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In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

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September 14, 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.

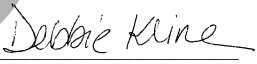
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Page 2 1 2 3 APPEARANCES: 4 5 SAL CORALLO, CHAIRMAN 6 ANTHONY GIZZI 7 GLENN WIDMER 8 ROBERT SAMBRATO 9 LESTER KAHN 10 11 ZACHARY KAMM, CONSULTING ENGINEER 12 13 MICHAEL D. KAUKER, PLANNING CONSULTANT 14 15 CHRISTIE ADDONO, PLANNING BOARD ATTORNEY 16 17 MICHELLE CRAFTFEY, SECRETARY 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 Zoning Board Meeting. Today is September 5 14th, 2022. Would everyone please stand for 6 the Pledge. 7 (Pledge of Allegiance.) 8 CHAIRMAN CORALLO: Michelle, would 9 you read the roll call, please. 10 MS. CRAFTFEY: Sal Corallo. 11 CHAIRMAN CORALLO: Here. 12 MS. CRAFTFEY: Glenn Widmer. 13 MR. WIDMER: Here. 14 MS. CRAFTFEY: Joe Michalak. 15 CHAIRMAN CORALLO: Absent. 16 MS. CRAFTFEY: Robert Sambrato. 17 MR. SAMBRATO: Here. 18 MS. CRAFTFEY: Anthony Gizzi. 19 MR. GIZZI: Here. 20 MS. CRAFTFEY: Lester Kahn. 21 MR. KAHN: Here. 22 CHAIRMAN CORALLO: Quorum is 23 present. 24 Before we move for the adoption of 25 minutes of August 13, 2022, I just want to
Page 4 1 Proceedings 2 make a correction. At the end it stated that 3 the date of the next meeting was 4 September 13th. It should have been the 14th 5 according to my record. Would someone move 6 that change, please. 7 MR. WIDMER: I'll move that. 8 CHAIRMAN CORALLO: Moved by Widmer. 9 MR. SAMBRATO: Second. 10 CHAIRMAN CORALLO: Second by 11 Mr. Sambrato. 12 All those in favor signify by saying 13 "Aye." 14 (Whereupon, all the Board members 15 responded "Aye".) 16 Opposed? 17 So carried. 18 CHAIRMAN CORALLO: The first item on 19 the agenda, Eastgate, 315-321 Route 202, 20 Pomona. Section 25.12, Block: 02, Lots 19 & 21 20. Referral from Town Board for 22 recommendation, and Site Plan Approval. 23 Presentation, please. Give the 24 young lady your name. 25 MR. SZABO: Good evening. Zack	Page 5 1 Proceedings 2 Szabo, Engineering & Surveying Properties. 3 I'm here with Jason Rashford from Eastgate. 4 We're here for the Eastgate Haverstraw 5 Project. 22,700 square foot office building 6 off of US Rt. 202 right across from Old County 7 Road. 8 We've been in front of the board for 9 workshop meetings discussing the site plan. 10 We've gone through multiple iterations of the 11 sketch. We've moved forward to full design 12 plans. We've provided drainage plans, full 13 site plan, erosion and sediment control, 14 traffic plan and a SWIPP. 15 As it stands, we were also in front 16 of the Town Board. The Town Board referred 17 back to the Planning Board regarding the zone 18 change and pushing the zone line of 19 commercial back to the back of the property. 20 So that's what the referral from the Town 21 Board is for. 22 We're here for a lead agency 23 coordination in referring to the County. 24 That's basically it. 25 MS. ADDONA: Can you show the Board

Page 6 1 Proceedings 2 on the plan where the zone change is proposed 3 to be? 4 MR. SZABO: Sure. So the zone line 5 intersects -- 6 MAN IN AUDIENCE: Excuse me, excuse me, 7 I'm sorry to interrupt, but we need to see 8 what you're explaining, not just them. You 9 put it in a way we can see it and they can see 10 it, too. 11 MR. SZABO: Sure. No problem. 12 So the zoning line intersects both 13 parcels right here. This was done originally 14 as a way of protecting the ridge line and the 15 park. This was an old way of doing it. So we 16 were proposing to push the zone line of 17 commercial back to the edge of the property. 18 The reason for doing this is so that we can 19 have parking for the project within the 20 commercial zone since the project is in a 21 commercial zone. We would like to have all 22 aspects of the project within that commercial 23 zone. 24 CHAIRMAN CORALLO: The property 25 where you're pushing back behind that, that's	Page 7 1 Proceedings 2 the county park? 3 MR. SZABO: Yes. 4 CHAIRMAN CORALLO: Well, we have to 5 explain that to everybody so they understand. 6 All right. What else you have? 7 That's all you're going to tell us right now? 8 MR. SZABO: Yes. 9 CHAIRMAN CORALLO: Are you going 10 come up with anything or you want me to ask 11 all the questions? 12 MR. RASHFORD: If you have questions 13 I'll do my best to answer them. I'm the 14 director of preconstruction for the Eastgate 15 Group. So we're a full service construction 16 management company. You know as part of the 17 process, where we are in this process, you 18 know, on behalf of the owner we're involved, 19 but we're not anywhere near to you know, a 20 shovel in the ground if you will. We're at 21 the actual very beginning of it. We're asking 22 for a Declaration of Lead Agency. 23 MR. KAHN: What is the purpose of 24 constructing this building? 25 MR. RASHFORD: Office.
Page 8 1 Proceedings 2 MR. KAHN: What kind of office 3 construction? What kind of office? 4 MR. RASHFORD: I don't know the 5 specifics. 6 MR. SZABO: I can speak on that. 7 Part of the traffic analysis for 8 this project because of the limitations of the 9 site, we can only put 105 parking spaces on 10 the site and going through the planning 11 process with the board and during the workshop 12 meetings, we discussed that because we're only 13 providing 105 spaces we are limiting the use 14 to non-medical office. So in terms of what 15 exactly would go into this office, all I can 16 tell you is that it would not be a medical 17 office. 18 MR. WIDMER: So sort of like a nine 19 to five office? 20 MR. SZABO: Yes. 21 MR. KAHN: Not for retail? 22 MR. RASHFORD: Not that I know of. 23 It's been advertised if you will, as office 24 the whole way through. 25 MS. ADDONA: I think that would	Page 9 1 Proceedings 2 change the parking requirements. So it's 3 being proposed as non- medical and 4 governmental office. 5 MR. WIDMER: And this is a two-story 6 building? 7 MR. SZABO: Correct. 8 MR. WIDMER: Just to let everybody 9 now. 10 Are you proposing a traffic light or 11 anything on 202 there? 12 MR. SZABO: We have been in contact 13 with the New York State DOT. They have not 14 asked for a traffic light. Like we said, 15 we're in the beginning of the process of this 16 project. We're in contact with them and what 17 they would like to see there. We're going to 18 move forward with their phase one, commercial 19 entrance permits, and go through the review 20 process with them. At this time we're not 21 proposing one. It may be a possibility in the 22 future, but not right now. 23 MR. WIDMER: It's going to be awful 24 hard to exit and go westward onto 202 from 25 that particular site.

Page 10 1 Proceedings 2 The other question I have on the 3 traffic report study, you mentioned about the 4 traffic going eastward. I forget the exact 5 word, but would dissipate. Then you mention 6 the first intersection being 202 and Balsam 7 and actually there's a second intersection. I 8 was just wondering if you're taken into 9 account the traffic coming out of the first 10 intersection, Martino Way and 202. 11 MR. SZABO: My office did not 12 prepare the traffic study. 13 MR. WIDMER: I know you didn't do 14 the traffic study, right? 15 MR. SZABO: We didn't prepare it. 16 We have an associate that prepared the traffic 17 study. I'll bring that back to him and we'll 18 address that. 19 MR. WIDMER: Okay. 20 CHAIRMAN CORALLO: Anything else? 21 MR. WIDMER: Oh, my last question. 22 What's the height of the retaining walls that 23 you're proposing in the back, like the maximum 24 height approximately. 25 MR. SZABO: So the maximum height in	Page 11 1 Proceedings 2 that southwest corner is about 30 feet. 3 That's what is proposed now. We have a 4 geotechnical engineer that is going to do some 5 testing. It may be rock ledge instead of a 6 retaining wall that's 30 feet tall, but we 7 have to do that testing still. 8 MR. WIDMER: Thank you. 9 CHAIRMAN CORALLO: In the corner of 10 the building on 202, is that a retaining wall 11 too? Looks like a -- 12 MR. SZABO: That's a 4-foot high 13 retaining wall, yes. 14 CHAIRMAN CORALLO: 4-foot high. 15 Now -- I'll stay on the retaining wall -- that 16 retaining wall behind it is the town park and 17 to the left is the trailer park. Now, are you 18 going to put a fence on top of that wall, 19 especially during where the trailer park is, 20 there's a lot of children in there and you got 21 to make sure that it's going to be safe. 22 MR. SZABO: So that retaining wall 23 on that west side, the property ends right 24 before the trailer park. We can propose a 25 cut. That's no problem.
Page 12 1 Proceedings 2 CHAIRMAN CORALLO: The trailer park, 3 is it higher than the road that's below it? 4 What's the difference between them? 5 MR. SZABO: They're roughly the same 6 elevation. 7 CHAIRMAN CORALLO: Same elevation, 8 okay. 9 MR. SZABO: Plus or minus a foot. 10 CHAIRMAN CORALLO: Let me ask you a 11 few questions. You're here for a 12 recommendation from the Planning Board to the 13 Town Board for a zoning change from 14 residential to commercial. Now, how many -- 15 the way it's designed right now, what are the 16 numbers of variances that you're going to need 17 on this project? 18 MR. SZABO: One variance and that 19 would be for parking. 20 CHAIRMAN CORALLO: For parking. 21 MR. SZABO: Which will be backed up 22 with the traffic study. We're over parked if 23 we're not a proposed medical office because 24 there's not a difference for a medical office 25 versus a regular office in the code. We've	Page 13 1 Proceedings 2 shown in the traffic study that a regular 3 office requires much less parking than a 4 medical office. 5 CHAIRMAN CORALLO: Okay. The only 6 variance is you need is a parking variance? 7 MR. SZABO: Correct. 8 CHAIRMAN CORALLO: My question is, I 9 know you said you're not going to put medical 10 in there, but three or four years down the 11 line you have a problem with office space 12 there, now you want to put medical in there, 13 now what do we do? 14 MR. SZABO: We can provide an aff 15 (phonetic) note that states that. 16 CHAIRMAN CORALLO: Because then 17 you'll be short on the parking. 18 We're still waiting for the report 19 from the State Department on 202, what their 20 recommendations are, all right? We haven't 21 received anything. 22 MS. ADDONA: DOT. 23 CHAIRMAN CORALLO: DOT, sorry. 24 MR. SZABO: We received a 25 correspondence which I brought to the workshop

Page 14 1 Proceedings 2 building. They did not say anything about a 3 right in, right out. They were okay with the 4 full service access. They were questioning 5 the emergency access, but by code we need the 6 emergency access. So we provided pavers and a 7 raised curb just to differentiate between the 8 full service access and the emergency access. 9 We also spoke on providing a 10 potential sidewalk and a turning lane. We 11 have not gotten to that point in the design 12 yet, but we'll address it during the DOT. 13 CHAIRMAN CORALLO: You're saying the 14 state told you that they have no problems 15 there. Did they send a letter? 16 Did we receive anything from the 17 state saying that left-hand turns out of this 18 going westbound is okay, to your knowledge? 19 I'm talking to our traffic consultant. 20 MS. ADDONA: For the record, we also 21 have here this evening Josh Herman from 22 Stonefield Engineering, the town's traffic 23 engineer consultant. 24 MR. HERMAN: Yes. We haven't 25 received the full layout of what the turning	Page 15 1 Proceedings 2 lane is yet. 3 CHAIRMAN CORALLO: Going in and out, 4 how they're going to handle the traffic. All 5 right. We haven't received that yet. 6 The building itself, if the Town 7 Board approves a zone change, your 22,000 8 square foot, you don't need any variance on 9 that? 10 MR. SZABO: Correct. 11 CHAIRMAN CORALLO: Okay. Any other 12 members of the Board have any questions? 13 MR. KAHN: Have you walked the 14 property yourself? 15 MR. SZABO: I have, yes. 16 MR. KAHN: Years ago there was a 17 mechanic shop on that property. I used that 18 mechanic shop and in back of that shop there 19 was a running stream underneath the floor 20 which was made of wood and that running stream 21 is coming down from the mountain. Is that 22 still there? 23 MR. SZABO: We provided a stone work 24 solution prevention plan which addresses any 25 runoff coming from the mountain there. The
Page 16 1 Proceedings 2 idea is to reroute any runoff that's coming 3 onto the site around and back to the drainage 4 that is within the New York State 5 right-of-way. That's essentially what was 6 happening in that building. 7 What they had on the site was some 8 storm drainage pipes that collected in the 9 back and then I guess ran under the building 10 to the state right-of-way and the drainage 11 there. We're proposing to modify it slightly 12 by redirecting some of the runoff and then 13 storing anything that's running off from our 14 site in underground chambers that will 15 infiltrate from the ground. So we have less 16 runoff from the site proposed than what's in 17 there right now. 18 CHAIRMAN CORALLO: All the drainage 19 that's going to go off that property is going 20 to go into the existing drainage on Rt. 202? 21 MR. SZABO: Yes, that's the existing 22 drainage there. 23 CHAIRMAN CORALLO: All right. 24 Consulting engineers, do you have any 25 questions right now?	Page 17 1 Proceedings 2 MR. KAUKER: No. 3 MR. KAMM: No. 4 MAN IN AUDIENCE: Are you taking 5 questions from here? 6 CHAIRMAN CORALLO: No, we're not. 7 MAN IN AUDIENCE: Will you take? 8 CHAIRMAN CORALLO: We're not taking 9 any questions. This is a get to know what's 10 going on. 11 MAN IN AUDIENCE: We have a right to 12 know. 13 CHAIRMAN CORALLO: No, you have a 14 right to be here. 15 MS. ADDONA: Mr. Chairman, 16 procedurally this is an opportunity because 17 this also requires a potential zoning text 18 amendment or zone change from the Town Board, 19 as well as a variance from the Zoning Board, 20 generally what we would do in this 21 circumstance is do a coordinated review for 22 SEQRA purposes with the Planning Board as lead 23 agency. 24 So this would be an opportunity for 25 the Planning Board to declare its intent to be

Page 18 1 Proceedings 2 lead agency. At which point, that would be 3 circulated to all of the other involved 4 agencies, meaning any board that has any 5 discretionary decision making authority, and 6 then the board can continue on at future 7 meetings with the SEQRA process. There will 8 absolutely be a Public Hearing Notice and 9 there might be multiple on this application, 10 but that has not been scheduled for tonight. 11 CHAIRMAN CORALLO: Thank you. 12 We have no more questions? 13 I would like to ask for a motion of 14 intent for the Planning Board's intent to be 15 lead agency on this project. 16 MR. WIDMER: Move that. 17 CHAIRMAN CORALLO: Moved by 18 Mr. Widmer. 19 MR GIZZI: I'll second. 20 CHAIRMAN CORALLO: Second by Mr. 21 Gizzi. All those in favor signify by saying 22 "Aye." 23 (Whereupon, all the Board members 24 responded "Aye".) 25 CHAIRMAN CORALLO: Opposed?	Page 19 1 Proceedings 2 So carried. 3 All right. The next meeting on this 4 project, we'll have it on Wednesday, 5 October 12th. Next meeting is October 12th. 6 Motion to adjourn the meeting. 7 MR GIZZI: Motion to adjourn. 8 CHAIRMAN CORALLO: By Mr. Gizzi. 9 MR. WIDMER: Second. 10 CHAIRMAN CORALLO: Second by 11 Mr. Widmer. All in favor signify by saying 12 "Aye." 13 (Whereupon, all the Board members 14 responded "Aye".) 15 CHAIRMAN CORALLO: Opposed? 16 So carried. Thank you. 17 MR. SZABO: Thank you. 18 19 20 * * * * 21 22 23 24 25
Page 20 1 2 C E R T I F I C A T I O N 3 4 5 Certified to be a true and accurate 6 transcript of the stenographic minutes taken 7 within. 8  9 10 Debbie Kline, 11 Senior Court Reporter. 12 13 Dated: September 20, 2022 14 15 16 17 18 19 20 21 22 23 24 25	Page 21 1 Errata Sheet 2 3 NAME OF CASE: In Re: TOWN OF HAVERSTRAW PLANNING BOARD MEETING 4 DATE OF DEPOSITION: 09/14/2022 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 ____ 23 From ____ to ____ 24 25

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