMER: So 81 seats? 19 MR. EMANUEL: I believe it's 81. 20 MR. WIDMER: How many tables? 21 MR. EMANUEL: Six short tables and I 22 believe ten long tables. 23 MR. WIDMER: That's only 81? 24 CHAIRMAN CORALLO: According to the 25 code that the town has, I don't have it in

Page 42 1 Proceedings 2 front of me, are you below or above the number 3 of people that you can put in there? In other 4 words, can you put more people in there if the 5 parking -- well, parking is not going to be 6 allowed anyway. 7 MR. EMANUEL: If you're referring to 8 New York State Building and Fire Code 9 standards, those standards don't count for a 10 configuration like that. The standards 11 account for a configuration like this, okay, 12 and clearly, if we didn't have the tables 13 there and we didn't have to have the movement 14 around there, we could put more seats. We 15 could put more seats in this room. Look at 16 all this empty space over here. 17 CHAIRMAN CORALLO: Downstairs to the 18 gathering room, I had asked the question and 19 never got the answer, how many people can go 20 into this room by the fire code? 21 MR. EMANUEL: Whatever that number 22 is. That's your fire code. That's the fire 23 code, but we're talking about first of all, a 24 limit that's put in place by your zoning code 25 and that the applicant has agreed to of 1077.	Page 43 1 Proceedings 2 As we have discussed previously, in fact, we 3 reiterated just this afternoon, the folks that 4 are going to be in that gathering room are 5 going to be the same folks that are up in the 6 worship space. Max. Go to the service, 7 finish the service. Saturday morning it's 8 two, two and a half hours long, okay? Come 9 down, have a little snack, little socializing 10 and you leave. It's not additional people 11 that are coming in. And that occupancy also. 12 The total occupancy of the building will be 13 limited to 107 based upon your zoning code. 14 MR. WIDMER: How does that get 15 enforced? 16 MR. EMANUEL: It gets enforced the 17 same way everything else gets enforced. 18 MS. ADDONO: It seems like the 19 applicant has agreed to it. So if it was 20 something that the Board was inclined to 21 consider, it could be a condition of any sort 22 of approval and conditions on the Certificate 23 of Occupancy at the point where such was 24 issued. And then if the applicant was 25 violating it, they would go through the town
Page 44 1 Proceedings 2 court process like any other property owner 3 who has restrictions on their property. 4 MR. EMANUEL: Right. And we would 5 agree to that condition. In fact, we have 6 stated that number many times orally and in 7 writing. So put it into the resolution. 8 We're fine with it. 9 MR. MICHALAK: I just have a quick 10 thing. First of all, thank you for your 11 education and understanding on the Orthodox 12 religion. Again, it was very educational, on 13 Jewish ethic and Jewish law. It's much 14 appreciated and thank you for giving us a view 15 on that. However, I don't think that's the 16 issue. The big issue that I'm finding is 17 still looking for numbers. It looks like 18 you're meeting all the recommendations, but 19 first of all, how often are these gatherings 20 going to happen? 21 My big concern, and I live in that 22 neighborhood, is the danger with all the extra 23 cars that are going to be on the street and 24 children running around and just the overage 25 of cars that will be on that short little	Page 45 1 Proceedings 2 narrow street up there. 3 So my question to you is, how often 4 are these gatherings going to be? Like a 5 number on a weekly basis. Is it going to be 6 like Friday night and Saturday night? What 7 are the times it could be? It could times 8 when we have a lot of children around that 9 area. 10 MR. EMANUEL: That's fine. We have 11 discussed it before and I'm happy to address 12 it again. As with any house of worship, it 13 will operate seven days a week. The heaviest 14 use will be on the Jewish Sabbath which is 15 Friday evening and Saturday during the day. 16 During that time car traffic, the use of cars 17 and other types of work is prohibited. So 18 there will be some congregants, we've said 19 this before, there will be some congregants 20 that will drive to the synagogue before the 21 beginning of the Sabbath, before the beginning 22 of Shabbat, leave the cars the entirety of 23 Shabbat and drive home after sundown on 24 Saturday. Similarly with the major religious 25 holidays, but that's a small minority of the

Page 46 1 Proceedings 2 congregation. 3 One of the reasons why this location 4 was chosen was because it is walkable. Most 5 of the congregants live within a one half mile 6 walk of this site. That's why it's here. 7 That's why it's not on Rt. 202 for example as 8 a permanent site. The temporary site is 9 there. It's not very comfortable. Think to 10 yourself what it would be like to walk down 11 Rt. 202 during the evening or after sundown, 12 okay? I wouldn't want to do it. 13 MR. MICHALAK: And the reason I ask 14 that, that temporary site that you're 15 mentioning, I do see a lot of people walking 16 on Saturdays. You see them all walking 17 through the neighborhood, but still with that 18 being said, there are a lot of times during 19 the week when there's a lot of cars and the 20 cars go all the way up 202. So I just don't 21 want that overflow to spill out into that 22 neighborhood. 23 MR. EMANUEL: During the week 24 attendance is much lower than it is that you 25 might expect than it is during Shabbat. Think	Page 47 1 Proceedings 2 about if you're a Christian you have your 3 heaviest usage on a Sunday. And your most 4 attendance is on Sunday. Many Christian 5 denominations will have services each day, 6 okay. Those services are more highly 7 attended. 8 Similarly here, during the week 9 these congregants can drive. There is a 27 10 car parking area and that will be utilized. 11 That parking area, I don't know if a 12 sufficient parking area exists at the existing 13 facility, but we are proposing a 27 car 14 parking area here and as you may recall from 15 last time, we actually talked about the 16 possibility of reducing the size of the 17 parking area in order to accommodate the 18 concerns about intrusion into the conservation 19 easement, and your consultants were 20 unanimously opposed to reducing the size of 21 the parking space because of just the concern 22 that you have. We were trying to be 23 responsible to the community, but it turned 24 out not to be something that the town 25 consultants thought was appropriate and,
Page 48 1 Proceedings 2 therefore, we dropped it. 3 With respect to children, children 4 generally don't attend these services. It's 5 usually adult men. Some adult women, okay? 6 Occasionally there may be a child, but it's 7 usually adult men. And so you're not going to 8 have a situation where you have a lot of 9 children coming to these services. 10 MR. WIDMER: Well, there may be 11 neighborhood children. 12 MR. EMANUEL: There may be some, but 13 the number of children that attend these 14 services are small. 15 MR. MOSCOVITZ: I want to clarify 16 what Mr. Emanuel is saying. During the week 17 when there's vehicle traffic, that's when 18 typically children will not be attending the 19 service. Children would attend services on 20 the Sabbath, but that's when there's no 21 vehicles at all. So in terms of safety 22 concerns, we don't see those two things being 23 a problem. 24 MR. EMANUEL: I learned something 25 new.	Page 49 1 Proceedings 2 CHAIRMAN CORALLO: Any other 3 questions, gentlemen? 4 I'm going to open it up to the 5 public right now. 6 All right. Open up the public 7 hearing. Please raise your hand and I'll 8 recognize you. 9 Come on up. 10 MR. NIFOROS: My name is Nick 11 Niforos. I have a couple of questions first. 12 I notice when Mr. Emanuel was 13 speaking, that when the board asked him a 14 couple of questions, he had to proceed to the 15 board and stand approximately a foot away from 16 him in order to see or read what it was 17 saying. Are those monitors able to have that 18 put up there so the whole room can be able to 19 see it? 20 And why is that, the drawing seems 21 to be down here, scarcely visible, unless 22 you're up close to it? You would think that 23 maybe -- I would think maybe, wouldn't it be 24 beneficial for the town, the board and 25 everybody that we'd be able to see it and it

Page 50 1 Proceedings 2 would be angled so we would be able to see it 3 all the way, instead of just seeing what they 4 point out when they're standing in front of 5 the board and nobody else can see it because 6 they're standing in front of it? 7 CHAIRMAN CORALLO: The answer to 8 your question from our building inspector 9 there, we can not do what you ask for here. 10 MR. NIFOROS: So it's not available? 11 CHAIRMAN CORALLO: It's not 12 available. 13 MR. BEHN: Mr. Chairman, it is 14 available on the website and anybody can come 15 to my office and I can lay it all out for 16 them. 17 MR. NIFOROS: Well, if it's 18 available on your website, is there any way to 19 get it available on those? 20 MR. BEHN: I'm not an IT guy, but as 21 far as I know -- 22 MR. NIFOROS: Neither am I. But is 23 there anybody -- I'd hire somebody if they 24 want me to make sure that's in color and 25 pointed so that everybody could see it and	Page 51 1 Proceedings 2 maybe a board on this side and a board on that 3 side so both sides of the room can see it. I 4 don't think that's unfair to anybody in the 5 presentation that I see here, both sides, God 6 bless, that we should be able to see what 7 they're pointing at, the way they had that 8 original picture in color of the facility that 9 they're proposing on 202 and Central. I don't 10 think that's too much to ask. As a matter of 11 fact, I'm sort of saying I think it's very 12 necessary. 13 CHAIRMAN CORALLO: Okay. Anyone 14 else? 15 Give the young lady your name and 16 sign the pad there, please. 17 MR. SELTZER: Daniel Seltzer, 20 18 Dunnigan Drive. My main concern resolves 19 around from what I heard previously, is that 20 the synagogue already has sixty families in 21 this synagogue as members. And of course, you 22 know, God willing, they'll want to grow. 23 Certainly families will grow. They're going 24 to want them to grow. 25 So there are parts that are sort of
Page 52 1 Proceedings 2 left out. Yes, there will be a lot of people 3 there for the Sabbath service, but when a boy 4 reaches the age of thirteen he has a bar 5 mitzvah which means that many friends and 6 family will be coming from all over. They'll 7 probably stay at people's houses and so forth. 8 But they will be there for the service. And 9 that's wonderful, but that means that they 10 will probably be well out of their space limit 11 very, very quickly from the membership numbers 12 and the growth in the families and for the 13 needs for bar mitzvahs and bat mitzvahs. So 14 does that mean that when that happens, they'll 15 be back here to say, well, we need to add on 16 even more. A third floor. Further add on? 17 So I think we have to look out to 18 the future because there's lot of cars out 19 there and, you know, I do my walking in the 20 neighborhood and on the other side of the 21 development and there's also kids outside 22 playing and so forth, and that's great, but 23 the traffic, the way it is I'm sorry to say, 24 the way a lot of people drive in these 25 developments, I really worry about the little	Page 53 1 Proceedings 2 ones. 3 And with traffic blocking off the 4 site, you know, we don't want to have any 5 accidents or any losses and, of course, I 6 still harp back to what I said the first day, 7 that is that even though I listen to reports 8 from the gentleman about the parking will be 9 on one side, you know, where the synagogue is 10 and the other side on Riverglen would not have 11 parking and there was an allowance for about 12 thirty feet of hash marks to make sure people 13 don't park in front of the stop sign. 14 But nevertheless, when you feed down 15 into Dunnigan Drive, just as one example, 16 people will be driving and they will be coming 17 up trying to get out of their driveway and if 18 people park too closely, closer to the 19 synagogue, and my house is close, I will have 20 no line of sight on the road, and I'm not 21 looking to have any accidents. So I'd ask 22 your consideration. 23 CHAIRMAN CORALLO: Thank you. 24 MR. CALLIGARIS: Gene Calligaris. 25 53 Riverglen Drive. I would like to expand a

Page 54 1 Proceedings 2 little bit on the last gentleman. 3 60 congregants or 60 members, 4 families, members of the family, you know, I'm 5 going back to my school days. That's 240 6 people. Now, the original plans were for what 7 200, 207? Now it's 107. Where did the 8 hundred people go? Did they just disappear? 9 They're not a member of this congregation 10 anymore? 11 I live right across the street. I 12 got a little bit of conflict with your traffic 13 consultant because he says he recommends 14 putting on Riverglen Drive, no parking. Okay, 15 great. So now you could pass there. You just 16 moved it down a block on Riverglen or two 17 blocks on Riverglen or up on Dunnigan. You 18 need to get rid of those vehicles. They're 19 going to be parked there. Any day of the week 20 now on Riverglen, 6:30 in the morning they 21 start arriving. There's a gathering place. 22 So I'm assuming it's going to be 23 similar. There's 25, 30 cars on the street. 24 I don't know what congregation they are, if 25 it's the same congregation. They're there	Page 55 1 Proceedings 2 until 8:30. That's two hours a day. Guys 3 leave, come back, whatever. That's two hours 4 a day every morning. So they're a little less 5 than being truthful saying it's only going to 6 be on holidays. It's every day. 7 Basically, those are the two 8 objections I have. The conservation easement, 9 we're putting a square peg into a round hole, 10 okay? Seven variances. You're the Planning 11 Board, okay? You have to plan for the future 12 of Haverstraw. If we make an exception in 13 this case and we can't find them another place 14 that's conducive to their needs, then 15 Haverstraw as a private single family 16 community is done. 17 Thank you. 18 MS. NIFOROS: Good evening. My name 19 is Lorraine Niforos. 20 My question is, they indicated that 21 they will not drive on Friday and Saturdays, 22 that they will have the cars there ahead of 23 time. According to the Town of Haverstraw, 24 there's no parking on the streets from 25 November 15 to April 15. There's the winter
Page 56 1 Proceedings 2 rule in effect. So if they're saying they can 3 not drive Friday and Saturday, what will 4 happen to those cars in the street from 5 Thursday night on? 6 MS. ADDONO: They'll be ticketed. 7 MS. NIFOROS: Will these tickets be 8 paid? 9 MS. ADDONO: The parking regulations 10 will be enforced and that is something that 11 the applicant has attested to in prior 12 meetings. 13 MS. NIFOROS: So then all these 14 tickets on all these 20, 30 cars will be paid 15 then? I know that they also have a rule for 16 cars to be towed. Will that be the case also? 17 MS. ADDONO: The laws will be 18 enforced with the town code. 19 MS. NIFOROS: Okay. Thank you. 20 MR. MOSCOVITZ: Since the first 21 public meeting, we, members of the 22 congregation, have not really said much. We 23 didn't feel the board needed us to keep 24 repeating ourselves, but I would like to 25 emphasize a few points.	Page 57 1 Proceedings 2 First of all, I would just remind 3 the board this location was not chosen 4 randomly. This location was chosen because 5 it's virtually the only property in the 6 neighborhood that is an acre which is what the 7 code requires. 8 And even more importantly, if you 9 would draw a circle around where the 10 congregants live, basically the exact middle 11 of the circle would be at this proposed 12 location. Since we do not drive on our 13 Sabbath, it's very important that the 14 synagogue be located within a reasonable 15 walking distance. This location, the 16 congregation, virtually the entire 17 congregation lives within a half mile radius 18 of this location, and even more than half, 19 let's say even more half of the congregation 20 lives within a four, five minute walk. I 21 myself live within a one minute walk. 22 People have been asking us why we 23 don't do this in a commercial area. So, first 24 of all, as we've already mentioned, it's too 25 far. Any commercial area is too far to be

Page 58 1 Proceedings 2 reasonable for us to walk. 3 Additionally, it's no secret that 4 there are people who don't like Jews or 5 Orthodox Jews in particular. 6 PERSON IN AUDIENCE: This is plain 7 harassment now. Plain harassment. 8 MS. ADDONO: He's addressing the 9 board. 10 PERSON IN AUDIENCE: We're being 11 harassed every single day by knocking our 12 doors asking us to sell our home. 13 CHAIRMAN CORALLO: Continue, please. 14 MR. MOSCOVITZ: It's no secret that 15 there are people who don't like Jews and 16 Orthodox Jews and it's no secret that there 17 has been unfortunately, incidents of violence 18 in houses of worship and there have been 19 numerous incidents in -- actually, where we 20 are worshiping right now. Congregants who 21 walk on 202 who have been subject to 22 antisemitic comments. 23 So, therefore, one of the reasons 24 why we've chosen to be here is because it's a 25 safer location, it's in a neighborhood, it's	Page 59 1 Proceedings 2 not in a public place. And to mitigate any 3 possible potential impacts on the 4 neighborhood, I would point out, the addition 5 is not in any way visible to the street, the 6 parking lot will have landscaping to cover it 7 during the week. 8 And so basically, this is in 9 response to a person that spoke previously, 10 there are typically not more than 25 to 30 11 people during a weekday service. During the 12 Sabbath service when we will be at capacity, 13 there is no vehicular traffic. Not multiple. 14 There will be none. Zero. So there will be 15 no cars moving there at all. 16 The last point I'd like to make is 17 that we've been hearing much about the 18 negative impact on the neighborhood and 19 inconveniencing neighbors. We're not people 20 coming from the outside. It's not an outside 21 developer looking to do something. This is as 22 much our neighborhood as it is anyone else's 23 neighborhood and for 60 families in the 24 immediate vicinity of where we're proposing to 25 do this, this is an essential need that we
Page 60 1 Proceedings 2 have no other way of fulfilling. 3 MR. WIDMER: Can you give us an 4 exact number of families in your congregation? 5 MR. MOSCOVITZ: Sixty or 6 sixty-three. 7 MR. WIDMER: You don't know the 8 exact number? 9 MR. MOSCOVITZ: Not off the top of 10 my head. I'd have to look at the books. 11 MS. PERROTTO: Darla Perrotto. I 12 live right next to the temporary temple. 13 Sixty people? I'm telling you I see 14 60 people walking through backyards to get to 15 the building currently in use. Cars, my sight 16 line is coming out of my driveway, I have cars 17 on either side. I have cars behind me. I 18 have cars around the corner. It has 19 created -- I lived in the neighborhood 27 20 years. I never had a fear pulling out of my 21 driveway. My kid alls played in the front 22 yard throwing the football, playing paying 23 lacrosse. I would not let a kid play in front 24 of my house at this point in time. Pulling 25 out of my driveway has become an issue.	Page 61 1 Proceedings 2 They're cutting it really, really tight and 3 I'm not going to stereotype, but in the last 4 few years I've become generally afraid pulling 5 out of my own driveway. 6 The other day I was coming off 202 7 and somebody was coming out of the parking 8 lot. I'm making the left hand turn in. They 9 didn't stop. They didn't look. I almost got 10 T-boned coming off of Rt. 202 onto Balsam Road 11 because somebody came out of that parking lot 12 and didn't hit their brakes. 13 So I might have noticed in the last 14 few years the level of danger has increased 15 dramatically and to say 60 people in that 16 building at one time, I've seen people come in 17 202 coming up Poplar coming through backyards 18 and one day alone I must have counted about 19 40, 50 people coming through the yards, not 20 including what was parked in the parking lot. 21 And I believe my son-in-law, I was 22 on the phone with him my son-in-law. He lives 23 in Suffern. He's Jewish. So I was on the 24 phone with him and I said, hey, I'll be over 25 there in a minute, but I'm observing all these

Page 62 1 Proceedings 2 people. I had mentioned that I was observing 3 everybody coming to the temporary temple and 4 he said that's not allowed. It's Covid, yada, 5 yada, yada. He actually called the Town of 6 Haverstraw police who went over to respond and 7 take a head count in the temporary temple. 8 They would not open the door. 9 I subsequently called the police 10 department because I didn't want to make a 11 report. I don't really concern myself with 12 this, but I was annoyed that a report was made 13 and no response was seen by myself and they 14 told me they responded, but nobody opened the 15 door and there's nothing they can do if 16 somebody doesn't open the door. 17 So that would be my greatest concern 18 is we're being told a number. I'm not sure 19 how factual that is. I don't know what that 20 parking lot holds over there, but they park 21 all along the side and out the center and all 22 along Balsam Drive. So that's my greatest 23 concern and my fear is not you guys, my fear 24 is the children in the neighborhood, that is 25 my greatest fear, and it is a residential	Page 63 1 Proceedings 2 neighborhood and I think it should continue as 3 such. 4 And you know what? I live next door 5 to Lavinia's, the temporary temple, I would 6 advocate for that as a property before I'd 7 advocate for Riverglen as a property being 8 used. That's all I have to say. 9 CHAIRMAN CORALLO: Thank you. 10 Next. 11 MR. BALZAN: Raphael Balzan. I 12 think the point the gentleman made I think was 13 a little contentious and I want to clarify. 14 Antisemitism which causes -- I said that I 15 would like to clarify what the gentleman spoke 16 about, what he was saying. He was not saying 17 that there's any antisemitism from the 18 community. He was saying that in response to 19 the inquiry about having the synagogue in a 20 public area and he was countering that, for 21 example, he walked on 202 and they get 22 comments or blow horns or other forms of -- is 23 not necessarily because anyone who lives in 24 this neighborhood. When you go in a public 25 place you're more prone to it, therefore, so
Page 64 1 Proceedings 2 the idea of putting it in a public place was 3 not conducive. So I think it was taken the 4 wrong way and I just wanted to clarify that. 5 CHAIRMAN CORALLO: Thank you. 6 Sir, come on up. 7 MR. AZAROW: Hi. Good evening, 8 everybody. I'm David Azarow. I'm at 2 Locus 9 Drive. Please forgive me, the way I look. I 10 just came from a lacrosse game. 11 CHAIRMAN CORALLO: Good game? 12 MR. AZAROW: You know I have friends 13 of mine who said I should come down. I live 14 up at 2 Locus Drive. I have three sons. I'm 15 from Monsey, so I'm kind of well aware of some 16 of the changes that are happening. It's hard 17 for me to I guess sit and just listen for the 18 entire meeting. So I'm just going to throw 19 this out there. 20 First thing is, do we understand 21 that there is a general concern for these kind 22 of changes? I guess it's natural for people, 23 you know, to be concerned because the 24 gentleman who just was up here, it's not a 25 public place. I think we're talking about a	Page 65 1 Proceedings 2 residential place. So we just want to discern 3 between what is defined as residential versus 4 other. So I mean, I think that that's kind of 5 what people are concerned about, is that it's 6 definitely going to be a change. And it 7 reminds me of when Legoland was going to come 8 in, you know, and the residents here were 9 concerned about how that's going to affect our 10 community. 11 So I think that's something that we 12 can agree with, that change is hard and 13 certainly in my experience, no one here should 14 feel that they're being -- that there's any 15 kind of antisemitism. I mean we are inclusive 16 welcoming group of people up here in North 17 Rockland and I'm sure we're above that. But 18 there is concern and there are legitimate 19 concerns to be considered. 20 There are families, there are 21 children, and we're talking about lots of cars 22 and it makes things a little bit dangerous for 23 kids and it changes the atmosphere. It 24 changes it in a way where you think you're in 25 a residential neighborhood, you're expecting

Page 66 1 Proceedings 2 it this way, and then all of a sudden, it's a 3 big change. He can elaborate more on that for 4 me. That's what I've been seeing so far. It 5 is a huge change and people are very concerned 6 about that and rightly so. 7 What I would ask, I would ask -- my 8 question is to discern between what is a house 9 of worship and what is a school? And how does 10 that differentiate the kind of zoning that is 11 allowed in our town? And the reason why I say 12 that is because it was wonderful to hear about 13 how the Orthodox, how their services work, but 14 I heard a lot about there was teaching, too. 15 So for me, I would ask them to just 16 clarify that, what makes something a service 17 and worship versus what makes -- 18 differentiates that from schooling and a 19 lesson, and I think that's important that we 20 know that because if it's acting more as a 21 school, how does that affect what's going on 22 here? How does that affect how the board 23 decides what is going to happen? 24 So for me I think that would be 25 something that I would be interested in	Page 67 1 Proceedings 2 learning about and knowing. With the 3 exception of that, I think I'll be a good 4 listener and just kind of listen from the 5 side. But if you can just discern, here this 6 is why we're here, it's purely worship versus 7 no, this is study and school. I think that's 8 important that we just understand that. Thank 9 you. 10 CHAIRMAN CORALLO: Thank you very 11 much. 12 MS. ADDONO: What I will say is that 13 a school is a permitted accessory use as part 14 of a house of worship. 15 CHAIRMAN CORALLO: Anyone else? 16 MS. HARPER: Maddalena Harper. 17 First of all, Ms. Addona, did you 18 receive the petition? 19 MS. ADDONO: Yes. It was submitted 20 after the deadline though, for this meeting. 21 So it will be put on the record tomorrow for 22 the June meeting. 23 MS. HARPER: Because I was told 24 seven days prior. Is that seven consecutive 25 days?
Page 68 1 Proceedings 2 MS. ADDONO: It was submitted 3 May 5th. The meeting was May 11th, so it was 4 six days. 5 MS. HARPER: All right. A couple of 6 things. I've been here every meeting except 7 the first one and every time Ira Emanuel comes 8 up I feel like there's something different. I 9 feel like I'm still very confused or maybe I 10 need more clarification, just like the 11 gentleman that came before me. Is this going 12 to be a house of worship? Tell me the rules. 13 Is this going to be a place of gathering? 14 Well, tell me those rules. Because based on 15 that clarification, there may be changes. 16 Also I was able to look at the first 17 and second application. The first application 18 doesn't show that he has that the property has 19 one acre of buildable property. It has like 20 .96. And then in the second application says 21 that there is one acre buildable property. So 22 I'm a little concerned about that. What is 23 that? 24 And then the number of people going 25 into this house of worship decreases, but the	Page 69 1 Proceedings 2 size always remains the same. Well, now what, 3 decrease by 5 feet. I feel like every time he 4 comes up here there's always something 5 different and I just need a clearcut, what's 6 the final answer? I think that's what you 7 really need to hear. What's the final answer? 8 CHAIRMAN CORALLO: When Mr. Emanuel 9 makes changes after meetings like this, 10 meetings that he has with TAC that we make 11 changes, and he responds to that. That's why 12 he makes changes and that's all I could tell 13 you right now. We've gone through a lot with 14 this thing in the last sixteen months with the 15 retaining wall, the size of the building, the 16 number of people. And as they make changes, 17 where we can work together with them, they've 18 made changes. So that's why you might hear a 19 different story because of what we tried to 20 come up with to make this a project. 21 Anybody else? 22 MR. NIFOROS: Anyway, my name is 23 Nick Niforos. I'm up here again. 24 The gentleman there, I didn't see or 25 hear anybody say anything about antisemitism

Page 70 1 Proceedings 2 or invoke anything in that genre. Okay? 3 Except him. I am a retired EMT medic. I did 4 two tours in Vietnam as a medic. I took care 5 of everyone, to the point where I was telling 6 soldiers you're going home after I gave them a 7 shot of morphine and closed their eyes and put 8 them in a body bag in a helicopter, okay? And 9 I've done the same thing down at the World 10 Trade Center. I took care of Hasidic people, 11 black people, white people, foreign people 12 that had no right being here. I took care of 13 them, too. So if somebody gets sick here, I'm 14 right there. I don't care who you are. 15 Another point is what about all the 16 children that live up along that stretch of 17 road where this is planned? Lets' say there's 18 a graduation party, let's say there's a 19 birthday party or something, and the children 20 are all there on a Saturday or Friday evening 21 because they graduated from high school or 22 something, where is our respect so that the 23 kids won't get run over. We'll be forced to 24 sit out in the middle of the street while 25 there's cars everywhere, whether they're	Page 71 1 Proceedings 2 parked there overnight or not. If they want 3 to park there overnight they should have 4 enough parking spaces for them to do that on 5 their property. 6 Why is it always that certain people 7 have to be sort of, oh, we have to do what 8 they want us to do. Why can't we work 9 together on something? I don't think anybody 10 here really is sort of against anybody. As a 11 matter of fact, I spoken the last time to a 12 couple of gentlemen and I offered my services 13 to help if they ever need it. The back of my 14 car is a complete emergency room. I don't 15 care who you are. If I can take care of North 16 Vietnamese soldiers that are killing my fellow 17 soldiers, I can sure as hell look past this. 18 Thank you. 19 CHAIRMAN CORALLO: Thank you. 20 Anyone else? 21 MR. WISSERMAN: I just want to 22 ask -- my name is Neil Wisserman. Most of the 23 people in the back were unable to see the 24 difference between the two occupancies and the 25 current plan. I was wondering if we can
Page 72 1 Proceedings 2 actually show it to the people who are in the 3 back here or maybe I can review it for a 4 second. It's a simple request. 5 MS. ADDONO: Can you repeat that, 6 sir? 7 MR. WISSERMAN: There was a review 8 done on the plan, a plan for 107 people. 9 There's another original plan that was for 200 10 occupants on the configuration of how the 11 synagogue will be set up. I wanted to know 12 were there tables planned for the first maybe 13 200 people and was that now just put into 14 place to accommodate the idea that there's so 15 much space in the synagogue that's really not 16 necessary. 17 Now, I want to say one thing. I 18 want to see what the -- we couldn't see this 19 in the back. There was an original plan done 20 for 200 people on the layout of how the 21 synagogue is. 22 I'm Jewish and my son was bar 23 mitzvahed in the Orthodox synagogue in Monsey. 24 There was no need for tables. Tables were set 25 up for study in a whole different section of	Page 73 1 Proceedings 2 the building that I was in. It was also 3 located in a high ranch. I don't see the 4 sudden need for tables to make up that space. 5 The other thing is parking spaces. 6 We're talking about the amount of traffic and 7 we've been focusing on Shabbat. But Shabbat 8 is not when most people or the whole 9 congregation, men and women and everybody else 10 will be using the facility. If you see how 11 many holidays there are, you will know that on 12 each holiday you'll have a deluge of cars 13 parked on that street. 14 If you looked at the fire training 15 center during Purim, there were at least, 16 sixty cars there. Twenty-seven they say. 17 There's only eighteen allowed in the parking 18 lot, but there were twenty-seven cars in the 19 parking lot. There were cars parked in 20 Mr. Krispy's parking lot. There were a couple 21 of vans, people going in there, and they were 22 parked all the way down that strip right in 23 front of the building and the two side streets 24 that came up. There were at least probably 25 more cars in that particular situation.

Page 74 1 Proceedings 2 Now that facility supposedly only 3 holds 45 people. We know that there was more 4 than 45 people there. I'm not saying that 5 you're only allowed to have more than 45. I'm 6 not going to justify and say, okay, you can't. 7 I'm not there. But when you now have a 8 facility that has 107 people in it, it's not 9 the Shabbat because most people will probably 10 walk through there on all the other holidays 11 and you have cars parked on the street, you 12 will cause traffic all the way up and down 13 Riverglen Drive and all the way down Dawson. 14 CHAIRMAN CORALLO: Thank you. 15 Anyone else? 16 MR. LASKER: Mendy Lasker. I live 17 in Pomona on the Haverstraw side. I'm one of 18 the trustees in the Village of Pomona. I came 19 to show support for the members that are 20 asking to build a house of worship. 21 I believe that in a residential 22 neighborhood it is permitted and it's the self 23 right of the neighborhood, of the residents to 24 have a congregation to congregate. In Pomona 25 it is the same, we have multiple houses of	Page 75 1 Proceedings 2 worship. We're dealing with them on separate 3 basis, but it is something important for the 4 neighborhood and I really hope the board will 5 consider this with a serious review and 6 approve the Neg. Dec. tonight so it can go to 7 the Zoning Board and see what the Zoning 8 Board, if they can get their variances as 9 needed. 10 But concerns are also traffic. 11 Concerns are the same traffic we have in 12 Pomona and by allowing a parking lot at the 13 house of worship will reduce the traffic on 14 the road, the parking the cars on the road 15 during the week. On the Sabbath there is no 16 cars. Maybe a few that come on Friday before 17 the Sabbath to park. Usually cars are not 18 there. People walk to the synagogue. 19 In Pomona there's about 18 houses of 20 worship and there is no major issues. They're 21 respecting each other. When there is major 22 events during the week, they do get some local 23 people and they call the Haverstraw PD to come 24 in and make sure traffic is done correctly. 25 They put out cones on one side, so the road
Page 76 1 Proceedings 2 doesn't get clogged up so that if a fire truck 3 has to come by, things are done correctly. 4 I live in the Village for five 5 years. I'm on the village board for three 6 years already and it's been done in a very 7 peaceful way. I just came to show support for 8 the community hoping that the Board will 9 review it seriously and hopefully, approve the 10 Neg. Dec. tonight. 11 CHAIRMAN CORALLO: Thank you. 12 MR. ROZYCKI: My name is George 13 Rozycki, 4 Stonecrest Drive. 14 I have a question, and I brought 15 this up before, about the congregation 16 growing. For the most part we heard 60 and 17 now it could be 63, all right. And 60 people, 18 60 men, right, and it's for 107 and the other 19 portion is for women, right? So why is it 20 they're growing so much, every real estate 21 that I see in this development happens to be a 22 Jewish real estate. I get a phone call, okay, 23 both on my house and it's we could give you 24 more money than you need. They've come to my 25 house with a case of money. And it always	Page 77 1 Proceedings 2 happens to be -- 3 MR. EMANUEL: Mr. Chairman, what 4 does this have to do with -- 5 MR. ROZYCKI: Can I finish? Can I 6 finish? I let you finish. Let me finish. 7 And how did they get my cell phone? 8 They're calling me on my cell phone. 9 MS. ADDONO: How is this relevant to 10 the application, sir? 11 MR. ROZYCKI: I'm saying they're 12 growing. That place is too small for them. 13 Okay? They belong someplace else where they 14 can expand and be bigger, not infringe upon a 15 little area. It's little. And there's more 16 one acre in that area. There's more than one 17 place that has one acre. I believe at the 18 last meeting somebody says there's two places 19 that have more than one acre. 20 That's all. 21 CHAIRMAN CORALLO: Thank you. 22 Anyone else? 23 MR. EMANUEL: Without personalizing 24 any of this, Mr. Chairman, a number of 25 speakers have brought up yet again the issue

Page 78 1 Proceedings 2 of the number of congregants in the 3 congregation, which we have responded on a 4 number of occasions. The occupancy limit in 5 the facility will be 107. If the congregation 6 grows where it needs to have more than 107 7 people that want to attend services, okay, 8 there are ways of doing that. Okay? My own 9 synagogue for many years held two services on 10 holidays, the morning service, there was a 11 later service. That's one way of doing it. 12 Other synagogues when they have 13 heavy usage or when they anticipate heavy 14 usage, will find alternative locations. There 15 is a synagogue in New City, Temple Beth 16 Shalom, that for the high holidays actually 17 rents out the RCC field house because they 18 know their own facility can't handle the crowd 19 that's being expected. So there are ways of 20 dealing with roads, there are ways of dealing 21 with special events. 22 You know, there's an old saying in 23 planning, and, Mr. Corallo, I know you're an 24 old planner having served as Chairman of the 25 Commissioner of Planning, you don't go to	Page 79 1 Proceedings 2 church for Christmas. Okay? Facilities are 3 built for the normal course. If there are 4 additional needs or uses, they will find a way 5 to do it. That doesn't necessarily mean that 6 this facility as proposed can't handle what's 7 going on. 8 Somebody else talked about the fact 9 that change was hard and that there were 10 legitimate concerns. We don't dispute that. 11 Change is hard, but change is change. 12 Communities change all the time. Some people 13 don't like that change. And I heard, this 14 wasn't said at the lecturn, but I heard a 15 number of people saying, you shouldn't have a 16 synagogue in a residential area. Well, that's 17 not true. Houses of worship are in 18 residential areas, houses of worship are 19 acquired and allowed to be in residential 20 areas of every residential area in the Town of 21 Ramapo. There are houses of worship in 22 residential areas, so-called residential areas 23 all over. 24 A couple of months ago somebody was 25 talking about the congregation Sons of Jacob,
Page 80 1 Proceedings 2 which is in a residential area in the Village 3 of Haverstraw, Saint Gregory Barbarigo is a 4 Church and school, K through 8 school, located 5 in a residential area. It's there. It's 6 there in a residential neighborhood. Okay? 7 There is no incapability and there 8 can not legally be an incapability and this 9 Town has recognized there is no legal 10 incapability between a house of worship and a 11 residential area. 12 With respect to a differentiation 13 between a house of worship and a school, in 14 Orthodox Judaism it's really kind of difficult 15 to discern the difference because study is a 16 form of worship. The study is of the holy 17 books, the study of the Torah, the study of 18 the Mishnah, the study of the Talmud, the 19 Talmud being interpreted volumes of the Torah, 20 which is the five books composed the basic law 21 of Judaism. 22 Although it may be a worship service 23 in a form that many other people might 24 recognize, it is in itself a form of worship, 25 that study. Are there going to be classes and	Page 81 1 Proceedings 2 classrooms, you know, a teacher, a bunch of 3 children we think of as a typical school? No, 4 that's not proposed. But as Ms. Addona said, 5 that's an allowable accessory use in a house 6 of worship. It's not proposed here. There 7 will be, just like with any other house of 8 worship, study session, lectures given by a 9 clergy and other invited persons. You go to 10 any house of worship that is active, you will 11 find those sorts of activities and this is no 12 different. 13 And lastly, with respect to the 14 folks who talked about the issues that exist 15 or apparently exist with respect to the 16 existing location, frankly, that's exactly the 17 point. That location is not convenient to 18 these congregants. It isn't in their 19 neighborhood. It's difficult for them to walk 20 there because of the location. The purpose of 21 moving to this location is to avoid the 22 situation that currently exists in terms of 23 having to go to Rt. 202, having to drive to 24 202, being more convenient to drive on 202 for 25 safety or other reasons. So past performance

Page 82 1 Proceedings 2 is not necessarily a predicator of future 3 performance. The whole idea is to make this 4 better. Okay? 5 This congregation as the Chairman 6 knows, as your consultants know, have been 7 working for sixteen months trying to 8 accommodate the concerns that have been 9 expressed. We have done so to the best of our 10 ability. At this point, we'd ask for a 11 Negative Declaration so we can move forward. 12 CHAIRMAN CORALLO: Okay. Thank you. 13 Anybody else? 14 MS. PARKER: My name is Kathleen 15 Parker. I live on 20 Stonecrest Drive and I 16 would just like to say to Mr. Emanuel, he 17 brought up an analogy of Saint Gregory 18 Barbarigo. That is on a double laned street, 19 okay? So there's plenty of room to have cars 20 going and coming with over ten acres of 21 property with over 100 parking spaces. 22 Also, New City Temple Beth El, 23 double lane, over 100 parking spaces. You 24 cannot make an analogy with that little street 25 and this temple going on.	Page 83 1 Proceedings 2 We don't mind living with you, but 3 we mind having that Riverglen crunched with 27 4 parking spaces and 70 cars parked on the lane. 5 Thank you. 6 MR. O'KEEFE: Hi. My name is Sean 7 O'Keefe, 42 Stonecrest. I'd like to know who 8 the consultants are here, the town 9 consultants. 10 CHAIRMAN CORALLO: Our planner and 11 our engineer, our attorney, and then we have 12 the town board and the transportation 13 consultant. 14 MR. O'KEEFE: Well, does anybody 15 have their addresses. 16 CHAIRMAN CORALLO: Excuse me? 17 MR. O'KEEFE: Does anybody have 18 their addresses so that they can be given to 19 me? 20 CHAIRMAN CORALLO: You can get it if 21 you contact the Building Department. 22 MR. AZAROW: Just really quickly. 23 David Azarow. 24 You brought up an important point. 25 I just want to make sure that everybody heard
Page 84 1 Proceedings 2 that, what he just said, that -- and if I'm 3 wrong, just let me know. 4 So this house of worship as the 5 congregation grows, there's a good possibility 6 that there will be multiple services to 7 accommodate the growing congregation. So, for 8 example, if there are 200 congregants who work 9 over two hours Saturday morning, if there are 10 400 in a few years, then you'd have like the 11 gentleman said, you'd have a late morning or 12 early afternoon service and if there's 600, 13 there could be another one. So even if the 14 building can only accommodate so many people, 15 there certainly can be multiple services. 16 I'm just wondering if that is fact 17 and I would also be curious to know if that's 18 the same thing for holidays. How are they 19 going to accommodate as it grows, will it be 20 multiple services during the week, will there 21 be multiple services because I think that 22 matters. That's important, how long are the 23 cars going to be there, how long is traffic 24 going to be somewhat obstructed? I would just 25 want that clarified.	Page 85 1 Proceedings 2 Thank you. 3 CHAIRMAN CORALLO: Thank you. 4 Anyone else? 5 MR. NEIDERMAN: Irwin Neiderman, 8 6 Stonecrest Drive. 7 I just wanted to remark about 8 something the gentleman said before. We're 9 here talking about concerns about 60 families, 10 240 people, maybe 80 families. He already 11 gave us the answer. He's in Pomona. They 12 already have, I think he said if I'm not 13 wrong, 15 houses of worship. That's what's 14 going to happen here. They're going to 15 expand. We understand you can have a house of 16 worship. Nobody is fighting that. We're just 17 fighting how big it's going to be because it's 18 not going to be the last one. 19 CHAIRMAN CORALLO: All right. Thank 20 you. That's it. 21 All right. I'd like to thank 22 everybody for being hear this evening. The 23 Board is not ready to vote on the Negative 24 Declaration at this particular juncture. We 25 will bring it over to our next meeting.

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2 That's where we are right now. Next meeting

3 will be on June 8th.

4 Somebody move for a continuation of

5 a public hearing.

6 MR. MICHALAK: I'll make that.

7 MR. WIDMER: Second.

8 CHAIRMAN CORALLO: Made by

9 Mr. Michalak. Second by Mr. Widmer. All

10 those in favor signify by saying Aye.

11 (Whereupon, all the Board members

12 responded "Aye".)

13 CHAIRMAN CORALLO: Opposed?

14 So carried.

15 Motion to adjourn.

16 MR. WIDMER: So moved.

17 MR. GIZZI: Second.

18 CHAIRMAN CORALLO: Moved by

19 Mr. Widmer. Second by Mr. Gizzi. All those

20 in favor signify by saying "Aye."

21 (Whereupon, all the Board members

22 responded "Aye".)

23 CHAIRMAN CORALLO: Opposed?

24 So carried.

25 * * * *

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1 C E R T I F I C A T I O N

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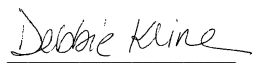
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5 Certified to be a true and accurate

6 transcript of the stenographic minutes taken

7 within.

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10 Debbie Kline,

11 Senior Court Reporter.

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14 Dated: May 19, 2022

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Page 88

1 Errata Sheet

2

3 NAME OF CASE: In Re: TOWN OF HAVERSTRAW PLANNING BOARD MEETING

4 DATE OF DEPOSITION: 05/11/2022

5 NAME OF WITNESS:

6 Reason Codes:

7 1. To clarify the record.

8 2. To conform to the facts.

9 3. To correct transcription errors.

10 Page ____ Line ____ Reason ____

11 From ____ to ____

12 Page ____ Line ____ Reason ____

13 From ____ to ____

14 Page ____ Line ____ Reason ____

15 From ____ to ____

16 Page ____ Line ____ Reason ____

17 From ____ to ____

18 Page ____ Line ____ Reason ____

19 From ____ to ____

20 Page ____ Line ____ Reason ____

21 From ____ to ____

22 Page ____ Line ____ Reason ____

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