

STATE OF NEW YORK : COUNTY OF ROCKLAND
TOWN OF HAVERSTRAW PLANNING BOARD

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In the Matter of:

BNE Letchworth - 100 Secor Road (Thiells)

Section 19.16, Block 01, Lot 14

Site Plan Approval: Scoping Session

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Town of Haverstraw Town Hall
1 Rosman Road
Garnerville New York 10923
Wednesday, August 14, 2024
7:30 p.m.

PUBLIC HEARING

BOARD MEMBERS: SAL CORALLO, Chairperson
GLENN WIDMER
ROBERT SAMBRATO
ANTHONY GIZZI (Absent)
WILLIAM RICCALDO

ALSO PRESENT:

CHRISTIE TOMM ADDONA, ESQ., Attorney to the Planning
Board, Silverberg Zalantis, LLC
MICHAEL KAUKER, Planning Consultant
GLENN MCCREEDY, Consulting Engineer

GEORGE T. BEHN, JR., Building Department

Page 2 1 2 A P P E A R A N C E S: 3 4 ON BEHALF OF THE APPLICANT: 5 IRA EMANUEL, ESQ., Ira Emanuel, PC 6 DIEGO VILLAREALE, PE, JMC Planning & Engineering 7 Other Consultants for the Applicant 8 9 10 The Public 11 12 13 SPEAKERS PAGE 14 Richard Sena 26 15 Joel Santana 30 16 17 18 19 20 21 Reported by: 22 Kari L. Reed 23 24 25	Page 4 1 BNE Letchworth - 8/14/24 2 on the second item, East Gate 321 Route 202, 3 Pomona, this application has been adjourned at 4 the request of the applicant, and will be 5 adjourned to the September 11th meeting, 6 Wednesday, at 7:30 p.m. Okay. 7 CHAIR CORALLO: May I have a motion that 8 we'll extend the continuation of the public 9 hearing for East Gate onto September -- 10 MS. ADDONA: Eleventh. 11 CHAIR CORALLO: -- 11th? 12 MR. WIDMER: I move that. 13 CHAIR CORALLO: Motion by Mr. Widmer. 14 Second? 15 MR. SAMBRATO: Second. 16 CHAIR CORALLO: Second by Mr. Sambrato. 17 A in favor signify by saying aye. 18 (Chorus of "ayes") 19 CHAIR CORALLO: Opposed? 20 (No response) 21 CHAIR CORALLO: So carried. 22 Okay, the first item on the agenda is the 23 BNE Letchworth, 100 Secor Road, Thiells, 24 ction 19.16, Block 01, Lots 14. It's here for site plan approval, scoping session for
Page 3 1 BNE Letchworth - 8/14/24 2 CHAIR CORALLO: Good evening, everyone. 3 Welcome to the Town of Haverlaw Planning 4 Board, August 14, 2024 7:30 p.m. 5 Would everyone please stand for the 6 Pledge. 7 (Pledge of Allegiance said.) 8 CHAIR CORALLO: I ask our attorney to read 9 the roll call, please. 10 MS. ADDONA: Sal Corallo. 11 CHAIR CORALLO: Present. 12 MS. ADDONA: Glenn Widmer. 13 MR. WIDMER: Here. 14 MS. ADDONA: Robert Sambrato. 15 MR. SAMBRATO: Here. 16 MS. ADDONA: Anthony Gizzi, absent. 17 William Riccaldo. 18 MR. RICCALDO: Here. 19 MS. ADDONA: I believe we're going to put 20 off the adoption -- 21 CHAIR CORALLO: Yeah. 22 MS. ADDONA: -- of the July 10th minutes 23 until the next meeting. 24 CHAIR CORALLO: The next meeting, okay. 25 MS. ADDONA: So for anyone who may be here	Page 5 1 BNE Letchworth - 8/14/24 2 this evening, with proposed multi-family 3 dwellings, six buildings and a clubhouse, 4 approximately 300 units. 5 Will the applicant please come to the 6 podium, and give the young lady to your right 7 your name and who you represent. 8 MR. EMANUEL: Good evening, everybody. My 9 name is Ira Emanuel, E-M-A-N-U-E-L, from 10 Emanuel Law PC, New City. I am the attorney 11 for the applicant. I have with me our civil 12 engineer, architect and other members of the 13 applicant team. 14 We are here, as you said, this evening for 15 a scoping session under the State Environmental 16 Quality Review Act. A scoping session is the 17 beginning really of an Environmental Impact 18 Statement review process. The purpose of the 19 scoping session is for the public to give 20 comments on a draft scoping outline that the 21 applicant has prepared. A scoping outline is 22 basically an outline of what will go into the 23 Draft Environmental Impact Statement, which is 24 the major portion of the environmental review 25 that you will be undertaking.

Page 6 1 BNE Letchworth - 8/14/24 2 This evening's meeting is more for us to 3 hear from the public as to the concerns that 4 they may have, environmental concerns that they 5 may have with respect to the proposed project. 6 It is not an -- it is not yet the time for us 7 to give substantive answers, and so we will not 8 be giving any substantive answers tonight. 9 This is, this is for us to listen, for you to 10 listen and to hear those concerns. 11 At the close of this public hearing, 12 according to the public hearing notice there 13 will be a one week period for other members of 14 the public and other agencies to issue written 15 comments and questions to this board. At the 16 close of that we'll be working with the board 17 to make any adjustments or amendments to the 18 draft scoping outline until we've gotten it to 19 a point where this board, and it must be this 20 board, is comfortable that we have set up an 21 outline that will address or/and investigate 22 all of the appropriate environmental issues 23 that may arise as a result of this development. 24 Why are we going through this process as 25 opposed to the process that you are used to	Page 8 1 BNE Letchworth - 8/14/24 2 So with that, who have we got, Diego, 3 okay. 4 CHAIR CORALLO: What we're going to do 5 this evening, I'm not going to take the public 6 here right now, but we're going to listen to 7 the applicant, take all the information, then 8 I'll open it up to the public at the very end. 9 We will maybe intercede in between, but we'll 10 let the public wait until the very end. Okay? 11 MR. EMANUEL: Okay. Thank you. 12 CHAIR CORALLO: Thank you. 13 MR. VILLAREALE: Good evening, everyone. 14 CHAIR CORALLO: You gave her -- 15 MR. VILLAREALE: I gave her my card. 16 CHAIR CORALLO: Why don't you give your 17 name. 18 MR. VILLAREALE: Just for the record, 19 Diego Villareale, with JMC Planning & 20 Engineering. We're the engineering and 21 planning consultant for the applicant. We have 22 been working on this project with BNE for a few 23 years now, since its inception, and working on 24 the overall planning of it. 25 I just have two boards that we are going
Page 7 1 BNE Letchworth - 8/14/24 2 which is a much shorter and more truncated 3 process? Well, it's a big piece of land. It's 4 a lot of houses for the Town of Doverstraw. 5 It's got the potential if not done properly to 6 be a problem. We don't think it's going to be 7 a problem. We think the design, or rather I 8 didn't design, the engineers have designed a 9 project that will work out very well in this 10 location. But part of the process of 11 environmental review is to ensure that, okay, 12 and to make sure that we have taken care of the 13 things that would be of concern; traffic, 14 stormwater drainage, water usage, sanitary 15 sewer systems, fiscal impacts, school impacts. 16 All sorts of things like that. 17 And so with that, Mr. Chairman, I'd like 18 to turn it over to our engineer, who is also 19 the author of the, the primary author of the 20 draft scoping outline, so that he can walk you 21 and the members of the public who are here 22 through the proposed project and through the 23 draft scoping outline which we have prepared, 24 so that folks who do come up to speak will have 25 that background.	Page 9 1 BNE Letchworth - 8/14/24 2 to share with you this evening. The first 3 board on top is an existing conditions plan. 4 That just really was there to identify the 5 portion of the property that is being 6 subdivided and ultimately developed by BNE. As 7 Mr. Emanuel had indicated, it's about 23 acres, 8 just under 23 acres. And that's highlighted in 9 that red line there. It's on the southeast 10 portion of the Letchworth Village property. 11 The Letchworth Village property follows that 12 southern red property line on the bottom 13 portion of the page. You can see Hammond Road 14 to the right, right on that bottom right hand 15 corner. And North Rockland High School is just 16 off the page on the upper right hand side of 17 the page. Just so everybody is oriented on 18 where this portion of the property is. 19 CHAIR CORALLO: And Hammond Road and 20 Suffern Lane, that's where it shows they're 21 building the roundabout at this present time. 22 MR. VILLAREALE: Correct. Hammond Road is 23 right here. 24 CHAIR CORALLO: Mm-hmm. 25 MR. VILLAREALE: And that's the area

Page 10 1 BNE Letchworth - 8/14/24 2 that's currently under construction. 3 CHAIR CORALLO: That's being built by the 4 county, okay. 5 MR. VILLAREALE: Yup. So again, the 6 applicant is proposing to subdivide just under 7 23 acres from the property. So as part of this 8 process is a subdivision from the overall 9 property. 10 In addition to that, there is a rezoning 11 that is part of this application as well. The 12 property right now is currently zoned R120, and 13 it's being rezoned to the LA17 district. The 14 LA17 district is what permits the multi-family 15 development that, the density that's being 16 proposed. We are generally compliant. There's 17 still a couple of variations to how height is 18 calculated on the building, but in general the 19 LA17 district is what's being proposed as part 20 of this application. 21 As Mr. Emanuel had indicated -- Paul, if 22 you could put the proposed submissions up right 23 now. 24 So now this is just a rendered version of 25 the site plan that was included in our	Page 12 1 BNE Letchworth - 8/14/24 2 accessible sidewalks. They are all 3 interconnected, and everything there is linked 4 with the parking that's provided. 5 Parking -- just to go back really quick, 6 access to the community is provided via 7 Letchworth village Road. And this is something 8 that changed slightly. It's actually where 9 Ridge Road is, the main entrance to the former 10 Letchworth Village property. That is being 11 reconstructed immediately adjacent to the 12 church. I think that's, just to orient 13 everyone, the Cross Light Church is just off on 14 the left hand side of the page there. And 15 that's where the main entrance to the community 16 will be where you'll come in. A beautiful 17 boulevard entrance, you make the right hand 18 turn, and that's another boulevard entrance 19 that really takes you straight up to the 20 clubhouse. And then there's opportunities to 21 get to the parking spaces and to the buildings 22 from there. 23 There is parking provided, over 600 24 parking spaces throughout the development 25 itself. Each building has parking immediately
Page 11 1 BNE Letchworth - 8/14/24 2 application package. And it really shows just 3 the overall development. As it was indicated 4 previously, we are looking at 3 residential 5 units. It's actually split into seven 6 buildings. There were some modifications that 7 were made to the site plan based on comments 8 that we received from staff and the board early 9 on. And it's seven residential buildings, and 10 you'll see them spread out throughout the site. 11 There is an eighth building on the 12 property that consists of a clubhouse. This is 13 really what houses all the amenities for the 14 residents of this community here. The 15 clubhouse contains a pool, outdoor amenities, 16 seating areas, barbecue spaces. It's really a 17 pretty robust plan that's geared toward 18 providing some amenities for the residents of 19 the community. 20 In addition to that, there are some other 21 recreation opportunities. The tennis court, 22 pickleball courts, everything is interconnected 23 via sidewalks. Every building, you can get 24 from each building on the property to another 25 building and to the clubhouse via ADA	Page 13 1 BNE Letchworth - 8/14/24 2 adjacent to it, both garage spaces within the 3 building itself. And surface parking spaces 4 both in the front and back sides of the 5 building. So visitors, residents, anybody 6 coming to and from, whether it's service or 7 anything like that, all can be accommodated on 8 site with adequate parking. 9 We even went as far as providing delivery 10 areas, you know, UPS, Amazon, there's places 11 for them to pull off on the site plan so that 12 they can deliver to each of the individual 13 buildings as well. 14 That's really just a quick overview on the 15 site plan itself. I'm happy to answer -- we 16 could get into more details obviously as we go 17 through the process, but as was indicated 18 before, we're really here tonight for a scoping 19 session. And there was a draft scoping 20 document that was provided to the board as part 21 of our application. Without being too 22 repetitive, I'm just going to hit some of the 23 highlights on it as we go through that process. 24 The DEIS really is, it's a robust 25 document. But it all gets summarized in an

Page 14 1 BNE Letchworth - 8/14/24 2 executive summary that's in the beginning of 3 the document. That takes each of those 4 individual sections and kind of summarizes it 5 together from an impact standpoint and an 6 analysis standpoint, and how each of those 7 things are being mitigated. Whether it's 8 stormwater, traffic, et cetera, all of those 9 things get summarized in the executive 10 session -- executive summary. The DEIS itself 11 will have several sections to it. You know, a 12 project description and land use, focusing on 13 what the project is, the purpose and need, why 14 it's there, and how we developed it and how we 15 comply with the various zoning requirements. 16 Visual, that was something we spent a lot 17 of time talking about early on as well. 18 There's a whole section that's dedicated to 19 visual resources. So there will be photo 20 simulations, architectural plans and elevations 21 of what these buildings will look like, and 22 what they'll look like from the surrounding 23 areas as well. So there's specific photo 24 simulations that will be prepared for those as 25 well as this was something that was requested	Page 16 1 BNE Letchworth - 8/14/24 2 Traffic is its own dedicated section. 3 We'll work with the town's traffic consultant 4 on finalizing that exact scope. But regardless 5 of the intersections and how they're analyzed, 6 we'll look at existing conditions, proposed 7 conditions, and what the generation of the 8 project will be and how it works with the 9 existing intersections that are surrounding 10 this property. 11 We understand that the construction is 12 ongoing right now, and we're going to discuss 13 with the consultant how to address that. But 14 we have historic counts, we have record counts, 15 and then we'll look at the analysis that was 16 done for the improvements that are being 17 proposed there now, and look at how our traffic 18 superimposed on top of that will work as well. 19 So all of that gets incorporated into the 20 analysis. 21 And then again it goes on a little bit 22 further with community demographics. We'll 23 look at fire, public safety, police department, 24 all of that will be analyzed as part of this 25 project as well.
Page 15 1 BNE Letchworth - 8/14/24 2 by the board, a balloon test. So we're going 3 to be floating balloons or something similar 4 that so you can see where the buildings are 5 going to be situated on the property. That's 6 part of the analysis itself. 7 The DEIS goes into a lot of technical 8 things as well. Soil, geology, slopes, all of 9 that gets analyzed in its own section. 10 Stormwater management, a full Stormwater 11 Pollution Prevention Plan will be prepared as 12 part of this as well, and that will address 13 stormwater impacts. Again, it's an undeveloped 14 piece of property, we acknowledge that, we've 15 seen that from the beginning. We're proposing 16 some buildings and impervious area, but we have 17 a robust stormwater management plan that's all 18 designed to collect, treat and manage 19 stormwater runoff from the property, knowing we 20 have some surrounding land uses and some water 21 courses that obviously all need to be 22 protected. 23 Utilities, other things like that, would 24 all be analyzed. Sewer, water is part of it as 25 well.	Page 17 1 BNE Letchworth - 8/14/24 2 Construction is a big one. Construction 3 is something that there's a lot of concern 4 about what, you know, the construction impacts 5 might be. So we'll look at construction 6 duration, traffic associated with construction, 7 where trucks are coming to and from the site. 8 All of that will get compiled and developed as 9 part of the DEIS process. 10 And then finally, just the last one to 11 touch on, alternatives. We'll look at, you 12 know, what's permitted on the property, and 13 there's a couple of alternatives that have been 14 identified in the scoping documents as well. 15 Again, that's just a quick summary of the 16 overall document that will be prepared for this 17 board's consideration. And we'll work through 18 that document obviously with staff, and if 19 there's any other comments or questions, we'll 20 certainly address it and incorporate it into 21 the scoping document. 22 That's really it. I'm happy to answer any 23 questions, thoughts, comments at this time. I 24 don't know, Mr. Chairman, if you wanted to get 25 public comments, but again --

Page 18 1 BNE Letchworth - 8/14/24 2 CHAIR CORALLO: No. 3 MR. VILLAREALE: -- I'm here to answer any 4 questions that the board might have. 5 CHAIR CORALLO: I just wanted to go over 6 just one or two, two items there with traffic. 7 I don't think traffic is going to change other 8 than the fact that hopefully it's going to run 9 a little smoother with the roundabout going on 10 there. But right now -- 11 MR. VILLAREALE: Mm-hmm. 12 CHAIR CORALLO: -- it's hard to get a 13 traffic count there because -- 14 MR. VILLAREALE: You can't do it. 15 CHAIR CORALLO: I live down there, and I 16 don't go on Hammond Way -- 17 MR. VILLAREALE: Yeah. 18 CHAIR CORALLO: -- for the last month and 19 a half. And the rumor is it won't be until the 20 middle of October before they open it up. Who 21 knows. So you're going to have to go by your 22 own traffic counts I guess, and it's still 23 going to go through the same intersection. 24 MR. VILLAREALE: Correct. 25 CHAIR CORALLO: The only change would be	Page 20 1 BNE Letchworth - 8/14/24 2 those are things that we've been thinking about 3 already as well. And, you know, that's the 4 process that we're going to go through as well. 5 There's several steps here. We're at the 6 DEIS -- we're technically at the scoping 7 document. We're not even at the DEIS yet. But 8 we'll get into the study in the DEIS. And then 9 there's an FEIS process with this afterwards, 10 where we have to address all of the technical 11 comments that are received. 12 So a couple of things. You're a hundred 13 percent right, we'll rely on some record count 14 information for this early on analysis, we'll 15 look at certain things. But there's going to 16 be opportunities to do some checks and some 17 sensitivity analyses in the future as part of 18 the FEIS process, depending on the extent of 19 the comments that are received. 20 But we're going to look at, like you said, 21 using record count information to start. We'll 22 look at what the proposed conditions are going 23 to be like. But then there will be a point in 24 time where we'll be able to go back out there 25 and do some checks on the counts as part of the
Page 19 1 BNE Letchworth - 8/14/24 2 on Thiells Mount Ivy Road because people, cars 3 will be coming out of there, right? Well, they 4 were coming out of there now they're not, and 5 they won't later on either, so 6 MR. VILLAREALE: Yup 7 CHAIR CORALLO: That one area, so. 8 MR. VILLAREALE: So 9 CHAIR CORALLO: I don't know if more cars 10 will be using Ridge Road later on, which is 11 where you're going, which goes through the golf 12 course to Thiells Mount Ivy Road. So that's 13 something we have to really understand, you 14 know, for traffic and -- 15 MR. VILLAREALE: So -- 16 CHAIR CORALLO: I have a question. 17 MR. VILLAREALE: Can I, can I respond, do 18 you want me to chime in on that -- 19 CHAIR CORALLO: Yeah, sure, sure, sure. 20 MR. VILLAREALE: -- just real quick, 21 because I do have just a couple of thoughts. 22 It's all very valid, great points. 23 CHAIR CORALLO: You deal with it. 24 MR. VILLAREALE: No, but just to address 25 it, because I just want to let the board know	Page 21 1 BNE Letchworth - 8/14/24 2 next step in the process, depending on where it 3 falls from the timing standpoints. 4 CHAIR CORALLO: Good, thank you. 5 The other item I wanted to, I don't know 6 if you received this, I just received this the 7 other day from the Rockland County Planning 8 Department. 9 MR. VILLAREALE: Yes, sir. 10 CHAIR CORALLO: Dated August 9th. They 11 did something that I -- it's not normal. They 12 went out there to look first and they said give 13 us the scoping document to what they think, you 14 know, and they sent a six page report. And I 15 am sure that you will look at what they, 16 they've mentioned in there, right, as part of 17 your review. Am I correct? 18 MR. VILLAREALE: Yes. We did receive the 19 document, we did take a look at it. I went 20 through it. And this is something we'll work 21 through with the staff as well. 22 I believe that a majority of the 23 information that they're asking for is covered 24 in the scope. It's just really about the level 25 of specificity that they want to see in there

Page 22 1 BNE Letchworth - 8/14/24 2 and maybe, for instance, the number of 3 intersections, the counts and what needs to be 4 done. We will work through this comment letter 5 and address it as the board and the staff sees 6 fit. But I do feel that a majority of these 7 items are already in the scope that was 8 provided. 9 CHAIR CORALLO: Okay. And the only other 10 thing, I remember seeing something, I don't 11 have it here with me, has the county highway 12 department sent anything to you yet at all? 13 MR. VILLAREALE: I have not been -- I have 14 not seen anything. I don't know if anything 15 else was provided, but I haven't seen anything. 16 CHAIR CORALLO: So we'll have to, at the 17 intersection of Letchworth Village Road and 18 Ridge Road is -- not Ridge Road, but -- 19 MR. VILLAREALE: Yeah. 20 CHAIR CORALLO: -- is a county, a county 21 road, so we have to work with them on that. 22 MR. VILLAREALE: Again, since they are 23 involved in this process they will be copied on 24 all the DEIS documents, and they'll have an 25 opportunity to provide comments on it as we go	Page 24 1 BNE Letchworth - 8/14/24 2 DEIS you should also look at it in like the 3 land use and zoning section, what those 4 amendments to the current LA17 would be. 5 Because I think that came up after you guys or 6 maybe concurrently with when you were preparing 7 it. I don't think it's going to be a big 8 substantive issue, but I think it's something 9 that just should be addressed to kind of tie up 10 all loose ends. 11 MR. VILLAREALE: Agreed. 12 MS. ADDONA: And then just so, I mean, 13 you've heard it from the applicant, but so the 14 function tonight is to hear from the applicant, 15 if the board has any comments, if the public 16 has any comments. And then at some later date 17 the board will be asked to accept or approve 18 the scoping document once it's in a form that's 19 acceptable to you. 20 So the objective was to have the public 21 hearing tonight, leave it open for written 22 comment for another week. We generally have 23 our planning board workshops the fourth 24 Thursday of the month, which would be next 25 Thursday. So at that point we can, the staff
Page 23 1 BNE Letchworth - 8/14/24 2 through it. 3 CHAIR CORALLO: All right. All right, 4 don't have anything else right now. I mean, 5 we're at the beginning of the whole process 6 and we have to wait for you to put everything 7 together. 8 Does anybody on the board have any 9 questions right now? 10 (No response) 11 MS. ADDONA: So -- 12 CHAIR CORALLO: Our attorney. 13 MS. ADDONA: -- the one thing that I 14 commented, that I think I discussed with Paul, 15 is with respect to the zoning, right, we had 16 talked about different ways to configure it. I 17 think the town board, because you are going to 18 require a zone text amendment -- 19 MR. VILLAREALE: Right. 20 MS. ADDONA: -- a zone change from them, 21 they view more favorably, and you mentioned 22 this, that having different, a more lenient 23 height. 24 MR. VILLAREALE: Correct. 25 MS. ADDONA: So I think as part of the	Page 25 1 BNE Letchworth - 8/14/24 2 and with the chairman can sit down with the 3 applicant and talk about all of the comments 4 that have been received, including from the 5 county staff and, and whatnot, and the public, 6 and then try to put something together in 7 advance of your September meeting for your 8 review. And if that's, at that point if it's 9 acceptable to you, you could adopt it at your 10 September meeting, and then the applicant could 11 be on their way to continue preparing the DEIS, 12 because I understand that process has already 13 started. 14 MR. VILLAREALE: Yes. 15 MS. ADDONA: What I would also state for 16 the record is that last night the town board 17 did bring a traffic consultant on. So we will 18 be coordinating with them to ensure that if 19 there is any additional traffic items that 20 should be included, that they could be 21 incorporated or at least recommended by our 22 traffic consultants in advance of the September 23 meeting. 24 MR. EMANUEL: May I ask who the consultant 25 is?

Page 26 1 BNE Letchworth - 8/14/24 2 MS. ADDONA: It's LaBella. It's, so it's 3 Bernie Adler and -- 4 MR. EMANUEL: Oh, sure. 5 MS. ADDONA: -- Frank Filiciotto. 6 MR. EMANUEL: Okay. 7 MS. ADDONA: So Frank just moved over to 8 Bernie's firm. 9 MR. EMANUEL: It's hard to keep track of 10 where they are. 11 MS. ADDONA: Yeah. 12 CHAIR CORALLO: Okay. All right, I'll 13 open it to the public right now. 14 MR. VILLAREALE: Thank you. 15 CHAIR CORALLO: Anybody have any 16 questions? 17 MR. SENA: Sure. 18 CHAIR CORALLO: Could you please state 19 your name and your address. 20 MR. SENA: Sure. Richard Sena, S-E-N-A, 21 3408 Leeward Drive, Haverstraw, New York. 22 CHAIR CORALLO: Thank you. 23 MR. SENA: A couple of questions that I 24 have. What type of construction are the 25 buildings? How many floors? And I don't see a	Page 28 1 BNE Letchworth - 8/14/24 2 information -- 3 MR. SENA: The egress -- 4 CHAIR CORALLO: -- they're going to review 5 and respond back to us. 6 MR. SENA: So there is no second egress 7 here, okay. So you're going to roughly have 8 about 600 people, maybe a little more, you have 9 two bedroom apartments mostly. So what is the 10 plan for the services, is there another way in, 11 another way out? And -- 12 CHAIR CORALLO: What you see is what we 13 have right now. 14 (Crosstalk) 15 MR. SENA: So there is no second, you're 16 saying there is no second egress, right? 17 CHAIR CORALLO: We had them put in an 18 emergency exit. I don't know if it's shown on 19 that plan. 20 MR. SENA: Yeah, it's not showing. So 21 where does -- 22 CHAIR CORALLO: It's just an emergency 23 exit, it's not a -- 24 MR. SENA: Well -- 25 CHAIR CORALLO: -- an access.
Page 27 1 BNE Letchworth - 8/14/24 2 second egress to this property. So how are 3 services, like if there's a fire here what's 4 going to happen? 5 MS. ADDONA: So, so this is a scoping 6 session. So the function of your comments 7 tonight is so that we can record them and make 8 sure that the applicant addresses them -- 9 MR. SENA: Okay. 10 MS. ADDONA: -- later. So if you could 11 address your comments to the board. 12 MR. SENA: I'm sorry, I'm sorry. 13 MS. ADDONA: And because they -- 14 MR. SENA: So they're -- 15 MS. ADDONA: That way they have an 16 opportunity to -- 17 MR. SENA: Sure. 18 MS. ADDONA: -- fully absorb what you're 19 saying. 20 MR. SENA: I'm sorry. 21 MS. ADDONA: No worries. 22 MR. SENA: I know better, you're right. 23 CHAIR CORALLO: That's what we're doing. 24 MR. SENA: Yeah. So -- 25 CHAIR CORALLO: They're taking the	Page 29 1 BNE Letchworth - 8/14/24 2 MR. SENA: Yeah, I know. 3 CHAIR CORALLO: I don't know if they have 4 a -- 5 MR. SENA: Has the town considered what 6 stress this is going to put on the services? 7 MS. ADDONA: That's the function of the 8 Draft Environmental Impact Statement that the 9 applicant is going to prepare, so that this 10 board and the town as a whole can understand if 11 and what impacts those would be. 12 MR. SENA: Okay. 13 MS. ADDONA: So the function really 14 tonight is for, which are great comments, and, 15 you know, that's why we have a stenographer 16 here, so they can be recorded and then 17 incorporated into the scoping document to the 18 extent they aren't already. But that's why 19 we're here, to hear from you so that we can 20 make sure the applicant addresses those issues. 21 MR. SENA: Okay. That's it for me. Thank 22 you. 23 CHAIR CORALLO: Thank you. 24 MS. ADDONA: And if you think of anything 25 else in the next week you can --

Page 30 1 BNE Letchworth - 8/14/24 2 MR. SENA: Sure. 3 MS. ADDONA: -- you can also submit 4 written comments. 5 CHAIR CORALLO: Anybody, anyone else who 6 would like to speak? 7 MR. SANTANA: Sure. 8 CHAIR CORALLO: Step up there. 9 MR. SANTANA: Good evening. Joel Santana, 10 100 Dowd Street, Haverstraw, New York 10927. 11 So I was going to make a comment regarding 12 the set -- you know, an egress, not necessarily 13 an entrance but for emergency purposes. 14 Because if you look at the buildings closest to 15 Letchworth Village Road, it just seems like 16 going in through the church entrance and making 17 a right and another right to get to that far 18 end. If there's an emergency, it just seems a 19 little bit -- for such vast land it just seems 20 like a lot of curves just to be able to get to 21 there, right? So basically another access 22 point for emergency services. But that was 23 already mentioned. 24 CHAIR CORALLO: Okay. 25 MR. SANTANA: And also, to the best of my	Page 32 1 BNE Letchworth - 8/14/24 2 application would be an improvement over what 3 existed beforehand. And I will certainly defer 4 to Mr. Kauker and Mr. McCreedy. 5 MR. McCREEDY: The applicant somewhat to a 6 degree addressed some of those improvements 7 that the church had to institute. So we've 8 already been coordinating -- 9 MR. SANTANA: Right. 10 MR. McCREEDY: -- with the applicant in 11 the early stages now to make that effort -- 12 MR. SANTANA: Right. 13 MR. McCREEDY: -- go forward. 14 MR. SANTANA: And pardon me if I missed 15 this earlier, but what's the total condo units 16 and how many, if any, are affordable, just to 17 know 18 CHAIR CORALLO: Well, at this time -- 19 MR. SANTANA: Yeah, not at this time. 20 CHAIR CORALLO: -- roughly I think 300 21 units. 22 MR. SANTANA: Okay. 23 CHAIR CORALLO: And 648 or 650 parking 24 spaces. 25 MR. SANTANA: Okay.
Page 31 1 BNE Letchworth - 8/14/24 2 knowledge there was some recent application or 3 some changes to the church. But basically 4 point is for traffic purposes. I'm not sure if 5 the church expanded, was the parking lot or 6 whatnot. But nevertheless there's something 7 just to address regarding traffic flow on 8 weekends or when there are services. So I 9 just wanted to make a point of that. 10 CHAIR CORALLO: That's well taken. 11 MS. ADDONA: So just for your information, 12 the church was before the board I believe last 13 year. They wanted to put a small addition on 14 their existing structure. And so as part of 15 that the planning board tried to clean up a lot 16 of what was already going on on that property. 17 So they, they had a buffer put between the 18 parking. The parking now has to be clearly 19 delineated. There's also an easement that the 20 town granted to the church over that area so 21 that they can continue to use it. So overall 22 we can certainly look into whether or not 23 anything that happened with that site plan 24 should be incorporated. But for the most part 25 I think anything that happened with that	Page 33 1 BNE Letchworth - 8/14/24 2 MS. ADDONA: And what, what is deemed 3 affordable is something that will probably also 4 be looked at as part of the Draft Environmental 5 Impact Statement process. 6 MR. SANTANA: Okay. Very good. That's it 7 for me tonight. Thank you. Thank you. 8 CHAIR CORALLO: Okay, thank you. 9 Anyone else? 10 (No response) 11 CHAIR CORALLO: Okay. So seeing no one 12 else wants to speak, Ira -- 13 MR. EMANUEL: Yes, sir. 14 CHAIR CORALLO: -- this question is about 15 timing. Are you coming back to a workshop or 16 are people coming to another meeting? Our 17 workshop is at the end of September. Well, we 18 have one in August, but that's too close. In 19 September do you want to come back at that 20 time, is that too early? We need enough time 21 for you to submit whatever you have so we can 22 review it, so we can look at the plans and we 23 can go, so. 24 MS. ADDONA: Mr. Chairman, I think that 25 the plan, and if the applicant is so inclined,

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2 the public comment period on the scoping
3 document will be over next week.
4 CHAIR CORALLO: Yeah.
5 MS. ADDONA: Next Wednesday. The planning
6 board workshop is next Thursday. So we could
7 sit down with the applicant if they wanted to
8 at that time to talk about what additional
9 comments we've received and how they want to
10 react to them. And then take it from there as
11 to whether or not we could be in a position to
12 present something to the board for your
13 September meeting or if it would have to be put
14 over to October.
15 MR. EMANUEL: Yeah, I think that's a good
16 way to go. This way we can get at the very
17 least initial reactions from, from the
18 consultants and from yourself. It's going to
19 take more than just that one workshop meeting
20 to get this draft scope taken care of.
21 CHAIR CORALLO: Yes.
22 MR. EMANUEL: But that would, at the very,
23 very least the workshop meeting on the 22nd
24 would set up a process for us to move forward
25 on this, on completing the scoping outline.

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2 CHAIR CORALLO: Thank you. Just bear with
3 me. I'm just taking a look at the date there,
4 the 22nd. That's at 4:30 okay.
5 MR. EMANUEL: Yup.
6 CHAIR CORALLO: So we'll set up for a
7 workshop just to put together everything that
8 we have today and then we go from there.
9 MR. EMANUEL: Well, how far we get.
10 CHAIR CORALLO: Okay. So no public here,
11 just, that's it.
12 MS. ADDONA: Just a motion to close the
13 scoping session.
14 CHAIR CORALLO: All right. May I have a
15 motion to close the scoping session?
16 MR. EMANUEL: Subject to the written
17 comments, right?
18 MS. ADDONA: Yes.
19 CHAIR CORALLO: And that includes
20 comments.
21 MR. RICCALDO: Motion.
22 MS. ADDONA: With, with written comments
23 to be accepted until end of business on
24 Wednesday, August 21st.
25 CHAIR CORALLO: The 21st, okay.

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2 With that, motion made by Mr. Riccaldo.
3 MR. WIDMER: Second.
4 CHAIR CORALLO: Seconded by Mr. Widmer.
5 All those in favor, signify by saying aye.
6 (Chorus of "ayes")
7 CHAIR CORALLO: That's the end of our
8 meeting.
9 MR. EMANUEL: Okay, thank you.
10 CHAIR CORALLO: May I have a motion to
11 adjourn.
12 MR. WIDMER: Move it.
13 MR. SAMBRATO: Second.
14 CHAIR CORALLO: Mr. Widmer, Mr. Sambrato.
15 All those in favor, signify by saying aye.
16 (Chorus of "ayes")
17 CHAIR CORALLO: Opposed.
18 (No response)
19 CHAIR CORALLO: So carried. Okay, thank
20 you.
21 Time noted: 8:02 p.m.)
22
23
24

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1
2 CERTIFICATE
3
4 STATE OF NEW YORK)
5) SS:
6 COUNTY OF ORANGE)
7
8 I, KARI L. REED, a Shorthand Reporter
9 (Stenotype) and Notary Public within and for
10 the State of New York, do hereby certify:
11 I reported the proceedings in the
12 within-entitled matter and that the within
13 transcript is a true record of such
14 proceedings.
15 I further certify that I am not related, by
16 blood or marriage, to any of the parties in
17 this matter and that I am in no way interested
18 in the outcome of this matter.
19 IN WITNESS WHEREOF, I have hereunto set my
20 hand and seal this 14th day of August, 2024.
21
22 
23 KARI L. REED
24
25

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