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In Re:
TOWN OF HAVERSTRAW PLANNING BOARD MEETING

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January 11, 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.

DRAFT

SANDY SAUNDERS REPORTING
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Page 2 1 2 3 APPEARANCES: 4 5 SAL CORALLO, CHAIRMAN 6 7 LESTER KAHN 8 ANTHONY GIZZI 9 GLENN WIDMER 10 ROBERT SAMBRATO 11 ZACK KAMM, CONSULTING ENGINEER 12 MICHAEL D. KAUKER, PLANNING CONSULTANT 13 CHRISTIE ADDONO, PLANNING BOARD ATTORNEY 14 MICHELLE CRAFTY, 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, January 11, 2023, 7:30 P.M. 5 Would everyone please stand for the Pledge. 6 (Pledge of Allegiance.) 7 CHAIRMAN CORALLO: Michelle, would 8 you please read the roll call. 9 MS. CRAFTY: Sal Corallo. 10 CHAIRMAN CORALLO: Present. 11 MS. CRAFTY: Glenn Widmer. 12 MR. WIDMER: Here. 13 MS. CRAFTY: Joe Michalak. 14 CHAIRMAN CORALLO: Absent. 15 MS. CRAFTY: Robert Sambrato. 16 MR. SAMBRATO: Here. 17 MS. CRAFTY: Anthony Gizzi. 18 MR. GIZZI: Here. 19 MS. CRAFTY: Lester Kahn. 20 MR. KAHN: Here. 21 CHAIRMAN CORALLO: Quorum is 22 present. 23 Would someone please approve the 24 minutes of -- adoption of the minutes of 25 November 9th, 2022.
Page 4 1 Proceedings 2 MR. GIZZI: I'll make the motion. 3 CHAIRMAN CORALLO: Motion made by 4 Mr. Gizzi. 5 MR. WIDMER: Second. 6 CHAIRMAN CORALLO: Second by 7 Mr. Widmer. All those in favor signify by 8 saying "Aye." 9 (Whereupon, all the Board members 10 responded "Aye".) 11 CHAIRMAN CORALLO: Opposed? 12 So carried. 13 The December 14th meeting was 14 canceled, so there's no minutes. 15 First item on the agenda this 16 evening is Learning Experience, 3 Ramapo Road, 17 Garnerville. Section 26.09, Block: 04, Lot: 18 33. Site plan approval, develop site as a 19 mixed use daycare facility, retail, two story 20 building. Update board on current status. 21 Can you please state your name. 22 MR. HIPPO: Good evening. Starke 23 Hipp of Creighton Manning. 24 Good evening, Chairman, members of 25 the board. Happy New Year. For the record,	Page 5 1 Proceedings 2 Starke Hipp, I'm traffic consultant for the 3 project and a licensed engineer for Creighton 4 Manning. 5 As you can see, the motley crew who 6 we usually have, Ira Manuel, project attorney, 7 and Jerry Sardia (phonetic), the project 8 engineer are not able to make it tonight. I'm 9 here to provide the board with an update for 10 the Learning Experience application. 11 As discussed in the work session 12 back in December, we have conceptual approval 13 for the driveway location on the US Rt. 202. 14 We have provided the conceptual plan for the 15 left turning lane extension to the Rockland 16 County Highway Department and we had some 17 comments from Mr. Adler, the town's traffic 18 consultant. 19 We are working through, or we are 20 working through the detailed design phase for 21 the driveway on US Rt. 202. We will be 22 working through the detailed design phase for 23 the left turn lane extension on County Route 24 33 which will actually be shortened based on 25 the comments from Mr. Adler, so it doesn't

Page 6 1 Proceedings 2 block the driveway. 3 And then I think the only other 4 outstanding comment that Mr. Adler had was 5 regarding the shared parking analysis, that it 6 showed the -- or referenced the correct number 7 of parking spaces shown on the revised site 8 plan which was 113, and the traffic study that 9 included the shared parking analysis submitted 10 back in August, does have that reference. 11 So I can e-mail Bernie, I know 12 sometimes he would rather hear it from the 13 Board, just to let him know that that study 14 has the updated number of parking spaces. 15 MS. ADDONO: I think it would be 16 helpful if you could you provide that to 17 Mr. Adler so he can review it. 18 MR. HIPPI: Okay. 19 MS. ADDONO: I did speak with him 20 earlier today and we did speak about the issue 21 with the length of the left turn lane which 22 was something that's been previously 23 discussed. 24 There were also, like you said, a 25 couple of issues with the parking analysis,	Page 7 1 Proceedings 2 with how many parking spaces were designated. 3 It's not just about the parking study. It's 4 also about like how that's depicted on the 5 site plan, so making sure that they're 6 consistent amongst each other. 7 So it's the parking spaces that are 8 set aside for drop off and then making sure 9 that number is correct, and then how that fits 10 into the calculation of parking for the 11 project as a whole. 12 MR. HIPPI: Correct. Yes, I think it 13 was the daycare component needed 15 spaces. I 14 believe that the site plan when we had a 15 discussion at the work session, only showed 16 14. So Jerry is working on revising that. I 17 think where the project is now, the comments 18 from Bernie and then also are technical in 19 nature and the detailed design phases that 20 we're going through with the county and the 21 DOT, can kind of run parallel with the 22 projects and I think that the applicant and 23 the project team is trying to figure out 24 what's the next step in progressing the 25 project forward through this process, whether
Page 8 1 Proceedings 2 that's getting a public hearing scheduled or 3 what not, but just an update to them on what 4 they can do next to keep this moving. 5 MS. ADDONO: I think we need revised 6 plans, right, and a revised traffic study and 7 we need all of that submitted and then the 8 board and the consultants need an opportunity 9 to review it. And, you know, there are a lot 10 of components to this. There's the zoning 11 amendment or changes that are going to have to 12 be considered and still figuring out which 13 avenue the applicant wants to pursue in that 14 respect. 15 MR. HIPPI: It was my understanding 16 that Ira said that he had spoken with you and 17 Chairman Phillips or Supervisor Phillips about 18 that matter and that the project would be 19 proceeding with the 202 overlay. 20 MS. ADDONO: Okay. 21 MR. HIPPI: But if you need something 22 written or something like that from Ira, I'll 23 make sure that he provides that to the board. 24 So we need to submit a revised set 25 of plans and a revised study. If I may, I	Page 9 1 Proceedings 2 think the study itself is correct. I'm just 3 providing a copy to Bernie with kind of a 4 guide to the shared parking analysis section 5 which shows the collect number of spaces and 6 discusses the matter correctly. 7 MS. ADDONO: Yes, I think there's an 8 outstanding comment letter from Mr. Adler, and 9 then, you know, the comments that he provided 10 based upon the new proposal for the extension 11 of the left turn lane. So I think a letter or 12 some sort of submission that addresses those 13 outstanding comments would certainly be 14 helpful for the Board. 15 MR. HIPPI: Just so I'm clear, the 16 only comment letter that I'm aware of, the 17 most recent comment letter from Bernie is the 18 one from April and we did provide a written 19 response to that. The only comments that I'm 20 aware of from him most recently are the ones 21 raised in the work session which we discussed 22 and I'll get those responses in writing to 23 them what we discussed here. 24 MS. ADDONO: Okay. 25 MR. HIPPI: Other than making that

Page 10 1 Proceedings 2 submission, is there anything we can do for 3 the next meeting? Would we just reappear and 4 re-update the board? I mean what can we do to 5 keep this going? 6 CHAIRMAN CORALLO: Well, you can 7 start off with everybody here so you can 8 answer their questions. I'm going to ask you 9 a couple of questions. What is the latest 10 letter you received from the State of New York 11 with reference to egress and exiting out on 12 202, what's the latest date on that? 13 MR. HIPPI: I'd have to look it up. 14 I know we received it I want to say just 15 before the Christmas holiday, maybe the middle 16 of December. I believe that Brandon actually 17 -- Brandon is the DOT reviewer, he circulated 18 that with the town and in that he discusses 19 what they need for their detailed design 20 review which is additional survey, they will 21 be looking to have the roadway restriped so 22 the right turn lane, the eastbound right turn 23 lane on 202, they want to extend the right 24 turn. It tapers so that it begins beyond the 25 site's driveway.	Page 11 1 Proceedings 2 So it's essentially kind of going a 3 little bit back to what it was before the DOT 4 did their improvements, but the goal of the 5 survey is to determine where the extra payment 6 is and then we can prepare restriping plans 7 for the DOT to approve. 8 CHAIRMAN CORALLO: Are you saying 9 DOT approved the right-hand turn onto 202 10 eastbound? 11 MR. HIPPI: Yes. So the conceptual 12 approval essentially says that they approve of 13 the location and the configuration. The 14 detailed phase, the detailed design phase 15 which is stage two of the highway work permit 16 process, is where the DOT takes a more 17 substantial look at the plans. So they're 18 okay with the location, they're okay with how 19 it's going to be right in, right out. Now we 20 just need to make sure that it is designed in 21 a way that meets their standards. So then 22 that's where the restriping comes in. 23 CHAIRMAN CORALLO: Let me ask you a 24 question, this is a typical plan, if a hundred 25 cars left the shopping center, they go out,
Page 12 1 Proceedings 2 they make a right-hand turn, they go out 3 there. How many do you think will stay on the 4 shoulder to make a right-hand turn on Central 5 Highway or 33 that would want to go into New 6 City out of a hundred? I have my theory on 7 it. I'm going to give you one. Anybody who 8 makes a right-hand turn out of there is going 9 to go right over to the next lane to go down 10 into West Haverstraw, the Village of 11 Haverstraw, because if they're going to go to 12 New City they're going to go out the other way 13 and go to New City. 14 So I want to make sure that the 15 State understands that when they give that 16 right-hand turn, it's not for people to go 17 make a right-hand turn. That right-hand turn 18 there is for people like me when I go down 19 that way and I want to go to New City that I 20 can get over to the right so I can make a 21 right turn when I'm coming out of the shopping 22 center. Because if I go into that shopping 23 center, I'm going to go to New City, I'm going 24 out the other way. I want to make sure they 25 understand that that's what they're trying to	Page 13 1 Proceedings 2 improve there. If they say it's going to work 3 we'll have to look at it. 4 Are you prepared to answer any other 5 questions about the site at all? 6 MR. HIPPI: I can do my best. If I 7 can answer I will. 8 CHAIRMAN CORALLO: Let me ask you a 9 couple of other questions. At any time are 10 any school buses going to be going in there to 11 drop off children in the morning or afternoon, 12 to your knowledge? 13 MR. HIPPI: To my knowledge no, this 14 is a private daycare. It would be parents or 15 guardians dropping off. 16 CHAIRMAN CORALLO: Because there's 17 no parking spaces for the school buses, even 18 if it's a small school because I don't know 19 the proper name for it because you can't go 20 into a parking space to unload a school bus. 21 They're not big enough. 22 MR. HIPPI: Correct. I don't believe 23 it's the intention or even been done at 24 previous Learning Experiences. They're 25 provided an operations plan that kind of

Page 14 1 Proceedings 2 summarizes how sites, other sights nationwide 3 work and in that they don't discuss buses. 4 It's never been on our radar for how it will 5 operate. So to my knowledge it's not. 6 CHAIRMAN CORALLO: Anybody have 7 questions right now? 8 All right, I have another question. 9 We received a while back a letter from the 10 Village of West Haverstraw and then another 11 one was just sent out not too long ago with 12 reference to the drainage going into their 13 system. Have you or one of your engineers 14 reviewed and have any comments on that? 15 MR. HIPPI: That one is one I'll have 16 to defer. Jerry would handle answering that 17 question. It's out of my wheelhouse to answer 18 that accurately. 19 CHAIRMAN CORALLO: All right. They 20 want to know how much water is coming down 21 into their system, whether their system can 22 handle it. I know -- I wasn't on the Board at 23 the time when they built the development 24 behind the Post Office. All that drainage was 25 coming down on Central Highway, am I correct?	Page 15 1 Proceedings 2 They had to fix all the drainage back then. I 3 wasn't on the board, but anyway, so if that 4 water is still going into that area, we have 5 to make sure it's not going to create a 6 problem going into West Haverstraw. So you 7 have to review that. 8 Our attorney brought up, are you on 9 the Route 202 overlay, or are you going do a 10 change to a commercial, that you want the Town 11 Board to change to a commercial? I'm a little 12 confused. Where we going? Because it makes a 13 difference on what you're going to request and 14 what we have to look at. 15 Am I right, Michael? 16 MR. KAUKER: Yeah, they're going to 17 utilize the Route 202 overlay district. 18 They'll have to ask the governing body to 19 apply that to the property where the other 20 route would be a zone change because the 21 property is located in an R-15 district. 22 MR. HIPPI: Right. When I last spoke 23 to Ira they said they were going -- they 24 intended to proceed with the Rt. 202 overlay. 25 So I'll make sure that Ira knows that you have
Page 16 1 Proceedings 2 that question and that he clarifies it and 3 confirms it. 4 MR. KAUKER: I think that's what the 5 applicant was proposing all along utilizing 6 the 202 overlay. 7 MS. ADDONO: There was some 8 suggestion about potentially seeing if it was 9 possible to utilize the commercial district, 10 but that would have required some zone text 11 amendments as well. 12 CHAIRMAN CORALLO: Okay. Anybody 13 have any other questions? 14 MR. KAUKER: Nothing else, no. 15 MR. KAMM: Nothing else. 16 CHAIRMAN CORALLO: Anybody anything 17 else you want to add? 18 MR. HIPPI: I wanted to say one thing 19 about your question about the right turn, the 20 concern there about that driveway, and I just 21 wanted to let you know that the DOT is 22 considering that and that's why they want us 23 to look into the restriping. That's why they 24 want to move that taper away so that cars 25 aren't moving into the lane at the same time	Page 17 1 Proceedings 2 that cars from the driveway would be turning 3 in. So just so you know, I don't know if it 4 gives you total piece of mind, but people are 5 thinking about it and it's being handled. 6 CHAIRMAN CORALLO: So we'll have to 7 see that on the site plan, what you propose to 8 do. 9 Okay. Anything else? You have 10 anything else? 11 MR. HIPPI: Nope. I will get the 12 revised plans sent over to you and I will 13 e-mail Bernie directly with you and forgive 14 me, is Annette still here? 15 That's all I have. 16 CHAIRMAN CORALLO: Okay. Thank you. 17 MR. HIPPI: Thank you, members of the 18 board. 19 CHAIRMAN CORALLO: Okay. That's it. 20 Can I have a motion to adjourn? 21 MR. KAHN: Move that. 22 CHAIRMAN CORALLO: Motion made my 23 Mr. Kahn. 24 MR. WIDMER: Second. 25 CHAIRMAN CORALLO: Second by

Page 18 1 Proceedings 2 Mr. Widmer. 3 All those in favor signify by saying 4 "Aye." 5 CHAIRMAN CORALLO: Opposed? 6 So carried. 7 Our next meeting is February 8th. 8 Thank you. Good night, everybody. 9 10 11 12 * * * * 13 14 15 16 17 18 19 20 21 22 23 24 25	Page 19 1 2 CERTIFICATION 3 4 Certified to be a true and accurate 5 transcript of the stenographic minutes taken 6 within. 7 <i>Debbie Kline</i> 8 9 Debbie Kline, 10 Senior Court Reporter. 11 12 Dated: January 16, 2023 13 14 15 16 17 18 19 20 21 22 23 24 25
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