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In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

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May 10, 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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3 APPEARANCES:
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5 SAL CORALLO, CHAIRMAN
6
7 JOSEPH MICHALAK
8 ANTHONY GIZZI
9 GLENN WIDMER
10 ROBERT SAMBRATO
11 ZACHARY KIMM, CONSULTING ENGINEER
12 MICHAEL D. KAUKER, PLANNING CONSULTANT
13 CHRISTIE TOMM ADDONO, PLANNING BOARD ATTORNEY
14 ANNETTE HENDRIE, SECRETARY
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1 Proceedings
2 Gizzi.
3 MR. WIDMER: Second.
4 CHAIRMAN CORALLO: Second by Mr.
5 Widmer. I those in favor signify by saying
6 "Aye."
7 (Whereupon, all the Board members
8 responded "Aye"
9 CHAIRMAN CORALLO: Opposed?
10 So carried.
11 I just want to make a statement for
12 people that might be here on one item. Item
13 number two on the agenda this evening is the
14 Learning Experience at 3 Ramapo Road,
15 Garnerville. That will not be discussed this
16 evening. It's going to be postponed. We'll
17 let you know later on how we're going to deal
18 with it. We just got notice that it's been
19 postponed.
20 So we're going to go on with item
21 number one, Oak Tree LLC, 22 Rosman Road,
22 Garnerville, Section: 26:05, Block: 01,
23 Lot:02. Section 26.9, Block: 2, Lot: 8. Site
24 Plan Approval.
25 I'll ask our attorney to read the

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1 Proceedings
2 CHAIRMAN CORALLO: Good evening.
3 Welcome to the regularly scheduled meeting of
4 the Town of Haverstraw Planning Board. Today
5 is May 10th, 2023. Would everyone please
6 stand for the Pledge.
7 (Pledge of Allegiance.)
8 CHAIRMAN CORALLO: Ms. Hendrie,
9 would you please read the roll call.
10 MS. HENDRIE: Sal Corallo.
11 CHAIRMAN CORALLO: Present.
12 MS. HENDRIE: Glenn Widmer.
13 MR. WIDMER: Here.
14 MS. HENDRIE: Joe Michalak.
15 MR. MICHALAK: Here.
16 MS. HENDRIE: Robert Sambrato.
17 MR. SAMBRATO: Here.
18 MS. HENDRIE: Anthony Gizzi.
19 MR. GIZZI: Here.
20 CHAIRMAN CORALLO: All members are
21 present. We have a quorum. Would somebody
22 please move for the adoption of the minutes of
23 April 12th, 2023?
24 MR. GIZZI: I'll move them.
25 CHAIRMAN CORALLO: Moved by Mr.

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1 Proceedings
2 Notice of Public Hearing.
3 MS. TOMM ADDONA: Please take notice
4 that the Town of Haverstraw Planning Board
5 does hereby schedule a Public Hearing to
6 consider the application of Oak Tree
7 Apartments, LLC, 22 Rosman Road, Garnerville,
8 for Final Site Plan Approval and Re-Issue
9 Preliminary Approval to construct a 228
10 Unit-Multi Family Apartment Building with
11 related parking and recreational facilities.
12 Said property being located on the
13 North side of Rosman Road and approximately
14 200 feet East of Caruso Court and located on
15 the Town of Haverstraw Tax Map as Section
16 26.09, Block: 02, Lot: 08 and Section 26.05,
17 Block:01, Lot: 42.
18 Said Public Hearing shall be held on
19 Wednesday, May 10th, 2023 at 7:30 P.M. in the
20 large meeting room of Haverstraw Town Hall,
21 One Rosman Road, Garnerville.
22 All interested parties are invited
23 to attend and will be heard by the Board.
24 By Order of the Planning Board of
25 the Town of Haverstraw.

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1 Proceedings
2 Sal Corallo, Chairman.
3 Christie Tomm Addona, Planning Board
4 Attorney.
5 Annette Hendrie, Senior Clerk.
6 April 17th, 2023.
7 CHAIRMAN CORALLO: Thank you. Do
8 you have any proof of notices?
9 MS. TOMM ADDONA: Yes, Mr. Chairman.
10 The applicant has provided the certified
11 mailing receipts and cards. There is some
12 additional information that will need to be
13 supplemented and I already discussed it with
14 the applicant and he will provide that to Ms.
15 Hendrie by the end of the week.
16 CHAIRMAN CORALLO: Thank you.
17 The Applicant's attorney, please
18 step and introduce yourself. Would you go
19 into detail of where we are right now?
20 MR. EMANUEL: Good evening, Ira
21 Emanuel, Emanuel Law, PC, New City. I'm the
22 attorney for the applicant. I have with me
23 also, Steve Sparaco from Sparaco & Youngblood
24 Engineering, Jake Berdugo, the applicant's
25 representative, and also Ron Rieman from

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1 Proceeding
2 obtain through a neighboring homesite
3 allowed us to take the sewer system down to
4 Caruso Court and out to Rosmar Road, thereby,
5 avoiding the Village of West Haverstraw all
6 together.
7 Even if the preliminary approval had
8 not expired, we would have expected a
9 reexamination of the SEQRA Negative
10 Declaration because of that change which is a
11 fairly major change. Other than that and
12 adjustments to the cut and fill and grading
13 which we have been able to do in order to get
14 the site to be more balanced, the layout is
15 essentially the same as what you saw and when
16 you approved it in August 2021.
17 So with that, I'll turn it over to
18 Steve Sparaco. He'll walk you through to
19 refresh your recollection as to what exactly
20 it is that we're talking about, what the
21 layout looks like, and we can move on with any
22 questions from there.
23 CHAIRMAN CORALLO: Thank you.
24 MR. SPARACO: Good evening, members
25 of the board.

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1 Proceedings
2 Colliers Engineering who is our traffic
3 consultant.
4 It was alluded to in the Public
5 Hearing Notice, this project had, in fact,
6 received preliminary approval from this board
7 in August of 2021. The Preliminary Approval
8 however, although extended, had expired. And
9 so, we're back here for reaffirmation of the
10 Preliminary Approval, and also for Final Site
11 Plan Approval.
12 One of the reasons why it's taken so
13 long for us to get back here is that
14 originally the sewer, the temporary sewer
15 system was supposed to go out toward the
16 Village of West Haverstraw. The original plan
17 was to go through the Green Mountain
18 Condominiums and then connect with the West
19 Haverstraw system. That proved not to be
20 available to us.
21 We entered into some discussions
22 with the condominium association and those
23 discussions were not fruitful, and so we had
24 to look elsewhere, and the "elsewhere" turned
25 out to be an easement that we were able to

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1 Proceedings
2 CHAIRMAN CORALLO: Does she have
3 your name?
4 MR. SPARACO: It's all over the
5 plans.
6 Thank you everybody for the
7 discussion. We've been back and forth as you
8 know from the original sewer line was supposed
9 to go through Green Mountain. It got revised.
10 So essentially we designed this project three
11 times. Well, two times since the last time
12 we've been before this board. One time to
13 redirect the sewer. It used to go into
14 the grading down here. I prefer to show the
15 overall. It used to go through Green Mountain
16 instead it's going to Caruso Court and down
17 that way. We realized that both ways it
18 worked, so we resubmitted to the Regional
19 Sewer District and I think their response is
20 coming shortly.
21 I know you already originally
22 approved it, but you wanted the Health
23 Department involved, so we sent it to the
24 Health Department and also, Viola Water. We
25 also sent a new application to them as well.

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1 Proceedings
2 Since we last were before the board,
3 there's been substantial -- there's 36
4 drawings here. Eight of which are now phasing
5 drawings because you can only disturb up to
6 five acres and we've been working close with
7 the town engineer and have set phasing limits.
8 Let me show you a phasing plan.
9 MR. EMANUEL: Steve, before you go
10 any further, why don't you walk them through
11 the layout plan. It's been a couple of years
12 that they've even seen it.
13 MR. SPARACO: Sure.
14 So there's two accesses off of
15 Rosman Road and it's just a loop around the
16 whole site. There's four residential
17 apartment buildings, building A, B, C and D.
18 There's also a clubhouse with a pool for
19 recreation. We designed this with all the
20 adequate turning radii for the fire truck and
21 emergency access to get through the site.
22 There's 457 parking spaces, one more than
23 we're required for 56, two per unit. There's
24 228 units on site.
25 As Ira had alluded to before with

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1 Proceedin
2 these systems do tremendous benefit downstream
3 toward West Haverstraw. A hundred year storm
4 is over 20C at West. That's reduced, so it's
5 a tremendous benefit downstream.
6 Phasing plan. I'll show you the
7 overall. I'm not going to bore you with all
8 the details, but building A, the retention
9 basin is first. Building B. That's Building
10 A is in Phase 2. That was all Phase 1. And
11 Phase 3 is the last two buildings and the end
12 of the parking lots.
13 So I think that kind of summarizes
14 what we've done and how we changed the plans
15 and we think the plan is ready to proceed.
16 And so with that, if there's any questions.
17 MR. WIDMER: So essentially the
18 biggest changes are the sewer relocation and
19 the grading.
20 MR. SPARACO: Reduced cut, yes.
21 MR. WIDMER: Now, does grading
22 change the elevations of these buildings?
23 MR. SPARACO: Very slightly because
24 we really adjusted these two over here on the
25 far east side of the property. So it really

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1 Proceedings
2 regard to the cut, originally we were trying
3 to reduce the amount of pavement on-site.
4 They had an underground parking. Well,
5 because of the size of the basement has to be
6 15 feet deep for fire apparatus, emergency
7 access to get in at least, it creates a lot of
8 cut. So after reevaluating with the town
9 engineer recently, we redesigned the site. We
10 raised it up about two feet so that there's
11 less cut and it's much more balanced.
12 I think that summarizes the site.
13 There is a walking path all around the site.
14 There is a large retention basin over here
15 that's also infiltration. There's some
16 underground systems. I'll go back over to
17 that. And again, the drainage and the water
18 are essentially the same, just slightly
19 different elevations to match the new grading,
20 but it's the same size, same dimensions.
21 There's our large retention infiltration
22 basin.
23 Let me get to a phasing plan here.
24 Here's the other half of the site. Another
25 underground water plugs system here. All

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1 Proceedings
2 doesn't change the high point as much. So
3 looking at it from this way it's really not so
4 much change. All we're done is raise this a
5 little bit so it doesn't really change the
6 view in any way. Substantially you don't see
7 it.
8 CHAIRMAN CORALLO: Architecture.
9 Architecturally that will be the same? It was
10 approved by the architectural board back then
11 and that's all the same?
12 MR. SPARACO: Yup.
13 CHAIRMAN CORALLO: You're going
14 through somebody else's property. That
15 doesn't affect us. That has to be between
16 you, the property owner and the building
17 inspector and the sewage department. You know
18 what I'm saying, on Caruso Court.
19 MR. SPARACO: Yes.
20 CHAIRMAN CORALLO: You have that
21 direct with the owner of that piece of
22 property. Tie into the sewer up on Caruso
23 Court, the sewer manhole. You're not going to
24 come out to Rosman Road with any sewer line.
25 MR. SPARACO: No, the sewer line is

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2 going through the easement purchased by the

3 applicant to Caruso Court instead of through

4 Green Mountain.

5 MS. TOMM ADDONA: Mr. Chairman, that

6 would be a condition on any approval. That

7 would be provided with documentation. The

8 applicant has already provided us with some

9 preliminary documentation evidencing that

10 tentative agreement.

11 CHAIRMAN CORALLO: All right. You

12 answered a lot of my questions in your

13 presentation.

14 Does anybody have anything on the

15 board that wants to say anything?

16 I'll open this up to public

17 participation. Please come up to the dais up

18 here, state your name and address if you like

19 and ask any questions to anyone.

20 MS. BOUCHER: I'm not shy. My name

21 is Karen Boucher and I live at 20 Mountainview

22 Lane in Garnerville, right off 202, off Balsam

23 and -- okay.

24 My main concern here really is not

25 only the sewer lines because what happens if

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2 It's a big problem I think for all the

3 residents.

4 And also, affordable housing. What

5 I want to know is how much are these

6 apartments going to go for

7 CHAIRMAN CORALLO: I can't answer

8 that question.

9 MS. BOUCHER: I know you can't. I

10 think it's a valid question. Anybody have an

11 answer? What are you projecting it?

12 MR. BERDUGO: We don't know yet.

13 MS. BOUCHER: Your market research

14 is going to show what apartments are going for

15 right now.

16 MR. BERDUGO: Jake Berdugo, on

17 behalf of the Applicant.

18 We don't know when this is going to

19 be finished building. In two years from now

20 things can change, the market can go up, it

21 can go down. So we will reevaluate at the

22 time to see what the market is.

23 MS. BOUCHER: It's not going to go

24 down. That I can tell you. I don't have a

25 magic ball. I've done my own research and I

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2 there's too much of a backup on the sewer

3 after everything is built, okay, that becomes

4 the Town of Haverstraw's problem which means

5 taxpayers' problem. I'm all about building

6 new housing. I'm a realtor. We need

7 affordable housing. One bedroom apartment

8 right now in this area alone is over 2200 a

9 month. And that's a studio that they consider

10 a one bedroom. I've shown quite a few of them

11 in the last two weeks.

12 My second big concern is the traffic

13 on 202 and Rosman is already nuts. And

14 obviously, there's no way to widen the road.

15 I get that. I do. But I sometimes at seven

16 A.M. in the morning when my child misses the

17 bus he's in 11th grade at the high school, I

18 stopped going down to take him because it

19 takes me from over 20 minutes to get from my

20 house to the high school. So now I take the

21 Palisades. Ten minutes. But many times I

22 have to go down 202 and over the mountain road

23 just to go to work in New City. And that can

24 easily, at five o'clock in the afternoon, take

25 me forty minutes which should be fifteen.

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2 knew before the pandemic started that the

3 market was going to skyrocket, and no, I did

4 not start the pandemic. I just projected in

5 March of that year things were going to

6 skyrocket and they did and I do believe it

7 will be three years before prices decrease in

8 Rockland County. I'm done. I've said

9 everything.

10 CHAIRMAN CORALLO: Thank you.

11 Anyone else have anything to say?

12 Seeing no one else wants to speak.

13 MR. BORGES: Ken Borges, 220 Tulip

14 Drive. My question would be what does this

15 have to do with the future possibility of

16 development of multifamily housing in the

17 community being allowed.

18 MS. TOMM ADDONA: A couple of years

19 ago as part of the application, as the

20 applicant indicated, they were before this

21 board for a couple of years and got

22 Preliminary Approval back in '21. As per that

23 process there was a zoning text amendment that

24 created a new zone that's called the LA-17.

25 That does permit multifamily housing, and that

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1 Proceedings

2 is the zone under which this application is

3 being considered.

4 MR. BORGES: My other concern is

5 like somebody buys a piece of property

6 anywhere in the North Rockland area, can they

7 build any type of multifamily housing in that

8 area?

9 MS. TOMM ADDONA: So the town can

10 only control what happens in the

11 unincorporated towns. So I can't speak to

12 North Rockland generally. In the

13 unincorporated town that area would be

14 governed by the town zoning code, but if the

15 property is not already zoned for multifamily,

16 then they would need a zone text amendment or

17 a zone change from the town board.

18 MR. BORGES: Okay. Thank you.

19 CHAIRMAN CORALLO: Thank you.

20 Anyone else?

21 MR. WIDMER: So were these chances

22 that you've made it hasn't affect your

23 projected traffic flow, your traffic ratio or

24 anything like that, correct?

25 MR. RIEMAN: Ron Rieman, Colliers

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2 can safely say that based on the existing

3 traffic counts, our future projections, the

4 amount of traffic that these units would

5 develop, we wouldn't see significant change

6 in levels of service along the roadways.

7 MS. TOMM ADDONA: And just two

8 follow-up points. First of all, we do have

9 Josh Herman from Stonefield Engineering who is

10 the town's traffic consultant, sitting behind

11 you. So if there's any questions the board

12 has specifically for Josh, he can address

13 them. I think one of the other important

14 points is when you guys did your traffic

15 counts, you did them pre-Covid, right?

16 MR. RIEMAN: That's correct.

17 MS. TOMM ADDONA: So it was before

18 people started working from home and whatnot.

19 MR. RIEMAN: Correct. And a little

20 more data. So when those counts were

21 conducted, we all know as you just mentioned,

22 traffic counts, believe it or not, people will

23 say no, traffic counts have consistently gone

24 down from 2019 to now. So we do have that

25 going for us.

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2 Engineering & Design.

3 So the changes that Steven described

4 and Ira described, doesn't change any of the

5 traffic projections that we painstakingly went

6 through for the last three years. The board

7 had the benefit of -- well, we did traffic

8 study, the board had the benefit of having a

9 traffic consultant review the traffic study.

10 They had comments, we provided responses.

11 They had a second set of comments, responses.

12 I'm just getting to the conclusion real quick.

13 And based on the studies, the study and two

14 current responses to address their concerns,

15 your traffic consultant at the time concluded

16 that all traffic issues were addressed and the

17 project would not have a significant impact on

18 the area roadways and that was actually

19 incorporated into your Neg. Dec.

20 No one is denying the fact that

21 certain times during the day Route 202 has

22 constraints. That's taken into consideration

23 in the studies also analyzed specifically in

24 the study we analyze peak hours. There's off

25 peak hours where there's less issues, but we

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2 But, yes, the traffic study was done

3 before Covid and it's safe to say that the

4 counts would be on the conservative side

5 considering what's happened in the last three

6 years.

7 CHAIRMAN CORALLO: Okay, thank you.

8 Yes. Come on up.

9 MS. KOHUT: Tina Kohut, 9 Elm

10 Street, Garnerville.

11 With this traffic study that was

12 done, how many years ago was it done? Was it

13 done when it was originally presented to the

14 board in 2021? And was that done prior to

15 when 202 was redone?

16 MS. TOMM ADDONA: It was

17 preliminarily approved in 2021. It was a two

18 year process to get to that point.

19 MS. KOHUT: When was the traffic

20 study done?

21 MS. TOMM ADDONA: It was pre-Covid.

22 '19.

23 MR. RIEMAN: It was conducted in

24 2019 and then throughout the two year process

25 up until the approval in 2021 there were

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1 Proceedings
2 updates based on comments from traffic
3 consultant, Stonefield Engineering, and it
4 took into account conversations with DOT and
5 did take into account the improvements
6 including modified signals.
7 MS. KOHUT: And moving 202 down to
8 one lane instead of two?
9 MR. RIEMAN: Yes. The study focused
10 on the immediate areas. So remote areas
11 weren't analyzed as much, but we did analyze
12 Rosman Road and 202 intersection and then
13 considered all the improvements that the DOT
14 made there.
15 MS. KOHUT: Thank you.
16 CHAIRMAN CORALLO: Is there anyone
17 else who would like to speak right now?
18 I'd like to entertain a motion to
19 close the public hearing.
20 MR. MICHALAK: I'll make that
21 motion.
22 CHAIRMAN CORALLO: Mr. Michalak.
23 MR. SAMBRATO: Second.
24 CHAIRMAN CORALLO: Second by
25 Mr. Sambrato. All in favor say "Aye."

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1 Proceeding
2 upon the last tech review meeting, we're giving
3 some hard looks at this project. We'll let
4 you know. Since it's not a public hearing we
5 don't have to adjourn to it at a date certain.
6 And rather than come up here on the agenda,
7 we'll come back to you, we'll come back to the
8 board with resubmission or additional
9 submissions and you'll schedule based upon
10 that.
11 CHAIRMAN CORALLO: All right. When
12 are you going to get it to us?
13 MR. EMANUEL: We're going to get it
14 back to you as soon as we can. Listen, if we
15 miss the June 14th meeting, we miss the
16 June 14th meeting. That's on us.
17 MS. TOMM ADDONA: We don't have to
18 schedule them for another meeting right now
19 because it's not a public hearing. So the
20 applicant is not going to be heard tonight
21 because they are not in a position to have any
22 substantive discussions. When they are ready,
23 they will make a submission and then the town
24 board and town planning board and staff will
25 consider the schedule with the applicant once

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2 (Whereupon, all the Board members
3 responded "Aye".)
4 CHAIRMAN CORALLO: Opposed?
5 So carried.
6 MS. TOMM ADDONA: The applicant did
7 provide substantive responses to the County
8 Department of Planning's comments. As is our
9 general practice we address those comments
10 point by point in the resolution. So I will
11 be reading a lot next month.
12 CHAIRMAN CORALLO: So we'll bring
13 this up in our meeting on June 14th. Our
14 attorney will put everything together for us
15 to vote on.
16 MR. EMANUEL: Thank you very much.
17 CHAIRMAN CORALLO: Item number two,
18 Learning Experience, which I told you we're
19 not going to do anything tonight other than
20 we're going to put it on for --
21 MR. EMANUEL: I represent the
22 Learning Experience.
23 CHAIRMAN CORALLO: Mr. Emanuel.
24 MR. EMANUEL: We're not on for a
25 public hearing. I will tell you that based

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2 that happens.
3 MR. EMANUEL: I don't want to take a
4 up a slot until we are ready for it.
5 CHAIRMAN CORALLO: Just do it in
6 time for our consultants to review anything or
7 if we have to send it out to the county or
8 anything. We have the 30 day wait.
9 MR. EMANUEL: We understand all of
10 that.
11 CHAIRMAN CORALLO: Thank you very
12 much.
13 MR. EMANUEL: Thank you.
14 CHAIRMAN CORALLO: Next item on the
15 agenda, item number three is Cross Life
16 Church. Section 19.16, Block: 01, Lot: 15.
17 Site plan approval. Wants to construct a
18 1,250 Sq. Ft. Addition.
19 Would the applicant please come up.
20 Give the young lady here your name.
21 MR. CASTRO: Jose Castro, 29
22 Northpark Drive, Garnerville, New York.
23 So basically, the church is an
24 existing church on two rip road and they'll
25 just off of the Letchworth Village property.

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2 We're just looking to expand the width of the

3 church and thirty feet off -- the church is

4 about 1250 square feet for an additional Bible

5 study space or overflow space, etc. It's

6 going to stay with the same characteristics of

7 the church, the same features. So it's

8 really -- we'll have plenty of room so it's

9 really not going to change the dynamics of

10 what's taking place there currently.

11 CHAIRMAN CORALLO: What I would like

12 to know is the size of the existing church,

13 how many square foot is the existing church?

14 I don't want no guesswork. You have to give

15 this stuff in writing. The size of the church

16 that you have, the addition that you say

17 you're going to put on, and this way we can

18 take the whole thing into consideration of how

19 many people will be able to go in there or how

20 many would be allowed to go in there based on

21 the parking and so on and so forth. You need

22 to have that and you know you need a variance

23 also on this.

24 MR. CASTRO: Okay.

25 CHAIRMAN CORALLO: You'll have to

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2 CHAIRMAN CORALLO: The way over.

3 MS. TOMM ADDONA: We haven't done a

4 GML referral yet.

5 CHAIRMAN CORALLO: Okay. That

6 wasn't sent out west to do that. My personal

7 opinion of passing there is our exit is right

8 near the intersection in that far from the

9 intersection of Letchworth Village Road and

10 that road. Sometime in the future, I don't

11 know when, five years from now, ten years from

12 now, that's going to be a heavily traveled

13 road. The parking slopes down. I would like

14 you to look and have the entrance up, I want

15 to say north instead of downhill. Put the

16 parking spaces down here. Everything has to

17 go in because eventually you're going to have

18 curbing there. You're not going to be able to

19 just drive in there. If that becomes a

20 heavily traveled road, it could be a disaster,

21 maybe not today or tomorrow, but in the

22 future. I don't believe --

23 MR. CASTRO: We're not adding to the

24 occupancy really for additional parishioners.

25 The parishioners' spaces will be the same. So

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2 to the Zoning Board for a variance. You have

3 the parking right now. It's a wide open

4 parking. They just go all over the place.

5 Most people that go to church there on Sunday

6 I think -- is that the only time?

7 MR. CASTRO: Pretty much the main

8 service is on Sunday, yes.

9 CHAIRMAN CORALLO: They kind of all

10 drive in off the road facing the church. Now,

11 I don't know whether they back out when

12 they're ready to go home or they go around and

13 so on. That's a very -- to me it's a very

14 dangerous thing. Right now it's not a heavily

15 traveled road at all. I can't tell you how

16 many cars there are, but nobody goes there

17 other than people who want to walk. So I

18 think that's something that we have to

19 consider

20 This was sent to the Highway

21 Department. I haven't seen any letter from

22 the Highway Department. Did we receive any

23 letters from the Highway Department?

24 MS. TOMM ADDONA: Are you talking

25 about the county or the town?

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1 Proceedings

2 if it's working for us the way it is now, and

3 the plan will have improved striping and what

4 have you.

5 CHAIRMAN CORALLO: You can keep the

6 way it's going right now, but once somebody

7 comes that park is going to be developed

8 property for the last umpteen years. It's

9 going to happen some day. It's not a problem

10 today. It's going to be a problem tomorrow.

11 I'm speaking for myself. If I approve the way

12 you have it there now, five years from now

13 when somebody comes in there, your attorney is

14 going to come down and say this planning board

15 approved that we can do it that way. I don't

16 want to do that. My opinion. The rest of the

17 board can decide. The entrance has to be

18 further away. Up here. Because eventually

19 it's going to be curbs. You have no curbs.

20 They're going to be curbs there. It's going

21 to be a major road. That's all I'm looking

22 for.

23 MR. KAUKER: Yes, I agree,

24 relocating the ingress and egress I think is

25 something we talked about before. Typically

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2 we don't want to have an entrance/exit right

3 near an intersection because it's going to

4 create problems for you guys specifically when

5 you're trying to leave if there's traffic on

6 the other road. So I think it's a good

7 alternative to take a look at.

8 MR. CASTRO: Okay, we'll take a look

9 at it.

10 MR. KAUKER: It's easy enough to do

11 with the layout.

12 CHAIRMAN CORALLO: I have no other

13 questions at this point.

14 MS. TOMM ADDONA: So you had said

15 that with the addition you don't intend for

16 the occupancy of the church to increase?

17 MR. CASTRO: Correct.

18 MS. TOMM ADDONA: What is your

19 current occupancy?

20 MR. CASTRO: About 60.

21 MS. TOMM ADDONA: Okay. And just

22 procedurally, because the chairman did mention

23 the referral to the county, we were waiting to

24 do that, to get some more information from the

25 applicant because the plan needs to be a

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2 MR. CASTRO: Bible study.

3 CHAIRMAN CORALLO: How many times a

4 week do you use that?

5 MR. CASTRO: Once a week.

6 CHAIRMAN CORALLO: In that 1250

7 square feet you have the church itself?

8 MR. CASTRO: Correct.

9 CHAIRMAN CORALLO: All right. Do

10 you understand what we're looking for? We

11 have to send this plan down to the county. I

12 don't know whether they're going to accept

13 this little drawing or not. Why don't you

14 have a regular size drawing that we can send

15 down to the county so they can view it and

16 give us their recommendation.

17 MS. TOMM ADDONA: It's something

18 we're statutorily required to do.

19 CHAIRMAN CORALLO: That's it.

20 MS. TOMM ADDONA: For the record,

21 this is a Type II action for SEQRA, right,

22 Mike?

23 MR. KAUKER: Yes. That basically

24 means there's no further action or review

25 required by the board.

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2 little bit more refined and that's part of the

3 reason why the recommendation was to put this

4 on for a public hearing in July as opposed to

5 June, so that the applicant has time to do

6 that, we have enough time to do the referral

7 and then hopefully, those thirty days will

8 have elapsed by the July meeting and so we can

9 have a more substantive discussion that also

10 includes any comments that the county

11 departments may have on this project.

12 MR. WIDMER: The addition you're

13 proposing is on the front of the church?

14 MR. CASTRO: On the front of the

15 church, yes.

16 MR. WIDMER: So it's like a new

17 entry.

18 MR. CASTRO: Exactly, yes. It will

19 be like a little breezeway between the

20 addition and the existing church.

21 MR. WIDMER: Like the chapel

22 basically stays the same, the sanctuary.

23 MR. CASTRO: Yes.

24 CHAIRMAN CORALLO: That at will be

25 for Bible study?

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2 CHAIRMAN CORALLO: That's it. Thank

3 you very much. We're going to set a public

4 hearing for July 12th. So we got to get all

5 that information as soon as possible so we can

6 do the other part of our job, okay?

7 MR. CASTRO: Okay. Thank you.

8 CHAIRMAN CORALLO: Thank you.

9 Anything else?

10 MR. BEHN: Mr. Chairman, do you

11 think a work session would help them?

12 CHAIRMAN CORALLO: They have to have

13 more information. If they get the information

14 we'll set one up. I need a motion to set the

15 public hearing for July 12th.

16 MR. WIDMER: Move that.

17 CHAIRMAN CORALLO: Moved by

18 Mr. Widmer.

19 MR. GIZZI: Second.

20 CHAIRMAN CORALLO: Second by

21 Mr. Gizzi. All those in favor signify by

22 saying "Aye."

23 (Whereupon, all the Board members

24 responded "Aye".)

25 CHAIRMAN CORALLO: Opposed?

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2 So carried.

3 That concludes our agenda this

4 evening. Motion to adjourn.

5 MR. SAMBRATO: I'll make that.

6 MR. MICHALAK: I'll second.

7 CHAIRMAN CORALLO: Motion made by

8 Mr. Sambrato. Second by Mr. Michalak. All

9 those in favor signify by saying "Aye."

10 (Whereupon, all the Board members

11 responded "Aye".)

12 CHAIRMAN CORALLO: Opposed?

13 So carried.

14 Thank you.

* * * *

CERTIFICATION

Certified to be a true and accurate transcript of the stenographic minutes taken within.

Debbie Kline

Debbie Kline,
Senior Court Reporter.

Dated: May 15, 2023

1 Errata Sheet
2
3 NAME OF CASE: In Re: TOWN OF HAVERS PLANNING BOARD MEETING
4 DATE OF DEPOSITION: 0 10/2023
5 NAME OF WITNESS:
6 Reason Codes:
7 1. To clarify the record.
8 2. To conform to the rules.
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 ____
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