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In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

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December 13, 2023
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.

SANDY SAUNDERS REPORTING
254 South Main Street, Suite 216
New City, New York 10956
(845) 634-7561

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2	APPEARANCES:
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4	SAL CORALLO, CHAIRMAN
5	ROBERT SAMBRATO
6	ANTHONY GIZZI
7	WILLIAM RICCALDO
8	
9	GLENN MCCREEDY, CONSULTING ENGINEER
10	MICHAEL D. KAUKER, PLANNING CONSULTANT
11	CHRISTIE ADDONO, PLANNING BOARD ATTORNEY
12	MICHELLE CRAFTY, SECRETARY
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1	Proceedings
2	MR. GIZZI: Second.
3	CHAIRMAN CORALLO: Moved by
4	Mr. Sambrato. Second by Mr. Gizzi. All those
5	in favor signify by saying "Aye."
6	(Whereupon, all the Board members
7	responded "Aye".)
8	CHAIRMAN CORALLO: Opposed?
9	So carried.
10	First item on the agenda is
11	CrossLife Church, 2 Ridge Road, Thiells,
12	Section 19.16, Block: 01, Lot 15. Here for a
13	site plan approval to construct a 1,250 square
14	foot addition. This is a continuation of a
15	public hearing.
16	MR. CASTRO: Jose Castro, 29 North
17	Park Drive, Garnerville, New York.
18	CHAIRMAN CORALLO: Very good.
19	You've been here a number of times and do you
20	have anything else to add to what we
21	discussed? I know we have all the new
22	drawings and so on and the architectural, etc.
23	etc.
24	So I'm going to ask our -- anybody
25	in the public have any questions on the church

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2	CHAIRMAN CORALLO: Good evening,
3	everyone. Welcome to the Town of Haverstraw
4	Planning Board. December 13th, 2023, 7:30
5	P.M. Would everyone please stand for the
6	Pledge.
7	(Pledge of Allegiance.)
8	CHAIRMAN CORALLO: Roll call,
9	please.
10	MS. HENDRIE: Sal Corallo.
11	CHAIRMAN CORALLO: Here.
12	MS. HENDRIE: Glenn Widmer.
13	(No response.)
14	MS. HENDRIE: Robert Sambrato.
15	MR. SAMBRATO: Here.
16	MS. HENDRIE: Anthony Gizzi.
17	MR. GIZZI: Here.
18	MS. HENDRIE: William Riccaldo.
19	MR. RICCALDO: Here.
20	CHAIRMAN CORALLO: Quorum is
21	present.
22	Would someone move for the adoption
23	of the minutes of November 28th -- excuse me,
24	November 8th, 2023.
25	MR. SAMBRATO: I'll move that.

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2	they're going to about build an addition up to
3	Letchworth Village. If you don't know what
4	we're speaking about the Sistine church up
5	there and they want to put an addition to the
6	front of the church. That's what they're here
7	for today. Anybody have any questions they'd
8	like to ask myself or the applicant?
9	All right. So what we'll do is I'm
10	going to close the public hearing. May I have
11	a motion to close the public hearing?
12	MR. GIZZI: I'll make the motion.
13	CHAIRMAN CORALLO: Made by
14	Mr. Gizzi.
15	MR. SAMBRATO: Second.
16	CHAIRMAN CORALLO: Second by
17	Mr. Sambrato. All those in favor signify by
18	saying "Aye."
19	(Whereupon, all the Board members
20	responded "Aye".)
21	CHAIRMAN CORALLO: Opposed?
22	So carried.
23	CHAIRMAN CORALLO: I'm going to ask
24	our attorney to read the resolution.
25	MS. TOMM ADDONO: This is the

Page 6 1 Proceedings 2 resolution that was prepared for the board. 3 It was circulated to the board members in 4 advance and it was also posted on the website 5 with this evening's agenda. 6 "Application of Cross Life Church, 2 7 Ridge Road, Section: 19.16, Block 1, Lot 15. 8 R-120 Zoning District. 9 WHEREAS, the Applicant has submitted 10 a site plan application to the Town of 11 Haverstraw Planning Board for the proposed 12 construction of a 30 feet by 40 feet 5 inches 13 one-story addition and a basement for storage 14 under the addition to an existing church, and 15 WHEREAS, a duly noticed public 16 hearing was opened on this application at the 17 Planning Board's regular meeting on July 12, 18 2023 and continued to the Planning Board's 19 September 13 and December 13, 2023 meetings, 20 and members of the public having the 21 opportunity to appear and be heard, the public 22 hearing was closed on December 13, 2023, and 23 WHEREAS, in support of the 24 application, the Applicant submitted (a 25 signed and sealed plan by Anthony R.	Page 7 1 Proceedings 2 Celentano, P.E. entitled "Proposed Planimetric 3 Plan for Cross Life Church" dated October 23, 4 2018 and last revised November 11, 2019 and 5 (ii) a signed and sealed plan set by John 6 Perkins, R.A. dated October 27, 2023 and last 7 revised November 2, 2023 consisting of: (a) 8 Cellar Floor Plan (Sheet 1 of 4), (b) Main 9 Floor Plan (Sheet 2 of 4), (c) Front & Right 10 Side Elevations (Sheet 3 of 4) and (d) Rear & 11 Left Side Elevations (Sheet 4 of 4) 12 (hereinafter collectively referred to as the 13 "Approved Plans"), and 14 WHEREAS, in accordance with General 15 Municipal Law Section 239-l and -m, this 16 application was referred to the Rockland 17 County Department of Planning, which responded 18 by letter dated July 24, 2023 recommending 19 certain modifications that are addressed as 20 follows: 21 1. The Applicant has complied with 22 comment 1 of the Rockland County Highway 23 Department's July 10, 2023 letter by 24 demonstrating to the satisfaction of the Town 25 Engineer that the existing/proposed drainage
Page 8 1 Proceedings 2 system on the lot is adequately designe 3 produce no net increase in the peak rate of 4 discharge from the site at all design points. 5 As a condition of this resolution, the 6 Applicant shall secure a road work permit from 7 the Rockland County Highway Department. 8 2. As a condition of this 9 resolution, the Applicant shall its proposed 10 plan and any other required information to the 11 Rockland County Drainage Agency and obtain any 12 required permits. 13 3. As a condition of this 14 resolution, the Applicant shall submit its 15 proposed plan and any other required 16 information to the Rockland County Department 17 of Health to ensure compliance with the 18 Rockland County Sanitary Code, Article XIX, 19 Mosquito Control. 20 4. As a condition of this 21 resolution, prior to the start of construction 22 or grading, the Applicant shall ensure all 23 soil and erosion control measures are in place 24 for the site meeting the latest edition 25 (November 2016) of the New York State	Page 9 1 Proceedings 2 Standards for Erosion and Sediment Control to 3 the satisfaction of the Town Engineer. 4 5. There will be no net increase in 5 the peak rate of discharge from the site at 6 all design points. 7 6. The Town Fire Inspector has 8 reviewed the plans and is satisfied that the 9 site - which is an existing, operating church 10 - is designed in a safe manner and that there 11 is easy access to the structure in the event 12 of an emergency. 13 7. The parking spaces are an 14 existing condition and the Town is not aware 15 of any hazards to vehicles traveling along 16 this area. Notwithstanding such, the Town has 17 required the Applicant to move the parking 18 spaces further back into the Property than 19 they currently exist and as a condition of 20 this resolution the Applicant will be required 21 to enter into an easement agreement with the 22 Town to formalize the use of the Applicant's 23 property and Town property for access 24 purposes. 25 8. The parking spaces have been

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2 moved further back into the Property to
3 alleviate this concern.
4 9. The Zoning Board - the
5 appropriate agency to consider this comment as
6 having appellate jurisdiction over the zoning
7 determinations of the Building Inspector -
8 determined in its resolution that this use has
9 been existing on the Property since before the
10 Town Board enacted Zoning Code Section
11 167-58(D)(2) governing parking for houses of
12 worship and associated screening. The
13 Applicant is not proposing any new parking or
14 new parking locations as part of this project,
15 only to clearly delineate the parking spaces
16 in the area where parking has historically
17 existed. Accordingly, the parking spaces
18 without landscaping is a legal nonconforming
19 condition and landscaping is not required to
20 be implemented as part of this proposed
21 project to construct an addition to the
22 existing structure. Further, as noted by
23 County Planning, the abutting property is
24 owned by the Town and therefore no neighboring
25 property owners will be impacted by the lack

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2 significant adverse environmental impact.
3 14. Due to the low intensity nature
4 of the use and the relatively small number of
5 congregants, the Applicant does not generate
6 enough waste to require a dumpster. There is
7 a garbage can on the side of the building that
8 will remain.
9 15. The Applicant has subsequently
10 submitted full-sized plans to the satisfaction
11 of the Planning Board.
12 16. The Planning Board and the Town
13 will comply with the requirements of General
14 Municipal Law Section 239-m.
15 17. The Planning Board, the Town
16 and the Applicant shall comply with the
17 requirements of the County Executive's
18 Executive Order 01-2017 dated May 22, 2017.
19 18. To the extent not already
20 addressed, as a condition of this resolution
21 the Applicant shall revise the plans to
22 address County Planning's observational
23 comments.
24 WHEREAS, as its meeting on December
25 13, 2023, the Zoning Board granted the

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2 of landscaping, which is an existing
3 condition."
4 10. To the extent the Applicant has
5 not already done so, as a condition of this
6 resolution, the Applicant shall clearly
7 delineate, to the satisfaction of the Building
8 Inspector, the areas designated for snow
9 removal and compilation of snow piles.
10 11. The Applicant is not proposing
11 any new signage, just possibly the relocation
12 of existing signage related to the existing
13 church use.
14 12. As a condition of this
15 approval, the Applicant shall only utilize
16 plants that are native to New York for the
17 required landscaping.
18 13. This is an existing structure
19 and use on the property, and therefore the
20 Planning Board does not anticipate any impacts
21 from this small addition to any significant
22 biodiversity areas. Further, this is a Type
23 II action pursuant to the State Environmental
24 Quality Review Act, which is a conclusive
25 determination the action will not have any

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2 variances required for the proposed project;
3 and
4 WHEREAS, having made personal
5 inspection of the premises and being familiar
6 therewith and after duly considering all the
7 proofs and evidence before it, this Board
8 determines as follows:
9 IT IS HEREBY RESOLVED, based upon
10 the foregoing, the application for preliminary
11 and final site plan approval to construct an
12 addition to the existing structure and a
13 basement below the addition for storage are
14 granted with the following limitations and
15 conditions:
16 1. Prior to the signing of the
17 Approved Plans by the Planning Board Chairman,
18 the following conditions must be met:
19 A. Applicant shall comply with all
20 rules, regulations and requirements of any and
21 agencies, entities, departments, boards and
22 municipalities with jurisdiction over the
23 Proposed Project, and this approval is
24 conditioned upon the Applicant receiving and
25 and all approvals/permits required by such

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2	agencies without material deviation from the
3	Approved Plans.
4	B. The Applicant shall pay all
5	outstanding monies owed to the Town in
6	connection with the Planning Board and its
7	consultants and staff processing, reviewing
8	and preparing documentation of this
9	application, if any.
10	C. No portion of any approval by
11	the Planning Board shall take effect until (1)
12	all of the above-stated conditions are met,
13	(2) the Approved Plans are signed by the
14	Chairman of the Planning Board and (3) the
15	Approved Plans signed by the Chairman of the
16	Planning Board are filed with the Building
17	Department.
18	2. Prior to issuance of a building
19	permit, the Applicant shall complete the
20	following:
21	A. In accordance with Town Code
22	Section 137-96(A) and Section A173-10(D), the
23	Applicant shall provide a performance bond in
24	a form satisfactory to the Planning Board
25	attorney and in an amount satisfactory to the

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2	4. The Applicant shall direct it
3	congregants to only use the vehicular access
4	designated on the site plan and not to have
5	vehicles enter or exit the property from other
6	portions of the right-of-way abutting the
7	designated parking space.
8	5. The granting of this application
9	shall not be deemed to relieve the Applicant
10	of the need to obtain approvals or permits of
11	any other board, agency or officer as
12	prescribed by law or ordinance with regard to
13	the Approved Plan or construction or any phase
14	of the project. Further, the granting of this
15	application shall not be deemed to relieve the
16	Applicant of the need to comply with any and
17	all other local, state and federal
18	requirements, including, but not limited to
19	compliance with the New York State Uniform
20	Code and any applicable regulations related to
21	the proposed use, location or construction.
22	6. All work shall be in strict
23	compliance with the Approved Plans and all
24	rules, regulations, laws and ordinances
25	governing the Site Plan and construction on

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2	Town Consulting Engineer based upon the cost
3	estimate of the site improvements as shown on
4	the Approved Plans to ensure adequate
5	completion of these improvements.
6	B. In accordance with Town Code
7	Section A173-16(B), the Applicant shall
8	provide escrow established based upon a
9	percentage of the Town Consulting Engineer's
10	cost estimate to ensure the site improvements
11	can be inspected for compliance with the
12	Approved Plans.
13	C. The Applicant shall enter into
14	an Easement Agreement with the Town, in a form
15	satisfactory to the Planning Board Attorney
16	and Town Engineer, to formalize the
17	longstanding use of the Town right-of-way and
18	the Applicant's property that currently serves
19	as access.
20	D. The Applicant shall comply with
21	all of the conditions of this resolution
22	enumerated in the discussion of the responses
23	to County Planning's comments set forth above.
24	3. The basement shall not be used
25	as habitable space, but only for storage.

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2	the site. In the event the Town Consulting
3	Engineer, Superintendent of Highways and
4	Building Inspector agree that, as a result of
5	conditions in the field, field changes are
6	necessary to complete the work of the Site
7	Plan and if in the opinion of the Town
8	Consulting Engineer and Building Inspector
9	such field changes are minor and do not have
10	any material negative impact on the overall
11	design of the Site Plan, traffic circulation
12	and/or drainage of the site, including but not
13	limited to roads, sewers and drainage, then
14	the Town Consulting Engineer and Building
15	Inspector may, upon the filing of amended
16	plans which reflect such field changes, allow
17	such changes. In all other circumstances any
18	deviation from or change in the approved plans
19	shall require application to this Board for
20	amendment of this approval.
21	7. No work may be commenced on any
22	portion of the site without first contacting
23	the Building Inspector and Town Consulting
24	Engineer to ensure that all permits and
25	approvals have been obtained and all permit

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2 fees paid and to establish an inspection
3 schedule. Failure to comply with this
4 provision shall result in the immediate
5 revocation of all permits issued by the Town
6 along with the requirement to reapply
7 (including the payment of application fees)
8 for all such permits, the removal of all work
9 performed and restoration to its original
10 condition of any portion of the site disturbed
11 and such other and additional civil and
12 criminal penalties as the courts may impose.
13 8. The Property shall be inspected
14 by the Building Inspector, the Town's
15 Consultant Engineer and any other consultants
16 or professionals deemed necessary or
17 appropriate by the Building Inspector to
18 ensure that all construction, improvements and
19 modifications were done in accordance with all
20 applicable Federal, State and Local laws and
21 regulations and all professional standards and
22 guidelines prior to the field being
23 operational.
24 9. This application is granted
25 subject to the accuracy of the representation

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2 responded "Aye".)
3 CHAIRMAN CORALLO: Opposed?
4 So carried.
5 MR. ASTRO: Thank you very much.
6 CHAIRMAN CORALLO: Next item on the
7 agenda was Martin Shrine 174 Filors Lane,
8 Stony Point. Section 25.13, Block: 01, Lot:
9 01, Haverstraw. Section 20.09, Block: 01,
10 Lot: 33 in Stony Point.
11 This was here this evening for a
12 site plan approval, Ground mounted Solar Array
13 to generate electricity delivered directly to
14 Orange and Rockland and Rockland Utility Grid.
15 By request of the applicant, this
16 item is being adjourned to our meeting in
17 January, which is January 10th, 2024.
18 Next item on the agenda, item 3, is
19 Eastgate, 321 Route 202, Pomona. Section:
20 25:19, Block: 01, Lots: 19 & 20.
21 They're here for a site plan
22 approval, Proposed 2 Story Office Building
23 with 17,714 Total Floor Area and 80 Parking
24 Spaces.
25 I'll ask our attorney to read the

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2 made by the Applicant and its representatives
3 to the Planning Board in its written
4 submissions and during the public hearing and
5 if any material representation, whether or not
6 it is included in this Resolution, is found to
7 be inaccurate, at the discretion of the
8 Planning Board the Applicant shall be required
9 to make an application for an amended
10 approval.
11 10. This Resolution shall be of no
12 force or effect unless and until there is full
13 compliance with all of its requirements and
14 conditions.
15 Dated as of December 13, 2023."
16 CHAIRMAN CORALLO: Thank you.
17 Anyone have any questions on this
18 resolution?
19 Would someone approve the
20 resolution?
21 MR. RICCALDO: I will.
22 CHAIRMAN CORALLO: Moved by
23 Mr. Riccaldo. Second by Mr. Gizzi. All those
24 in favor signify by saying Aye.
25 (Whereupon, all the Board members

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2 Notice of Public Hearing.
3 MS. TOMM ADDONO: "Town of
4 Haverstraw Planning Board. Notice of Public
5 Hearing.
6 Please take notice that the Town of
7 Haverstraw Planning Board does hereby schedule
8 a public hearing to consider the application
9 of LAPA Holdings, LLC., Eastgate Haverstraw,
10 321 Route 202, Pomona for Site Plan Approval
11 to construct a 2 Story Office Building with
12 17,714 total floor area and 80 parking spaces.
13 Said property being located on the
14 South side of Route 202 and 200 Ft. East of
15 Trailer Court.
16 Said property is located on the Town
17 of Haverstraw Tax Map as Section: 25.19,
18 Block, 01, Lots 19 & 20.
19 Said Public Hearing shall be held on
20 Wednesday, December 13, 2023 at 7:30 PM in the
21 large meeting room of One Rosman Road,
22 Garnerville.
23 All interested parties are invited
24 to attend and will be heard by the Board.
25 By Order of the Planning Board of

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2 the Town of Haverstraw, Sal Corallo, Chairman,

3 Christie Tomm Addona, Planning Board Attorney,

4 Annette Hendrie, Chief Clerk. And dated

5 November 17, 2023.

6 Just for the record, Mr. Chairman,

7 the applicant has submitted the Affidavit of

8 Filing and the appropriate notices to provide

9 proof that the Public Hearing mailing was

10 done.

11 CHAIRMAN CORALLO: Okay.

12 MR. EMANUEL: Good evening,

13 Mr. Chairman, members. Ira Emanuel, 4 Floral

14 Road, New City, attorney for the applicant. I

15 have with me Zach Szabo from Engineering and

16 Surveying Properties. He is our project

17 engineer. Also, Harry Baker of Harry Baker

18 and Associates. He's our traffic engineer.

19 This is the beginning of a Public

20 Hearing on this matter and we will --

21 Mr. Szabo will take you through the site plan,

22 explain what we're proposing to do. Explain

23 also to the public what we're proposing to do.

24 I will preface it by saying that

25 this has been worked on with your works op,

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2 petition is pending because this board is

3 going to, as I understand it, will act as lead

4 agency for SEQRA. We can not proceed

5 obviously, with approval until there's

6 what we hope is a Neg. Dec that will allow us

7 to go forward on that.

8 MS. TOMM ADD: NO: The Planning Board

9 did already declare itself lead Agency for

10 SEQRA Part II.

11 MR. EMANUEL: Thank you.

12 So we're working toward that. I

13 just wanted to bring that back up, that we did

14 have that petition out there. So we are

15 assuming, hoping, that the Town Board will

16 grant the petition. There's no way we can do

17 it without -- there's no way we can proceed on

18 the environmental, on SEQRA, without making

19 that assumption, but we understand that it is

20 in large measure, dependent upon the Town

21 Board granting that.

22 With that, I'll turn it over to Zack

23 and he will walk you through the plan.

24 MR. SZABO: Zach Szabo.

25 So Ira gave a brief description of

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2 your consultants for quite some time. There

3 have been changes to the plans as a result of

4 those conversations. We've had meetings also

5 with Rockland County Planning Department and

6 Rockland County Parks Department because we're

7 up against the county park there. Changes

8 have resulted from those meetings as well and

9 all of that is what you will be seeing this

10 evening.

11 CHAIRMAN CORALLO: Ira, is the plan

12 facing the public also?

13 MR. EMANUEL: Yes, it is.

14 CHAIRMAN CORALLO: I just want to

15 make sure. All right, go ahead.

16 MR. EMANUEL: The property is such

17 that the very back of the property, the strip

18 along the back is zoned residential and not

19 commercial and what we're proposing, of

20 course, is an office building.

21 So simultaneously with the

22 application that was made here, we also

23 submitted a petition to the Town Board to

24 change the zoning of that strip so that it

25 conforms to the zoning in the front. That

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2 the project. We've been in front of this

3 board a couple of times now, once with a

4 different plan where we were abutting the back

5 property line. We had discussions with the

6 County Planning and their environmental

7 department and we have now proposed a

8 conservation area along that back end and it

9 pushed the wall that we're proposing on the

10 back.

11 Like Ira said, this is in the

12 commercial zone off of US Route 202. We are

13 proposing an 8,857 square foot building, two

14 stories of gross area. I mean in terms of the

15 project, we have one entrance coming off Route

16 202. Harry can talk to the traffic a little

17 bit better about that, but right now we're

18 looking to propose a turn lane in that

19 location.

20 As we move forward with the project,

21 we'll develop the plans a little bit more. As

22 I understand the public hearing will be left

23 open and we can address some of those

24 comments. At this point I'll turn it over to

25 Harry to talk about the traffic a little bit.

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2 MR. BAKER: Harry Baker, Harry Baker

3 and Associates. Good evening.

4 So I've worked with Stonefield on

5 the traffic study. We're almost finished.

6 They had given us initial comments dealing

7 with some of the analysis work, but we have

8 agreed on the trip generation this project

9 would generate. It's a general lot, 710 in

10 the ITE range code, 11th edition. It will

11 generate 38 total trips in the morning, with

12 33 entering and 5 exiting. In the evening 39

13 trips with 7 entering and 32 exiting. I

14 worked with them to come up with the using the

15 census data from the 2020 census to come up

16 with the distribution of where people would

17 come to the office.

18 So there's people coming on 202,

19 there's people coming north on 45, Thiells,

20 Mt. Ivy Road, and off the Palisades Parkway

21 and we've worked all that out in terms of what

22 percentages are going where.

23 We used almost 50 different

24 municipalities as part of this analysis. So

25 it wasn't just -- it wasn't just focused on

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2 has agreed to that as well our analysis, d

3 signed off on that

4 The last thing I wanted to talk

5 about was the driveway itself. On Route 202

6 if you're going west just right by our

7 driveway, there's a left turn lane coming in

8 an eastbound direction but if you're going

9 westbound there's a painted area. What we

10 want to do is petition the State to remove

11 that stripping and re-stripe it to create a

12 left turn lane into our development. It two

13 does things. One, it gets our traffic out of

14 the mainstream. So if you're proceeding

15 westbound on 202 towards 45 or Thiells Mt. Ivy

16 Road or Pomona, you'll be able to pass our

17 traffic light turning left into the

18 development. That's a major impact in terms

19 of positive impact. So this way we don't

20 block the through traffic.

21 So the last thing we need to do is

22 just get them to sign off on our final

23 analysis. I'm almost done. I suspect some

24 time in the next couple of weeks we'll be

25 submitting it to them, but that gives you a

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2 Haverstraw or New City. It spreads out based

3 on what Stonefield asked us to do. We agreed

4 on all that, the distribution of the trips.

5 We also agreed on the parking. They

6 signed up on the parking analysis. I know

7 we're going to be asking for a variance. What

8 I did was I've done a lot of other parking

9 studies for office parks in the county and

10 other places, but also there's what's called

11 the ITE 5th Edition Parking Generation Manual

12 and in there they have for formulas for an

13 office building like this and it there it

14 gives you a range of parking from minimal to

15 maximum and then the average, and what we're

16 able to show in the parking was that the 80

17 spaces would be more than enough.

18 Also, given what's going on in the

19 climate -- day for people working, you have to

20 remember that on any given day there's people

21 out sick, there's people on vacation, due to

22 Covid, even as a result of Covid, I should

23 say. Not everyone comes to the office

24 everyday. There are people going out to

25 meetings and so forth and so on and Stonefield

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2 high level of where we are at the moment.

3 Thank you very much.

4 CHAIRMAN CORALLO: I have a

5 question.

6 MR. BAKER: Yes, sir.

7 CHAIRMAN CORALLO: I understand the

8 turning lane going in. Are they going to

9 continue -- are you looking for the State to

10 give you that lane all the way through to Mt.

11 Ivy straight through or is it going to stop at

12 your entrance?

13 MR. BAKER: It's going to stop at

14 our driveway. There's already a lane in the

15 other direction and then as you go further

16 west, there's the left turn lane to go onto

17 Rt. 45.

18 CHAIRMAN CORALLO: My question is

19 when you exit the property and you want to

20 make a left-hand turn, you're not going into

21 that center lane, you're going to be right

22 over to the right hand lane where the traffic

23 is.

24 MR. BAKER: That is correct. So in

25 that instance --

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2 CHAIRMAN CORALLO: How do you get

3 that worked out? There's traffic coming in,

4 traffic going out, right? Traffic is coming

5 this way and traffic is going out this way and

6 there's no turning lane to go in there, right?

7 You have to make a turn, you got to go all the

8 way over to the right side. Is that going to

9 create a bottleneck in that position blocking

10 cars going eastbound? Analyze that.

11 MR. BAKER: Think about this. When

12 you make a left turn because that's what

13 you're talking about. When you make a left

14 turn you have to have what's called a two way

15 gap because not only do you have to look to

16 the right, you have to look to the left. If

17 you make the right turn you only look to the

18 left and make the right turn, but when you

19 make a left turn you need a two-way gap which

20 means there can't be traffic coming in either

21 direction and the person that's going to make

22 that left turn out of there, number one, has

23 to make sure that there's a gap there.

24 The other advantage that we have is

25 because we're not that far from the 45/202

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2 intersection. I'm sure you know that.

3 MR. BAKER: I'm quite familiar with

4 that. I've been there numerous times.

5 CHAIRMAN CORALLO: That is a

6 problem. I want to make sure that you really

7 analyze that good and if you stack them up on

8 your property, that all can create a problem,

9 people -- you can't get out and they can't get

10 in. So I need that analyzed.

11 MR. BAKER: Yes, he's looked at that

12 already and we will resubmit this so they can

13 see it again.

14 MS. TOMM ADDONO: He's also here

15 tonight.

16 CHAIRMAN CORALLO: Anybody have any

17 questions right now for this gentleman on

18 transportation?

19 MR. McCREEDY: I have one question.

20 How far is the staking lane going to be for

21 the left turn lane? Has that been evaluated

22 yet?

23 MR. BAKER: Right now we have a

24 single lane going out, one lane in, one lane

25 out. So the question is whether we're going

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2 intersection is when the light changes from

3 green to yellow to red, it's going to create

4 artificial gaps where people are slowing down

5 as they come to the light and so forth and so

6 on. But any traffic going out of any driveway

7 whether it's ours or any other establishment,

8 has to make sure that there's enough opening

9 in the gap and we believe that there is.

10 If there's any storage or backup

11 it's on our property and based on the analysis

12 for people making a left, I think that there

13 will be one or two cars at maximum in the

14 evening that would be queued up. So it's not

15 like we're going to back way into the property

16 or anything like that and we don't block

17 anything on 202 which is what the State is

18 most concerned about.

19 CHAIRMAN CORALLO: That's what I'm

20 concerned about, the cars coming out of your

21 property, the applicant's property and wants

22 to make a left-hand turn and the drivers as

23 they can be, they come out, they can't go all

24 the way over, they're going to stop traffic

25 coming eastbound. That's a very congested

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2 to open up the driveway and maybe create a

3 right turn only and a left turn only lane.

4 MR. McCREEDY: I mean the left turn

5 coming into the site. Like what would be your

6 queuing?

7 MR. BAKER: We think it should be

8 about 50 to 75 feet. I don't have the table

9 up, but I believe the left turn is level

10 service A or B.

11 MR. McCREEDY: So about three cars,

12 four cars max.

13 MR. BAKER: Correct. There's enough

14 gaps. Especially by creating the left turn

15 lane as I said earlier, that's really

16 important because you want to let the through

17 traffic that's going west on 202 towards 45,

18 Thiells Mt. Ivy Road, whatever. You don't

19 want to block them. When I saw that area was

20 available right away and I've actually already

21 talked to the state, to Jason Brenner

22 (phonetic) who will review this on behalf of

23 the state. He's the DOT person in

24 Poughkeepsie that reviews all the traffic

25 studies that are done and we will ultimately

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2 have to submit a permit application to change

3 the striping there, but that's our goal.

4 MR. McCREEDY: So that hasn't been

5 submitted yet.

6 MR. BAKER: Not yet because once

7 your Stonefield is satisfied with the traffic

8 study, then we will submit it to the State and

9 get any comments they have. The traffic

10 studies are prepared using the State's

11 standards, crash data and all the other

12 pieces.

13 MR. McCREEDY: Did you utilize the

14 left turn lane dedication in your analysis or

15 is that without?

16 MR. BAKER: No, with it. We don't

17 anticipate any problem getting it by the way.

18 I've worked on other projects where we've

19 been -- having restriped -- in several of them

20 there were already two-way left turn lanes

21 where we had to change it.

22 MR. McCREEDY: That's all I got.

23 MR. BAKER: Thank you.

24 Thank you, Mr. Chairman.

25 CHAIRMAN CORALLO: Do you have

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2 MS. TOMM ADDONNO: So the county has

3 signed off on that proposal with that

4 modification because I know you mentioned you

5 had a lot of discussions with them.

6 MR. EMANUEL: They have orally.

7 Obviously, we haven't gotten anything written

8 from them, but yes, we had meetings with them

9 and the parks department right in back of us

10 is a county park, the Parks Department was

11 adamant that they wanted the 25 feet on our

12 property to be protected in order to protect

13 the three routes that are on the county

14 property.

15 MS. TOMM ADDONNO: Do you think we

16 could get something in writing from them?

17 MR. EMANUEL: I sure hope so. If

18 you haven't yet sent it around for GML review,

19 then the County Parks Department ought to get

20 a GML referral. But we actually had two

21 meetings with the County Parks Department.

22 MS. TOMM ADDONNO: Josh, would you

23 mind coming up for a second.

24 MR. HERMAN: Josh Herman, from

25 Stonefield Engineering.

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2 anything else, the applicant?

3 MR. EMANUEL: That's it for this

4 evening, Mr. Chairman. We know that this is a

5 public hearing. We know there may be people

6 from the public who want to comment or ask

7 questions, so we're happy to listen those

8 questions and comments.

9 MS. TOMM ADDONNO: Can I just ask a

10 question? There was a reference I think made

11 by Zach, to a conservation area in the rear.

12 What do you mean by that because that could

13 have legal implications?

14 MR. SZABO: It's a conservation

15 easement.

16 MS. TOMM ADDONNO: So you're going to

17 place a conservation easement on the property?

18 MR. SZABO: Proposed. It's part of

19 the stormwater analysis. DEC requires an

20 easement to be actually dedicated of area to

21 be undisturbed. So that's part of our SWIPP

22 analysis of an area that is -- it's 25 feet

23 off the back property line which is what the

24 county had requested. So, yes, it's part of

25 our application.

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2 MS. TOMM ADDONNO: This is our

3 traffic engineering consultant. I know you

4 might be hearing a lot of what the applicant

5 is saying for the first time. The board just

6 wants to see if you had any thoughts

7 initially.

8 MR. HERMAN: Yes. So we reviewed --

9 Josh Herman from Stonefield Engineering.

10 We reviewed the initial traffic

11 study that was submitted and provided two

12 comment letters to date and, you know, we will

13 review the resubmission that Mr. Baker has

14 referenced is forthcoming.

15 MS. TOMM ADDONNO: So basically my

16 understanding is that the last comment letter

17 you had submitted was from September 2022, so

18 that it's really just incumbent on the

19 applicant to put something in writing to you

20 so you can review it and assess it for

21 adequacy and whether it substantively

22 addresses all the issues you've raised.

23 MR. HERMAN: Yes, that's correct.

24 CHAIRMAN CORALLO: Okay. Thank you.

25 Is there anybody in the public who

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2 would like to say anything right now?

3 MS. RYAN: My name is Trish Ryan.

4 I just have two thoughts thinking

5 about 202 because I've been up and down that

6 road so many times. The first thing you're

7 referring to where the yellow lines are. I

8 believe that's a bus stop because people try

9 to scoot around that bus and there's yellow

10 lines there. So my thought was what would you

11 do with that if that's where your turn lane is

12 going?

13 MR. EMANUEL: No.

14 MS. RYAN: And my other thought was

15 the mobile park across the street on 202,

16 anybody coming out of that mobile park who has

17 to make a left I think would have a really

18 tough time coming and making a left with the

19 additional traffic. So those are my only two

20 thoughts.

21 CHAIRMAN CORALLO: I'm going to ask

22 our traffic people to look at it and see what

23 can happen there.

24 MS. RYAN: Thank you.

25 CHAIRMAN CORALLO: All right, com

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2 and you got one car tryin' to get out, on

3 trying to come in there's a collision. So I

4 think we have a little bit of an issue here on

5 this exit and entrance here

6 CHAIRMAN CORALLO: The way the

7 drawing is set up right now, it's wide enough

8 that the car on the right side is going to

9 make a right hand turn and then the other --

10 MS. RYAN: You have a car coming in

11 like a two-way street.

12 CHAIRMAN CORALLO: Well, going out

13 it goes right or left. Coming in he's going

14 to come in on the other side. It's wide

15 enough for two cars to go at the same time.

16 MR. DAVIS: But envision a car in

17 that new lane they want to create, so that car

18 is trying to come in here and that guy is

19 trying to get out and you have one car coming

20 in and bam. And then you got all the rush

21 hour traffic coming over there like crazy.

22 That's what I'm envisioning.

23 MR. McCREEDY: And it would react

24 just like the intersection where old 202

25 intersects 202. So that right there has the

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2 on up.

3 MR. DAVIS: Hi. Richard Davis, 36

4 Gleason Drive.

5 Also about the traffic, I'm trying

6 to envision the situation which you actually

7 brought up, what if somebody is trying to make

8 a left turn into the parking lot, you have

9 another car trying to get out of the parking

10 lot and it's rush hour and I've seen that

11 traffic backup at night all the way past that

12 location. So my thought is, what about not

13 allowing a left turn over there? I don't know

14 if that would create more traffic if a person

15 has to make -- I don't know where they would

16 turn around, but I'm trying to picture one car

17 trying to come in, another trying to come out

18 and I'm talking about gaps in the traffic

19 over there and I'm thinking, I see it standing

20 still over there, I can see accidents,

21 somebody is trying to come in. I think it's a

22 very dangerous situation.

23 And I don't know whether the

24 driveway, are they going to have two separate

25 lanes because what if there's only one lane

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2 same situation where's there's a left turn

3 lane to get off the old 202 in front of the

4 gas station there and same people are making

5 the left coming out. It's not the same

6 traffic situation, but it's the same scenario

7 that you're discussing where you have the

8 left, you're going cross lane into the, I

9 guess you would call it the westbound lane.

10 MS. RYAN: Is that the one where the

11 traffic light is over there?

12 MR. McCREEDY: No, that's like

13 300-yards from there. So go past this site

14 right where, I call it the awkward gas station

15 on the corner.

16 MR. DAVIS: Not the new one. The

17 little tiny pizza place over there?

18 MS. TOMM ADDONO: The stenographer

19 is trying to take down everything that's being

20 said. So if we could only just talk one at a

21 time.

22 MS. RYAN: By the Sunoco station,

23 you make the right and if you try to make the

24 left over there, that would be insanity.

25 MR. McCREEDY: Well, I'm just trying

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2 to say it emulates the same situation, whether

3 it's going to be traffic bearing the same way,

4 I can't attest to that, but you guys are

5 trying to figure out the geometry and how this

6 would work, that's a very similar intersection

7 where someone coming from old 202 would make

8 the left to get onto 202.

9 MS. RYAN: This is also not a public

10 road. They're proposing. This is a public

11 driveway.

12 MR. McCREEDY: Right, but it would

13 emulate the same situation.

14 MR. DAVIS: Any more traffic in that

15 area, it's a disaster.

16 MR. McCREEDY: Right. I'm just

17 trying to give you more of an understanding of

18 what my geometry would look like.

19 MS. RYAN: I think we need more

20 discussion on how to alleviate the problem

21 over there.

22 MR. McCREEDY: Also understand this

23 is a state highway. Although we have

24 jurisdiction for discussion purposes, it's

25 really their highway to make these official

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2 MR. NEDIERMAN: Irwin Neiderman,

3 Stonecrest Drive

4 My thought is with this left-hand

5 turn. I mean I've been driving that road for

6 forty years especially in the mornings, that

7 people -- it backs up and the tendency to move

8 over to the left before they can make the turn

9 by the Sunoco station. So now if you put a

10 left turn lane in, I know the nature of the

11 beast, these people are going to get into that

12 lane and take it all the way down to the

13 Sunoco station.

14 MR. McCREEDY: You can't do that

15 because that's actually the left turn lane to

16 get into the mobile park.

17 MR. NEDIERMAN: I'm saying shortcut

18 by the deli and everything like that, people

19 like to make that turn and get onto 45 because

20 they don't want to wait for the light to get

21 onto the parkway, they'd rather go 45 onto the

22 parkway. So in the mornings what happens is

23 you see a lot of people start moving over to

24 make that turn and now if we have a left-hand

25 turn for this project, I just know people are

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2 determinations. So we would refer to our

3 traffic consultant and the DOT when it comes

4 to whether they would permit something like

5 that to occur or not.

6 MR. DAVIS: So as far as no left

7 turn, that would be more of a state issue? Or

8 is it still part of your jurisdiction?

9 MR. McCREEDY: I guess we have

10 authority to say no.

11 MS. TOMM ADDONO: I think that might

12 be a premature discussion because I think we

13 still need a lot more information from the

14 applicant to determine whether something like

15 that would be necessary. But the comments are

16 received and the applicant is here, our

17 traffic consultant is here listening to them.

18 They will be addressed and there will be

19 subsequent public hearings on this matter

20 where we will discuss this further.

21 MS. RYAN: It seems that I'm hearing

22 that it is an issue. So there will be further

23 discussion. Very good.

24 CHAIRMAN CORALLO: Thank you.

25 Anybody else from the public?

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2 going to say, okay, we'll take that lane and

3 take it all the way and I think it's going to

4 be dangerous.

5 And she did make a good point about

6 the people coming out of the mobile homes.

7 That's a rough turn. There's been a lot of

8 stuff going on over there. I just want to

9 bring that up.

10 CHAIRMAN CORALLO: Thank you.

11 Sir, come on up.

12 MR. SELTZER: Daniel Seltzer, 20

13 Dunnigan Drive, Pomona, New York.

14 I open with an apology. I couldn't

15 hear anything. It's my ears and so forth. So

16 I'm hoping if I'm repeating anything that

17 anybody said, I apologize.

18 CHAIRMAN CORALLO: That's all right.

19 MR. SELTZER: The study that's being

20 done, I hope it's taking the traffic study

21 into consideration. A, the size of these

22 vehicles, their turning range, because when

23 you're coming over the mountain towards 202, I

24 don't have to tell you it divides into two

25 lanes. The left turning lane holds about

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2 three cars comfortably before it starts to

3 block up the road from the other people who

4 want to separate to the right turning lane.

5 So that could be a problem if these are trucks

6 that are involved. They will take up a lot of

7 that space in the left turn lane.

8 My favorite, and the other thing of

9 course, is if they're coming west -- pardon

10 me -- if they're coming east on Route 202 and

11 they want to come down to move into the right

12 turn lane to make the turn, that's a narrow

13 lane and it's a very tight turn. Even the

14 cars have to really slow down to make that

15 right hand turn and I would say at least

16 95 percent of them do slow down because I keep

17 hearing about this traffic study, don't know

18 or maybe I couldn't hear the results of it,

19 but I wanted to make sure that these are

20 factors that are taking part in that study.

21 MS. TOMM ADDONO: It's still a work

22 in progress. So the applicant is still

23 working on it and that's the function of this

24 public hearing, to hear about the issue that

25 should be addressed.

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2 take them into account in terms of when

3 revisions are being made. I'm sure your

4 consultants will also take them into account

5 in their review and we hope to get back to

6 you. What we would like the board to do is

7 continue the public hearing to a date certain.

8 Let's figure out the date.

9 MS. TOMM ADDONO: You also still

10 have to go to the zoning board. So what's

11 your time frame on that?

12 MR. EMANUEL: Well, we can't go to

13 the Zoning Board without a Neg. Dec.

14 MS. TOMM ADDONO: Well, we would

15 like you to go to the Zoning Board before they

16 issue the Neg. Dec. or before a SEQRA

17 determination is made, so if the Zoning Board

18 has any comments on the environmental issues,

19 they can weigh in before the Planning board

20 makes its SEQRA determination.

21 MR. EMANUEL: All right, fine. So I

22 can start working on an application to the

23 Z.B.A. right away. What's their lead time?

24 MS. HENDRIE: Three weeks.

25 MR. EMANUEL: With the holidays,

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2 MR. SELTZER: So whoever is

3 representing the town or doing the study, I

4 hope they took notes.

5 MS. TOMM ADDONO: They're all

6 sitting right behind you. The applicant will

7 do the analysis and then the towns consultants

8 will review it.

9 MR. NEDIERMAN: Thank you.

10 MS. TOMM ADDONO: Thank you.

11 CHAIRMAN CORALLO: All right. Thank

12 you.

13 Anybody else who would like to say

14 anything?

15 Anybody on the board like to say

16 anything right now?

17 Ira, anything else you want to add?

18 MR. EMANUEL: No. I just want to

19 say that we've heard the comments from the

20 public with respect to the size of the

21 vehicles. The vast majority of the vehicles

22 will be passenger cars because this is an

23 office building. We're not expecting a lot of

24 trucks to come in. But all of these comments

25 are appreciated. Our traffic consultants will

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2 that's not going to happen. Not for January.

3 MS. TOMM ADDONO: When we talked

4 about at the workshop we were under the

5 impression that the application had already

6 been made. We found out afterwards it hadn't.

7 MS. HENDRIE: That meeting would be

8 January 10th.

9 MR. EMANUEL: Harry, --

10 MR. McCREEDY: I have a question,

11 Zach. Where are we with the drainage

12 analysis?

13 MR. SZABO: We'll have it ready for

14 the January 10th meeting, but if we're not

15 going to have traffic by then, I'd rather push

16 it till February then.

17 MR. EMANUEL: Let's push it to

18 February then.

19 MS. TOMM ADDONO: It may be

20 productive once we have drainage and traffic

21 in a more flushed out state, you can come to

22 the workshop, if you want to do that.

23 MR. EMANUEL: That's fine. That's

24 why I was asking my colleagues here. I didn't

25 want to say we want to be in January just for

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2 the sake of being in January. If we're not

3 going to be ready there's no point in wasting

4 your time or ours. If we can get a

5 continuation to the February meeting and we'll

6 put in an application for the ZBA, we'll

7 continue to work on the drainage and traffic

8 and hopefully, we'll be in a much better

9 position at the February meeting.

10 MS. TOMM ADDONO: So that date would

11 be Valentine's Day.

12 MR. EMANUEL: My wife will be

13 thrilled that I'm here.

14 MS. TOMM ADDONO: February 14th.

15 MR. McCREEDY: So you guys are

16 coming back for February?

17 MR. EMANUEL: February, yes. Let's

18 put it on for the workshop at the end of

19 January. What date is that?

20 MS. TOMM ADDONO: 25th.

21 MR. EMANUEL: Deadline is what?

22 MS. TOMM ADDONO: For the workshop?

23 MR. EMANUEL: Yes.

24 MS. TOMM ADDONO: I think in this

25 situation what you're going to be submitting

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2 Sambrato.

3 MR. GIZZI: Second.

4 CHAIRMAN CORALLO: Second by Gizzi.

5 All those in favor signify by saying Aye.

6 (Whereupon, all the Board members

7 responded "Aye.")

8 CHAIRMAN CORALLO: Motion to adjourn

9 the meeting.

10 MR. SAMBRATO: I'll move that.

11 CHAIRMAN CORALLO: Motion by Mr.

12 Sambrato.

13 MR. GIZZI: Second.

14 CHAIRMAN CORALLO: Second by

15 Mr. Gizzi. All those in favor signify by

16 saying Aye.

17 (Whereupon, all the Board members

18 responded "Aye".)

19 CHAIRMAN CORALLO: Opposed?

20 So carried.

21 Thank you.

22

23

24 * * * *

25

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2 is very substantive for the engineering and

3 the traffic. So I would say the more time the

4 better in order to mark it a productive --

5 MR. EMANUEL: I'm looking for some

6 guidance. Three weeks prior to the 25th?

7 MR. McCREEDY: That's tight. I'll

8 work with the stormwater for two weeks.

9 MS. TOMM ADDONA: Two weeks.

10 January 11th.

11 MR. EMANUEL: And I know these are

12 fine conversations with between the

13 consultants. So we don't have to wait for the

14 workshop for there to be conversations with

15 the consultants. Thank you very much.

16 MR. BAKER: Thank you.

17 MR. EMANUEL: Have a happy holiday

18 every one.

19 CHAIRMAN CORALLO: We'll continue

20 the public hearing to February 14th, 2024 and

21 leave the public hearing open to that. Can I

22 have a motion to continue the public hearing

23 to February 14th?

24 MR. SAMBRATO: So moved.

25 CHAIRMAN CORALLO: Motion by

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1

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

3

4 Certified to be a true and accurate

5 transcript of the stenographic minutes taken

6 within.

7

8 

9 Debbie Kline,

10 Senior Court Reporter.

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13 Dated: December 22, 2023

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1 Errata Sheet

2

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

4 DATE OF DEPOSITION: 12/13/2023

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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