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In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

ORIGINAL

-----X

February 11, 2026
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

A P P E A R A N C E S:

SAL CORALLO, CHAIRMAN

GLEN WIDMER

ROBERT SAMBRATO

WILLIAM RICCALDO

ANTHONY GIZZI

JAMES MONTE

CHRISTIE TOMM ADDONA, PLANNING BOARD ATTORNEY

ANNETTE HENDRIE, TOWN CLERK

GLENN MCCREEDY, CONSULTING ENGINEER

MICHAEL KAUKER, PLANNING CONSULTANT

GEORGE BEHN, BUILDING INSPECTOR

1 Proceedings

2 CHAIRMAN CORALLO: Okay. Good
3 evening, everyone. Welcome to the Town
4 of Haverstraw Planning Board. Today is
5 January -- no, I'm sorry, I mean --
6 February 11, 2026, 7:30.

7 Would everyone please stand for
8 the pledge?

9 (Whereupon everyone rose for the
10 Pledge of Allegiance.)

11 CHAIRMAN CORALLO: I'm going to
12 just make a quick switch to this evening
13 -- first let me call roll call.

14 Anne te?

15 MS. HENDRIE: Sal Corallo.

16 CHAIRMAN CORALLO: Present.

17 MS. HENDRIE: Glen Widmer.

18 MR. WIDMER: Here.

19 MS. HENDRIE: Robert Sambrato.

20 MR. SAMBRATO: Here.

21 MS. HENDRIE: Anthony Gizzi.

22 MR. GIZZI: Here.

23 MS. HENDRIE: William Riccaldo.

24 MR. RICCALDO: Here.

25 MS. HENDRIE: James Monte.

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Proceedings

MR. MONTE: Here.

CHAIRMAN CORALLO: Everyone's present. Adoption of minutes of December 10, 2025?

MR. WIDMER: I can move that.

CHAIRMAN CORALLO: Moved by Mr. Widmer.

MR. SAMBRATO: Second.

CHAIRMAN CORALLO: Second by Mr. Sambrato.

All those in favor signify by saying, "Aye."

(Whereupon, all the Board members responded "Aye.")

CHAIRMAN CORALLO: Opposed? Motion passes.

I'm going to just go to Number 2 first. It will hopefully be a little bit shorter. Item Number 2:

81 West Ramapo Road, Town of Haverstraw, Garnerville, Section 26.09, Block 04, Lot(s) 01.

Site plan approval: Yoga/fitness studio. 1,000 square feet. 900 square

1 Proceedings

2 feet will be used for the studio and
3 100 square feet will be used for a
4 bathroom.

5 It's a new submission. It's a
6 continuation of the public hearing.

7 Will the applicant please come
8 forward to the podium?

9 MR. LOFTUS Good evening,
10 Mr. Chairman. Patrick Loftus, 4 Laurel
11 Road, New City Appearing for Ira
12 Emanuel this evening who does remain the
13 attorney of record.

14 So I know that the hearing was
15 opened at the last meeting. I note that
16 since that meeting, right after that
17 meeting, the County did issue its GML
18 letter that indicated no impact, and they
19 weren't asking for any action. They just
20 remanded back to the board.

21 I also know there was some
22 discussion about the, the parking
23 situation. There are 25 spots, spots
24 which does comply with the code, but I
25 know the -- I believe the board asked for

1 Proceedings

2 a little more information. We did submit
3 a memorandum relating to the parking that
4 indicates that there is a synergy between
5 the proposed yoga studio and the existing
6 dispensary use so that there's not a lot
7 of cross between the peak parking times.
8 So it seems to, it seems to work as a
9 plan.

10 CHAIRMAN CORALLO: All right.

11 MR. LOFTUS: The other thing that
12 Mr. Emanuel did ask me to mention, he
13 said there was a comment about the way
14 the interior was designed. And he wanted
15 me to just mention that there was no
16 access between the two units. They'll be
17 completely separate units without an
18 internal connection.

19 CHAIRMAN CORALLO: All right.

20 MR. LOFTUS: Other than that, I
21 know you're in the middle of the hearing.
22 Our client is here and available to
23 answer any questions if there are.

24 CHAIRMAN CORALLO: I have a few
25 questions and then I'll turn it over to

1 Proceedings

2 the, the other members here.

3 Well, I have a question -- and
4 you gave all the timing of the yoga
5 classes that are going to go on and the
6 cannabis hours, and so on and so forth,
7 approximately how many people going to be
8 there. And I have a problem that --
9 whether you have enough parking. That's
10 with the yoga thing.

11 And let me tell you what
12 happened. Yesterday by chance I went to
13 -- across the street to the Foremost
14 Shopping Center. And then as I left
15 there and I went into the, to that place,
16 the cannabis, and I was very surprised
17 that -- we had a lot of snow -- one car
18 must be there for over a week because the
19 snow was as high as we had. And it
20 hasn't been moved. So that's not a
21 parking area, I don't know why that car
22 is still there. That took up a spot.

23 A lot of your snow removal took
24 up other spots. One of them was a
25 handicapped spot.

1 Proceedings

2 So your, your number of parking
3 there was okay when you're by yourself.
4 Now when the cannabis is up, the yoga's
5 operating at the same time, you have to
6 work something out with the snow, when
7 you got to remove the snow and leave the
8 parking spaces open. Because you're at a
9 bare minimum -- at not maybe 8 o'clock in
10 the morning or 9 o'clock, but as the day
11 goes on.

12 My question is -- and I wish a
13 lot of success for, for the yoga place --
14 if you have 20 people coming in, I
15 believe there'll be 20 cars that will be
16 with them. And as those people are
17 leaving and the next group is coming in:
18 A lot of confusion there in a small
19 parking lot. I don't understand how your
20 report doesn't show the intermingle into
21 the, into that parking lot. I think it's
22 an important issue because you could have
23 a lot of problems.

24 Actually one -- later on in the
25 day -- I know 8 o'clock in the morning,

1 Proceedings

2 9 o'clock in the morning from your notes,
3 that's your big crowd. But in the
4 afternoon -- and I don't recall the exact
5 thing -- but you have a small number of
6 people you show, six people coming in.

7 I wish the yoga place a lot of
8 success, but if they only have six people
9 going into the yoga class, it's a
10 problem. But see, that's their problem.

11 But my problem is, you can't
12 cause a problem of going into the
13 premises and going out, and going out of
14 the side and so on. And I question that
15 and ask for a response.

16 MR. LOFTUS: Well, I mean, I
17 don't know if, if my client is able to
18 respond. What I will say is that we
19 didn't construct this place, you know.
20 The parking lot was built --

21 CHAIRMAN CORALLO: I understand
22 that.

23 MR. LOFTUS: -- was designed well
24 before my client took over. So to some
25 extent, we're dealing with, with what we

1 Proceedings

2 purchased which was approved in its
3 present place. And the -- you know, the
4 actual practice of parking is obviously
5 something they will have to deal with.

6 CHAIRMAN CORALLO: Go ahead.

7 MS. TOMM ADDONA: Can I, can I
8 just clarify that what was approved was
9 the cannabis dispensary with the, with
10 the remainder of the property being
11 professional office because that's what
12 it was considered before. And at the
13 time it was vacant.

14 So now it's -- no one's saying
15 the use isn't permitted, but the use is
16 different than a professional office
17 where you have people that go there in
18 the morning and leave.

19 I think what the chairman is
20 getting at is that continuous overlap of
21 traffic that happens throughout the day
22 because the classes are 50 minutes to an
23 hour or something like that.

24 MR. LOFTUS: I appreciate the
25 comment. But we are stuck with the

1 Proceedings

2 parking lot we have, so it is something
3 that we'll have to pay attention to.

4 CHAIRMAN CORALLO: But how would
5 you solve the problem if it happens?

6 MR. LOFTUS: All right. My
7 client's going to make a comment.

8 CHAIRMAN CORALLO: As you come
9 up, I'm going -- he has your name,
10 please?

11 MR. SHERIDAN: Ben Sheridan.

12 Yeah. Listen, it's the same
13 owners as the business next door. So
14 everything in the planning is to
15 alleviate those parking lot issues. If
16 that means spacing the classes further
17 apart, keeping 30-minutes staggered time
18 so we're not running into those issues.

19 CHAIRMAN CORALLO: Well, that's
20 what I was asking.

21 MR. SHERIDAN: Yeah. That's --
22 we're, we're amenable to that, for sure.

23 CHAIRMAN CORALLO: I understand
24 what, what you said. What I -- my thing
25 is your problem of trying to get people

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in and out, if it doesn't work, it becomes the town's problem because of traffic and so on going in and out. And that's all I was trying to, to bring up on that, that it works out.

MR. SHERIDAN: Yeah. Certainly understand the coming and going and not clogging up the -- these entrances. For sure.

CHAIRMAN CORALLO: I mean, I don't know the systems of both. If you have a class between 5:00 and 6:00 o'clock at night or something like that --

MR. SHERIDAN: I don't think we're going to be doing that. We're not going to be doing that because it conflicts too much with the parking needs next door. So it's going to be --

CHAIRMAN CORALLO: Well, that's what I'm --

MR. SHERIDAN: -- very small format in the afternoon. We're going to optimize the hours the dispensary isn't

1 Proceedings

2 allowed to be open before 10:00 a.m.

3 That's really when we're going to be
4 doing the bulk of our traffic.

5 MR. WIDMER: But on the weekends
6 also?

7 MR. SHERIDAN: Still figuring
8 that out. Sundays we have limited hours
9 next door to begin. There's a specific
10 community in the area here; Saturdays
11 we're just trying to figure out what
12 makes the most sense for schedule.

13 CHAIRMAN CORALLO: All right. So
14 help me out here. By staying in the time
15 of -- not 8:00 to 9:00 as much as 9:00 to
16 10:00 or whatever --

17 MR. SHERIDAN: 6:00 to 6:45 a.m.,
18 7:15 to 8:00 a.m., 8:30 to 9:15. We'll,
19 we'll -- you know.

20 CHAIRMAN CORALLO: It's not like
21 when you go to therapy right next to
22 ShopRite over here. People are coming in
23 8 o'clock, 10 after 8:00, quarter after.
24 And they got a big parking lot.

25 MR. SHERIDAN: Yeah. We're also

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not trying to slam --

CHAIRMAN CORALLO: I just don't
-- I don't want to create a problem on
the 202, and I don't want to create a
problem -- it's a private street with
houses there.

MR. SHERIDAN: Yep, understand.

CHAIRMAN CORALLO: People saying:
Well, everybody's got to go out one way.
So that's all I'm saying.

If y u stagger the time, I think
that's something that will -- I don't
now how to handle it. But I think that
was my main, main question on that.
There is --

MR. SHERIDAN: And these are
small-format classes. I just want to,
like -- we're not trying to slam the
place full. We don't have all the room
in the world over there. And as I said,
it's the same ownership so the economics
don't look like a normal independent
business.

CHAIRMAN CORALLO: Well, just

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think about right now with the snowstorm
we had --

MR. SHERIDAN: Yeah.

CHAIRMAN CORALLO: -- and all the
snow that you have all over the property.
That's, that's not my normal route; I
just happened to be there yesterday.
Is --

MR. SHERIDAN: It's a good
learning experience, good learning
experience for us in that.

MS. TOMM ADDONA: Please, please
one at a time so the stenographer --

CHAIRMAN CORALLO: Yeah. There's
a car parked over there with snow on it.
It's not a parking lot where you can
leave your car there, then take a trip to
Florida, and come back two weeks later.
It's somebody's, somebody's car. And
from the cannabis's position: Nobody's
moving that car, you get it towed, and
you move them out.

MR. SHERIDAN: Yeah.

CHAIRMAN CORALLO: And then you

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2 have a lot, you had a lot of snow. I
3 don't know what you do. I don't know --
4 I think you put -- you covered up -- you
5 have two handicapped spots, one of them
6 is completely covered. You couldn't park
7 in there. And that's all I'm trying to
8 say is, you got to work out something.
9 You didn't have site plans so we didn't
10 work on snow removal. That's it.

11 But if you stagger the time, it's
12 going to help out

13 MS. TOMM ADDONA: This is the
14 site plan application so you could talk
15 about snow removal.

16 CHAIRMAN CORALLO: Well, you have
17 to find out where you can move that snow
18 when you get a big snow like that.

19 MR. SHERIDAN: Yes.

20 CHAIRMAN CORALLO: And don't
21 cover up the handicapped spots.

22 MR. SHERIDAN: Yes.

23 CHAIRMAN CORALLO: Anybody have
24 any questions on this? Personal...

25 All right. We're waiting for a

1 Proceedings

2 report.

3 MS. TOMM ADDONA: We recently
4 sent the parking and traffic analysis to
5 the Planning Board's consulting engineer,
6 the traffic consulting engineer at
7 Stonefield, and we are waiting for
8 comments about that.

9 CHAIRMAN CORALLO: All right. So
10 -- all right. Have any other questions?
11 Anybody from the public have any
12 question?

13 All right. I asked the board,
14 nobody else has any more questions on
15 that.

16 We're not, we're not going to do
17 a vote this evening. We're going to hold
18 this off 'til our next meeting which is
19 on March 11th. And hopefully we'll have
20 all the information then, and we'll work
21 from there. And we'll have our attorney
22 put a resolution together; okay?

23 MR. LOFTUS: Thank you.

24 CHAIRMAN CORALLO: All right.
25 Thank you.

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So we'll extend -- have a motion
to -- do we have a motion this evening?

MS. TOMM ADDONA: Motion to
adjourn the public hearing to March 11th.

CHAIRMAN CORALLO: Can I have a
motion to extend the public hearing to
March 11th?

MR. GIZZI: Move that.

MR. WIDMER: Second.

CHAIRMAN CORALLO: Made by
Mr. Gizzi and Widmer.

Motion made and seconded.

All those in favor signify by
saying "Aye."

(Whereupon, all the Board members
responded "Aye.")

CHAIRMAN CORALLO: Opposed?

So carried.

Next item on the agenda is 130
West Ramapo Road, Old Lavinia's in
Garnerville, Section 25.16, Block 03, Lot
40.

Site plan approval: Two-story
office building utilized as a

1 Proceedings

2 professional office space.

3 12,000-square-foot building with on-site

4 parking. Revised submission:

5 Continuation of public hearing.

6 Gentleman?

7 MR. BEHRENS: Yes.

8 CHAIRMAN CORALLO: Does she have
9 your name?

10 MR. BEHRENS: Sure. Matt Behrens
11 from Zarin & Steinmetz.

12 Good evening, members of the
13 board --

14 (Pause in proceedings due to
15 technical difficulties.)

16 MR. BEHRENS: Good evening,
17 members of the board. We're back tonight
18 for the continued public hearing. The --
19 really not much in terms of presentation,
20 just to explain the only change that came
21 out of the last meeting was whether we
22 could put in a fence in along around the
23 residential buffer side. We did add that
24 in. It's vinyl. So that's another
25 protective visual barrier that was

1 Proceedings

2 mentioned.

3 Remember we also have a berm, so
4 there's going to be some topographic
5 changes. So we think that helps advance
6 -- kind of minimize the impact. So that
7 was the biggest thing.

8 CHAIRMAN CORALLO: I'd like to
9 ask you a few questions so we get this
10 straight.

11 The drawings that we're working
12 with, all right. I have all the
13 drawings, the site plan drawings: 1, 2,
14 , 4, 5, 6, and 7.

15 We have the revisions that you
16 made on those drawings anywhere from --
17 Revision 6 or Revision 7.

18 Now when we go to the
19 architectural, they're all -- these don't
20 show any revisions on the architectural.
21 And we know there's been a lot of changes
22 on the architectural. They're all dated
23 3/19/25, approximately a year ago. It
24 has a revision box; you never show that
25 there's a revision.

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When we do our resolution, our attorney lists all the things. And we cannot say 3/19. It's got to be -- the other ones, the Drawing 1: Revision 7, so -- and so everybody can follow it and look at it.

So Number 1: You have to fix that. Because I have three different sets of architectural, and I'm just -- one simple thing is when you put the, when you put the lunchroom on one side, then you put -- you made changes. You changed the entrance.

You got, you got to -- so when somebody picks that up like that and I say I got drawing -- I have Drawing A-100 dated 3/19. Well, which one was it? Was it the one that I got six months ago or the one I just got in January.

MR. WEINBERG: Avi Weinberg, WeinbergLim Engineering, here on behalf of the applicant.

If it makes you feel any better, Mr. Chairman, this is a problem I have

1 Proceedings

2 with all architects. We are used to
3 going back to the planning boards and
4 submitting and resubmitting, and then we
5 are very much trained to document our
6 revisions.

7 CHAIRMAN CORALLO: You did that
8 with the site work.

9 MR. WEINBERG: Yes. Because as
10 site engineers, most of the time we go
11 back and forth to the Planning Board
12 multiple times and we very much document
13 our revisions.

14 I will definitely make that known
15 and pass it to the architect.

16 CHAIRMAN CORALLO: What you can
17 do is on the plans that when you submit
18 them that we're going to review and
19 approve, is to put revisions --

20 MR. BEHRENS: -- control.

21 THE REPORTER: One at a time.

22 CHAIRMAN CORALLO: It could say
23 Revision 1 -- I don't care. But that's
24 -- I want it that it's Revision 1:
25 February, March, whatever date you want

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that we need to have it. That's one.
All right?

Okay. I got to look at my notes
here.

2 -- we always play with numbers
and so on. I don't have the drawings
with me because it's too much to carry,
and I make all little notes while looking
at it, so you got to bear with me.

One of the things I have on
drawing -- in the architectural, I want
to make sure. There's no Drawing 103 for
some reason. I just wanted to know.
There's no drawing A-103. I have A-100,
101, 102, 104, 200, 201, and 202.

Are we agreed upon that, that
there's no 103?

MR. WEINBERG: I will pass this
information on to the architect.

CHAIRMAN CORALLO: I just don't
want -- there might be a drawing missing.
I don't know.

MR. BEHRENS: We'll check.

CHAIRMAN CORALLO: I just am

1 Proceedings

2 trying to put everything together; all
3 right? Okay.

4 Now when we go to Drawing A --
5 you got, you got the site plan there.
6 We're going to get to the site plan. I
7 want to get to the other things put
8 together.

9 And anybody can jump in on any
10 time, whether you agree, disagree,
11 whatever. On Drawing -- that drawing
12 right there, when you look at that --
13 your legend on the bottom, it says that
14 the -- you got -- you have -- you can
15 have 52 -- you have OCC, one in the
16 storage room. You follow?

17 In each room though --

18 MR. WEINBERG: Here?

19 CHAIRMAN CORALLO: Up on the top,
20 yeah. You got one person there, another
21 person there. You got 37 in the
22 cafeteria -- lunchroom, then you have 8
23 over here. And you got a total of 52
24 people that can go into the bottoms
25 there; right?

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MR. BEHRENS: Yes.

CHAIRMAN CORALLO: Now -- and you have 21 and 21 on the next two floors that you show. So that's 42. So when you add 42 -- I want you to explain to me why you put a one -- what's the word you used there? OCC? Is that what you have?

MR. BEHRENS: This is for building code occupancy limits.

CHAIRMAN CORALLO: Well, does that mean if someone can answer it. Does that mean you can have somebody there?

MR. BEHRENS: That would be the building code maximum, maximum amount in those spaces per, per the code.

MR. WIDMER: So you could have 92 people in this building?

MR. BEHRENS: You could legally. However, remember, this is going to be based off the demand for the first two floors. No one is separately leasing out the kitchenette or the storage room down there. They're leasing out the first two

1 Proceedings

2 floors which legally have a maximum
3 occupancy of 21 plus 21.

4 Those people will use the
5 basement. There's not going to be
6 additional new people that just come in
7 for yoga at lunch or anything like that.
8 That is certainly not going to be part of
9 this project.

10 It is - the first two floors are
11 tenanted; that's the demand: 21 and 21
12 maximum. That's 42. We have 48 spaces.
13 The basement is for those first two floor
14 tenants.

15 MR. WIDMER: Now you have 37 in
16 the kitchen but only one bathroom there;
17 right?

18 MR. WEINBERG: I could check with
19 the architect.

20 MR. WIDMER: No. I mean, that's
21 what it looks like.

22 MR. WEINBERG: I would assume
23 this has been designed to code, yes. And
24 again, remember, most people are not here
25 most of the day.

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MR. WIDMER: No. But I mean, still, that's a lot of people for just one bathroom; no?

MR. WEINBERG: Understood. But remember they have the other two floors too, so.

MR. WIDMER: Are the bathrooms all ADA?

MR. WEINBERG: Presumably. I would have to check with the architect.

MR. WIDMER: Well, all of them look like they're the same size, that's why I asked

MR. WEINBERG: I think they -- again, I'm not the architect, I'm the site engineer. But I believe they have to be.

MR. WIDMER: Yes. Maybe you could find out.

CHAIRMAN CORALLO: All right.

MR. WIDMER: George, don't they all have to be handicapped?

MR. BEHN: I would need to refresh myself with the code.

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CHAIRMAN CORALLO: All right.

Well, as you do that, in the, the workout room or whatever you call it, are you -- you're going to have equipment in there that people can exercise, with treadmills or whatever? You don't know? Well --

MR. BEHRENS: I believe it was more presumed to be more, like, a yoga kind of -- you put a mat down.

CHAIRMAN CORALLO: Do you need a separate bathroom for those people that go in there to change?

MR. WIDMER: Well, there is one.

CHAIRMAN CORALLO: Not inside the --

MR. WIDMER: Yeah. There's one --

CHAIRMAN CORALLO: Oh, that one there? Oh, you have that. Okay. Very good.

MR. BEHRENS: There's two bathrooms currently planned in the basement space, which I would say was a good amount for that. And remember, it's

1 Proceedings

2 not like everyone's flooding down at the
3 same time. It's like a normal office
4 setup, kind of staggered.

5 CHAIRMAN CORALLO: Now I'll stay
6 on that one. You have duct work running
7 down the hallway and then you have, you
8 have split units in the wall there to put
9 heat and air conditioning in. Do you see
10 on the outside walls? You got two there,
11 one there?

12 MR. WEINBERG: Yeah.

13 CHAIRMAN CORALLO: And from what
14 - my knowledge of the split units, you
15 can have heat and the air conditioning,
16 which I think that was the greatest thing
17 they did for all people with old houses
18 and so on.

19 But all that stuff, you have to
20 have -- I'm not familiar exactly how it
21 works. Are there compressors or
22 something outside the building that --
23 you got to think what's going to be
24 outside the building.

25 MR. WIDMER: They're on the roof;

1 Proceedings

2 right?

3 MR. WEINBERG: Yeah, on the roof.

4 CHAIRMAN CORALLO: They're on the
5 roof? Those are all on the roof?

6 MR. WEINBERG: Yes.

7 CHAIRMAN CORALLO: On the roof.
8 Yeah -- but you got the one on the roof,
9 that takes care of the air conditioning
10 upstairs.

11 And speaking of the roof, if you
12 go to the roof now. You got the plan of
13 the roof that says you have nine units,
14 but you only show eight.

15 MR. WEINBERG: We will --

16 CHAIRMAN CORALLO: You got to
17 make -- all right. So is it nine or is
18 it eight?

19 All right. I think that's enough
20 of the inside stuff.

21 We'll go to the outside; all
22 right? I don't have my engineers...

23 That whole place that's blacktop,
24 you're going -- everything is going?
25 You're digging up the blacktop; right?

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Because you're changing the grades.

MR. WEINBERG: Yes.

CHAIRMAN CORALLO: In the back.

You're going to cut all the trees within
your own property?

MR. WEINBERG: Yes.

CHAIRMAN CORALLO: All right.

All right. And, and your, your cut and
fill are you going to have enough -- are
you going to have to bring material in or
you have to -- you have enough there? Do
you know?

MR. WEINBERG: Ideally we'd like
to balance it. I don't have those
numbers offhand.

CHAIRMAN CORALLO: You don't have
the numbers. Well, if you bring fill in,
it has to be checked out.

MR. WEINBERG: Yes. We're aware.
It has to be compacted properly and
then...

THE REPORTER: One at a time.

CHAIRMAN CORALLO: All right.

Here we go here. I may not go in order

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but I have to do what I have here.

All right. Do you have all --
I'll leave that to my engineer, the
drainage from the site going into those
three units they're putting on the
outside. Okay.

I ask this question because
things change. The building's going to
be gas operated or electric? Because at
one time I said that the governor had
said no more gas.

So have you guys decided whether
it's going to be gas or electric? And
the reason I bring that up: Because that
could affect something you're going to
put outside and where you're going to put
it. You need a transformer or something
outside?

MR. WIDMER: Is there going to be
a transformer outside or meters outside?

MR. WEINBERG: I believe there
will be meters.

MR. WIDMER: For electric?

MR. WEINBERG: Yes, I believe

1 Proceedings

2 there will be.

3 MR. WIDMER: I couldn't find
4 them.

5 MR. WEINBERG: Yeah. They're not
6 shown. Those are details that we'll work
7 with, with the electric company.

8 MR. WIDMER: But will there a
9 pad-mount transformer someplace or?

10 MR. WEINBERG: There probably
11 will. Perhaps in this area. We'll find
12 a place. Again, we have to work with the
13 electric company to see what's needed.

14 MR. WIDMER: Now just doubling
15 back on the mini-splits. You're putting
16 mini-splits in each little storage room?

17 MR. WEINBERG: Yeah. If that's
18 what they're showing, then yes.

19 MR. WIDMER: Seems pretty
20 expensive just for a storage room; no? I
21 mean, it seems --

22 MR. WEINBERG: Perhaps. Could be
23 they -- you know, I'm not sure why that
24 was shown. Could be the client may opt
25 not to do that.

1 Proceedings

2 MR. WIDMER: No. I mean, I just
3 -- you know, I mean that just leads you
4 to believe down the road it's going to be
5 rental -- you know, become somebody's
6 office.

7 MR. BEHRENS: That would not be
8 permitted under the site plan and the
9 building codes.

10 MR. WIDMER: I'm ware of that.
11 But it seems a little excessive to have
12 one mini sp it in each, each 4, 6 storage
13 room --

14 MR. EHRENS: We'll bring it up
15 to the architect.

16 THE REPORTER: One at a time,
17 please.

18 MR. BEHRENS: Yeah. Nothing
19 nefarious about the mechanical system
20 here. This is -- it is what it showed.
21 But point taken, we'll bring it up to the
22 architect.

23 CHAIRMAN CORALLO: Anything else?
24 Anybody else? All right. I'll continue.

25 I have a question about the

1 Proceedings

2 height of the building. If you go to the
3 bottom line right there, it tells you
4 that you can go 28 feet, about 35,
5 something like that.

6 MR. BEHRENS: Yeah.

7 CHAIRMAN CORALLO: Now if you
8 look at the elevations, you go 12, 12:
9 That's 24. Then you have five foot for
10 the, the bulkhead for the stairs and you
11 have eight feet for the elevator.

12 Now here - I'm going to ask you
13 and ask my engineers, what's the height?
14 You might need -- do you need a
15 variance for the height because you're
16 going up more than the required amount?

17 MR. WEINBERG: No. Top of the
18 bulkhead here is 32. I'd have to
19 double-check how to count, that leads to
20 the top of the parapet. But the bulkhead
21 says it's 32. It's enough.

22 CHAIRMAN CORALLO: The top of the
23 bulkhead?

24 MR. WEINBERG: Yeah.

25 CHAIRMAN CORALLO: Where? Show

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me where. Yeah. That's what -- how much
does that say?

MR. WEINBERG: 32.

CHAIRMAN CORALLO: That says 32?

MR. WEINBERG: Yes.

CHAIRMAN CORALLO: Can you bring
it up so I can see it?

Where's the -- that's the stair
bulkhead.

MR. WEINBERG: Yes.

CHAIRMAN CORALLO: The elevator
bulkhead is higher.

MR. WIDMER: See, this one
doesn't have a date on it. The ones
we're looking at have 4/19/25.

CHAIRMAN CORALLO: No. This one
is 3/19/25. This is what I was
complaining about. This is a revision.

MR. WEINBERG: I understand. I
will...

CHAIRMAN CORALLO: But that's the
stair bulkhead.

MR. WEINBERG: The architect
didn't --

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CHAIRMAN CORALLO: The elevator bulkhead is three feet higher than that.

MR. WEINBERG: Not shown on here.

CHAIRMAN CORALLO: He's showing it. It's on a different, on a different drawing.

MR. WEINBERG: We will not be requesting a variance

CHAIRMAN CORALLO: So I'll put -- my question is I don't have the -- where does the height stop? If you're telling me the staircase but you have an elevator that's higher -- just look on another plan, you can see it. And I question that.

So can somebody answer that question for me? What is the -- is the -- what's the height? Does it go to the elevator or not?

MR. BEHN: Mr., Mr. Chairman, I think Mike Kauker our planner can opine building height.

MR. KAUKER: What's the question?

CHAIRMAN CORALLO: The question

1 Proceedings

2 is, what's the height that they're
3 allowed to have? Where does it start and
4 end? We don't -- the building is 24
5 foot; right?

6 MR. KAUKER: Let me confirm.

7 CHAIRMAN CORALLO: And the
8 staircase brings it to 32 --

9 MR. KAUKER: 32, 32 feet.

10 CHAIRMAN CORALLO: And then the
11 elevator which is -- goes up higher
12 because they need more...

13 MR. KAUKER: Well, that --

14 CHAIRMAN CORALLO: I just want to
15 know if they need a variance for that.

16 MR. KAUKER: The top -- the
17 highest point of the building is 32 feet
18 according to the architectural plans.
19 And they're permitted, I think it's
20 35 feet.

21 MR. BEHRENS: That was 35 feet;
22 right?

23 MR. WEINBERG: Yes.

24 MR. BEHRENS: Do we have the
25 zoning compliance relative to the issue?

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MR. KAUKER: But yeah, so the bulk -- actually the bulk table should be updated though. I think it reflects 30 feet. So that should be revised to show 32 feet.

MR. WEINBERG: No. It says 28. We could update it.

MR. KAUKER: The plan I looked at has 30 feet.

MR. BEHRENS: We'll update it, we'll confirm that.

MR. WIDMER: I think you have to get one complete set --

MR. BEHRENS: Yeah. No, we --

THE REPORTER: One at a time.

MR. WIDMER: -- with one date and all the revisions marked on it. And -- because I mean each plan, separate page has a different date marked in the bottom box. So it's confusing.

MR. BEHRENS: Yeah. Understood. We'll go through it, make sure it's --

(Pause in proceedings due to technical difficulties.)

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MS. TOMM ADDONA: Mike, you're looking at the C-district; right?

MR. KAUKER: I believe. I'll double-check. I think I -- I believe I did check that. I think it's the same height. I've seen it here, but I'm going to double-check.

CHAIRMAN CORALLO: Well, all -- I'm not, I'm not against it. All I'm saying is do they need a variance.

MR. KAUKER: No. It's a good question, very good question.

MR. EHRENS: I don't believe we need a variance.

CHAIRMAN CORALLO: That's why I have -- he answers those questions.

Any other questions before I go to my engineer with all the outside questions?

The, the fire company reviewed these plans? Do we have a letter from them that they have no problems with the -- I know you showed the plans somewhere -- the fire trucks, that they can get

1 Proceedings

2 around. And you're going to put
3 sprinkler systems in; right? Did they
4 okay that?

5 MR. BEHRENS: Yeah.

6 MS. HENDRIE: I'm sorry. The
7 plans were sent to the fire department
8 and they have no comment.

9 MR. BEHN: Correct. I spoke to,
10 I spoke to the fire chief. He's got no
11 comments and he's going to send us a
12 letter to that effect. That was last
13 week.

14 CHAIRMAN CORALLO: I'd like to
15 have that.

16 MR. BEHN: As soon as I get it,
17 you'll get it.

18 CHAIRMAN CORALLO: Because my
19 question with the sprinkler system -- I
20 don't know if you know -- is, is that a
21 wet system or a dry system? Do you know?

22 MR. WEINBERG: I do not.

23 CHAIRMAN CORALLO: All right.

24 MR. KAUKER: Mr. Chairman, the
25 height in the P0 and the C district are

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both 35 feet. So they're permitted 35 feet, but they're closing 32 so they comply with the height.

CHAIRMAN CORALLO: I'll look at it. Okay. You got the fire. And the, the -- Veolia, the water company, you have to get a letter from them that they could supply all the water.

MR. WEINBERG: Yeah. We reached out to them. They're aware of this.

CHAIRMAN CORALLO: The reason why I brought up the fire department: Is there a fire hydrant in that area or is it across the street or none there or is there going to be something on the building?

MR. WEINBERG: There is a hydrant on the corner. And again, they've had no comment.

CHAIRMAN CORALLO: And the sewer district has no problems. That they can, they can handle everything.

MR. WEINBERG: Yeah.

CHAIRMAN CORALLO: I'm going to

1 Proceedings

2 stop for a moment. I'm going to have my
3 engineer now give me his engineering
4 thought about all the cut and fills.

5 MR. McCREEDY: I have no comment.

6 CHAIRMAN CORALLO: No comment on
7 any of that stuff?

8 MR. McCREEDY: No.

9 CHAIRMAN CORALLO: The sewer --
10 drainage all works? Have no problems
11 with the drainage?

12 MR. McCREEDY: For where we are
13 in this stage of the application process,
14 everything is sufficient.

15 CHAIRMAN CORALLO: Everything is
16 sufficient.

17 And all the water that goes off
18 that property, where does it go into?
19 The --

20 MR. McCREEDY: It goes into a
21 collection system in the frontage and
22 then discharges the overflow into the
23 pipe system of the, of the town.

24 CHAIRMAN CORALLO: And can that
25 pipe handle it?

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2 MR. MCCREEDY: Sure. It's going
3 to meet existing conditions. So their
4 job is to meet the law, which is to have
5 zero net increase in runoff not to
6 mitigate offsite infrastructure issue.

7 MR. WEINBERG: And if I could
8 just add to what Mr. McCreedy said, we
9 actually increased the capacity. We, you
10 know, used more conservative numbers, you
11 know, to meet his criteria.

12 CHAIRMAN CORALLO: Last question.
13 You show where you're going to
14 show the snow.

15 MR. WEINBERG: Yes.

16 CHAIRMAN CORALLO: And when I
17 went to the other place yesterday, I went
18 up there -- you got to, you got to have a
19 pile where you're going to put the snow.
20 It's on the southeast there.

21 MR. WEINBERG: Yes.

22 CHAIRMAN CORALLO: Because
23 there's -- we had a lot of snow, and you
24 pushed it. And you have to be prepared
25 for the worst. So you got to show an

1 Proceedings

2 area, where the garbage thing is in the
3 front there where you can or, you know --
4 I don't know -- more to the side. You
5 following?

6 MR. WEINBERG: Yes. Let me
7 explain to you how we always like to do
8 things. Snow is something we constantly
9 -- we always pay attention to whenever we
10 design our plans.

11 We always want to put them at a
12 low spot right next to a catch basin.
13 Which I don't have the grading plan, but
14 there is one over here. The idea being:
15 It gets pushed here, melts there, and it
16 doesn't streak across the site so there's
17 no black ice or anything like that. It
18 goes straight down into the catch basin.
19 So we don't want another spot. I'd have
20 to check the grading here, but we don't
21 want that. We want it all here because
22 this is a low spot and we just want it to
23 go down. If it's here, it's going to
24 sheet across.

25 CHAIRMAN CORALLO: I understand

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that. Okay. They're going to be able to -- they want to push that snow that far where I figured these guys want to --

MR. WEINBERG: Doesn't matter what they want. We don't want black ice or anything like that.

CHAIRMAN CORALLO: Talking about that, you have a bollard right on the corner of the building in center of the road. You think that's feasible? Can't you put it on the sidewalk so when a guy comes with the plow he can --

MR. WEINBERG: What? The bollard?

CHAIRMAN CORALLO: The bollards. One of those pipes that you stick into the ground. You have, you have -- the other ones are on the sidewalk, but right on the corner there's one right in the road; right?

MR. WEINBERG: Where? Here. There's one -- they're here in front of the building because it's a flush curb.

CHAIRMAN CORALLO: They're on the

1 Proceedings

2 sidewalk.

3 MR. WEINBERG: Right.

4 CHAIRMAN CORALLO: But there's
5 one that's on the road right on the
6 corner there.

7 MR. WEINBERG: I see -- the ones
8 I see are all on the sidewalk. Maybe a
9 previous version -- oh, I see it.
10 There's this corner one. That was a
11 mistake. Okay. Yeah. We'll --

12 CHAIRMAN CORALLO: I'm just
13 trying to.

14 MR. WEINBERG: Yeah, understood.

15 CHAIRMAN CORALLO: All right.

16 So

17 MR. WEINBERG: Mr. Chairman, we
18 always appreciate your feedback.

19 CHAIRMAN CORALLO: But I'd like
20 you to fix, fix those drawings and put
21 the revision dates on them so we have
22 them all. Anybody have any questions
23 here? No? All right. I have no more
24 questions.

25 Mike, you have any questions that

1 Proceedings

2 you --

3 MR. KAUKER: No, I have nothing
4 else at this point.

5 MR. WIDMER: I still --

6 CHAIRMAN CORALLO: Go ahead. Go
7 ahead.

8 MR. WIDMER: Basically you hit
9 most of my topics

10 CHAIRMAN CORALLO: I'm sorry.

11 MR. WIDMER: No, no. That's all
12 right.

13 But I still feel the building's
14 too big for the site and the parking's
15 inadequate and it's going to lead to some
16 off-site parking problems, so. But
17 that's, that's my opinion.

18 But, you know, I said it numerous
19 times. But, yeah. The building's gotten
20 bigger not smaller, so.

21 MR. WEINBERG: We respect that.

22 CHAIRMAN CORALLO: Anybody else
23 have any questions?

24 MR. KAUKER: That does remind me.
25 I did, I did have a question in my memo

1 Proceedings

2 that related to the parking that's
3 located in the middle of the parking
4 area.

5 MR. WEINBERG: Yeah.

6 MR. KAUKER: Are there going to
7 be any sort of curb stops or anything
8 there or some sort of little island to
9 prevent vehicles from --

10 MR. WEINBERG: So we spoke about
11 that. This area is too small and we're
12 afraid a snowplow is just going to rip it
13 up. We put one island in the front and
14 we specifically left this stripe.

15 But we're striping both sides so
16 cars know where to stay. But we do have
17 a curb island here in the front.

18 MR. KAUKER: I would suggest that
19 you have vehicles come in -- I wouldn't
20 stripe both sides if that's the case, so
21 vehicles come in -- although they might
22 not, but it'd be better if they came in
23 from one side as opposed to.

24 MR. WEINBERG: That also just
25 breaks things up, and we want to give

1 Proceedings

2 people more maneuverability. So we went
3 back and forth, we agreed with the
4 traffic engineer. We're just going to
5 keep it open; they can go in and out each
6 way. And we're going to leave it like
7 that.

8 MR. WIDMER: So people can just
9 cut right through the middle to get to
10 the first spot; right?

11 MR. BEHRENS: How else would
12 you --

13 MR. WEINBERG: Yeah. It's not
14 that big of a parking lot. And when you
15 hav double -- you could have double of
16 it. You don't see dividers in the
17 middle. People could cut through. They
18 do, most times they don't. It's too
19 tight, it's just not worth it.

20 CHAIRMAN CORALLO: All right.
21 That's it. Public.

22 MS. PERROTT0: You knew I had to
23 talk; right? Darla Perrotto. 5 Balsam
24 Road. I do have a question regarding --

25 MS. TOMM ADDONA: Just state your

1 Proceedings

2 name and address.

3 MS. PERROTT0: I just did.

4 I do have a question regarding
5 the place for the fence. Because the
6 fence there that currently exists -- and
7 it's been there for -- since 1996. I can
8 substantiate that with an email from
9 2005. So I've got at least 21 years of
10 that fence being there. So I'd like to
11 know where the fence is going on the
12 property. Because I have a pool, and I
13 don't need these guys coming in and
14 ripping down fencing and trees that
15 essentially have been mine for the
16 last --

17 CHAIRMAN CORALLO: The last plan
18 that was submitted by the applicant shows
19 where the fence is on the property. It
20 -- I -- well, you asked for a fence.
21 They're putting a fence up. It's, it's
22 not on your side of the property. I
23 can't tell you from here where it is, but
24 it's on the plan. I've seen it.

25 MR. BEHRENS: You want to just

1 Proceedings

2 show it?

3 MS. PERROTT0: Yeah. I mean, I
4 want to know where it is in relation to
5 the existing fence. I'm not an
6 architect, I'm not an engineer.

7 CHAIRMAN CORALLO: He'll show
8 you.

9 MR. WEINBERG: The fence is right
10 here.

11 MS. PERROTT0: Is it on the
12 existing fence?

13 MR. WEINBERG: No. The existing
14 fence is here.

15 MS. PERROTT0: So which is your
16 side of the property?

17 MR. WEINBERG: This. It's closer
18 to the property line but it is on our
19 property.

20 MS. PERROTT0: So you're coming
21 into my property?

22 MR. WEINBERG: No, we're not.

23 MS. PERROTT0: You're coming in
24 this way.

25 MR. WEINBERG: It turns out that

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this fence is probably five feet into our property. Maybe you assumed it's your property.

MS. PERROTT0: Well, as I said, since 1996 the fence has been there.

MR. WEINBERG: I understand. But this is --

MS. PERROTT0: Put there by the prior tenant. So I have an issue with that.

CHAIRMAN C RALLO: Wait, wait, wait I didn't catch when you're speaking. Go ahead. Say that again.

MR. WEINBERG: The fence is --

CHAIRMAN CORALLO: Along that line.

MR. WEINBERG: Along our line. Not on the property line, slightly off. But fully on the applicant's property.

MS. PERROTT0: But not where the current fence is, which was put in by Lavinia in 1996.

MR. WIDMER: How close to the property line is the new fence going to

1 Proceedings

2 be?

3 MS. PERROTT0: He's saying he's
4 coming in five more feet on my property.

5 MR. WEINBERG: Probably a foot
6 off the property line.

7 MS. PERROTT0: Now I've got a
8 pool there, I've got landscaping there.

9 MR. WIDMER: Right. But -- how
10 -- between the property lines --

11 MR. WEINBERG: The current fence
12 as is, is probably five or six feet off
13 of the property line into the applicant's
14 property, not into her property, into the
15 applicant's.

16 MS. PERROTT0: So now he's going
17 to move it into mine.

18 MR. WEINBERG: So now we're just
19 running it along the property line.

20 MS. PERROTT0: And I have a
21 problem with that because the fence
22 that's been there has been there since
23 1996. I can substantiate the fence with
24 an email of 2005, that I took a picture;
25 I was showing something in my pool. And

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you can see for at least 21 years, I can prove the fence has been there.

It was put there when Lavinia put her, her -- so I have a problem with that. Now you're starting to impact my property.

MS. TOMM ADDONA: Well, just for the record, based upon the metes and bounds of their record property, it is their property. Whatever you may have used, that's a private property issue between the two of you that the Planning Board can't get involved in.

MS. PERROTT0: Yeah. I didn't, I didn't put the fence in, and that gives me the CO for my pool right there.

MR. MCCREEDY: He's just moving the fence back to the property line. It doesn't -- he's not taking away your pool.

MS. PERROTT0: No --

MR. MCCREEDY: He has the right to, he has the right to --

THE REPORTER: One at a time.

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MS. PERROTT0: So I have landscaping on that -- other side of that fence.

MR. MCCREEDY: But that's, that's not relevant to this Planning Board. The Planning Board -- that's a civil dispute with, with your neighbor.

MS. PERROTT0: Okay. That's fine. I'll take it up.

MR. MCCREEDY: He has the right to put the fence on his property where he wants it. We can't dispute that. Whether you have a civil claim for something like that, that's for you to deal with on a private matter. It's not for this board.

MS. PERROTT0: And then my other concern is when we were talking about the drainage. I'm already sitting at the bottom of the hill. So I don't, again, understand. You're elevating the property?

I want to make sure nothing's going to be flowing towards my property

1 Proceedings

2 at this point.

3 MR. MCCREEDY: It's not
4 elevating. It's, it's draining towards
5 the road.

6 MS. PERROTT0: And that's what I
7 need you to tell me. Because I'm not an
8 engineer, I'm not a...

9 MR. MCCREEDY: Sorry. What's the
10 name of the road?

11 MR. KAUKER: Balsam.

12 MR. MCCREEDY: Thank you.

13 MR. WEINBERG: I'll also respond
14 to that. Two things.

15 Number 1: There's a curb. All
16 the water has -- would have to jump a
17 curb. In addition to that curb, there's
18 good two-foot berm. So it's got a lot to
19 go over to get to your property.
20 Everything is just being channeled
21 straight towards Balsam Road as Mr.
22 McCreedy said.

23 MS. PERROTT0: Okay. And then
24 again, I'm just going to reissue the
25 complaint about the 40-percent reduction

1 Proceedings

2 in required parking for this location. I
3 think I did submit all the videos that
4 show what has been done to my property
5 and the street in front of me as a result
6 of the current property being there,
7 which is about 2,100 square feet with
8 ample parking.

9 You know, I submitted all of the
10 videos and photographs of people parking
11 behind my driveway; people parking on my
12 lawn, and people moving in two
13 directions. And essentially I can't even
14 get in my own driveway. It's a parking
15 lot. So my next question is, are we
16 going to limit parking for overflow to
17 only one side of the street?

18 CHAIRMAN CORALLO: Can we limit?

19 MS. PERROTTI: You know, I can't
20 have cars parked on both sides of the
21 street and then traffic coming in and
22 out.

23 CHAIRMAN CORALLO: That's a
24 policing problem. You know, people park
25 on both sides of the streets in a lot of

1 Proceedings

2 places where they shouldn't. And --

3 MS. PERROTT0: Well, again --

4 CHAIRMAN CORALLO: You have to
5 call the police department to have them
6 come there. We can't control where -- we
7 can in the property, but not outside. I
8 don't --

9 MS. PERROTT0: But they're going
10 to get a variance for a reduction of
11 40 percent of the required parking for
12 the property. At, at 12,000 square feet
13 I think they're required to have 80
14 parking spots. And again, they only have
15 42 or 38, whatever it is. So they're
16 getting a 40-percent reduction in
17 required parking.

18 MS. TOMM ADDONA: And they will
19 have to go to the Zoning Board to seek
20 that variance. And they have presented a
21 parking analysis which has been reviewed
22 by the town's traffic engineers which
23 opines that based upon the number of --
24 the occupancy of that office space, that
25 they have sufficient parking.

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MS. PERROTT0: So their -- his
opinion is that they do have sufficient
parking?

MS. TOMM ADDONA: Correct.

MS. PERROTT0: Has anybody shown
them my videos?

MS. TOMM ADDONA: It's based upon
the parking analysis. Your videos are
based -- not based upon the way the
property's going to be developed and
used. The analysis is based upon the
site plan that's being proposed here, not
the currently existing condition.

MS. PERROTT0: And am I wrong
that a 12,000-square-foot building is
required to have 80 parking spots?

MS. TOMM ADDONA: Based upon what
-- how the code is currently drafted,
that is correct.

MS. PERROTT0: And they have
what? 42 or 38?

MR. BEHRENS: 48.

MS. PERROTT0: 38; right?

MR. WEINBERG: 49.

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MS. PERROTT0: That's not what I was -- but okay.

MR. BEHRENS: 49. Whatever's in the plans.

MS. PERROTT0: So somebody do the math on that. It's reduction of what? 35 percent of required parking.

And the gentleman who did the studies said that's fine

MS. TOMM ADDONA: The town's traffic engineering consultant reviewed their analysis and believes that there is sufficient parking, yes.

MS. PERROTT0: All right. I think that's all I have at this point.

MR. WIDMER: You'd have to talk to the Town Board to see if they can do no parking on Balsam Road.

MS. PERROTT0: Yeah. I mean, I know --

MR. WIDMER: We can't, we can't --

THE REPORTER: One at a time.

MS. PERROTT0: I know up in the

1 Proceedings

2 back of the neighborhood they did do that
3 with the deed by -- they said no parking
4 on both sides of the road, again, so
5 people can get in and out. All right.

6 MR. WIDMER: As far as the fence,
7 George, can you put a fence right on the
8 boundary or do you have to offset it a
9 little bit?

10 MR. BEHN: No. You could put a
11 fence right on

12 MR. WIDMER: Right on the
13 boundary?

14 MR. BEHN: Right on the boundary.

15 MS. PERROTTI: All right. That's
16 all I have.

17 CHAIRMAN CORALLO: Thank you.

18 I have a question, Mike.

19 Lighting. Everything we see here
20 with the lighting plan they submitted and
21 the planting and landscaping and so on,
22 is that all?

23 MR. MCCREEDY: It's sufficient
24 for where we are in the process. This is
25 not -- they're not at final approval yet.

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They still have to get variances, SEQRA.
So we're -- those are deep, those are
high-level site plan.

MR. KAUKER: Final site plan,
final site plan.

They show -- they do show
preliminary?

MR. MCCREEDY: Yes.

CHAIRMAN CORALLO: We have to --
all right. So we're not ready. Anybody
else have any questions out there? Okay.
Board?

MR. WIDMER: So maybe you could
consider moving that fence back a
little bit.

MR. BEHRENS: Yeah. We could --

MR. WEINBERG: Figure out the
landscaping.

MR. BEHRENS: Yeah. We'll look
at, we'll look at the landscaping plans
and make sure. We thought it would be --
talking to the neighbor, we thought it
would be a benefit to having it there.

MS. TOMM ADDONA: Mr. Chairman,

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2 as has been indicated by your
3 consultants, Mr. McCreedy, the Planning
4 Board is at the point in the process
5 where a SEQRA determination would have to
6 first be made before this board or the
7 Town Board would have to consider
8 rezoning or the, the Zoning Board which
9 would have to consider variances can take
10 any action. Under the town code, as part
11 of the rezoning process by the Town
12 Board, this board also has to issue a
13 recommendation to the Town Board as it
14 relates to the applicant's request for
15 the zone of the property to be changed
16 from the PO district -- professional
17 office -- to the C district.

18 There has been some issues raised
19 tonight regarding the plans and the
20 board's request that the plans be revised
21 and corrected.

22 What I would recommend is that
23 while the applicant does that before the
24 next meeting, that the board direct your
25 staffing consultants to prepare a SEQRA

1 Proceedings

2 determination and a zoning report to the
3 Town Board for this board's consideration
4 at your March 11th meeting.

5 CHAIRMAN CORALLO: All right.

6 MS. TOMM ADDONA: Is everyone
7 okay with that?

8 CHAIRMAN CORALLO: Going to need
9 to get a vote?

10 MS. TOMM ADDONA: As long as, as
11 long as -- if anyone has any comments,
12 now would be the time to raise it,
13 otherwise we will do that for the board's
14 consideration in March.

15 CHAIRMAN CORALLO: Yes?

16 MR. WEINBERG: I just wanted to
17 ask: Have there been any comment letters
18 circulated this round? Because I was not
19 -- yeah, we haven't received anything.

20 MS. TOMM ADDONA: From whom?

21 MR. WEINBERG: From anyone.

22 MR. MCCREEDY: Since their last
23 submission I think is what he's asking.

24 MR. WEINBERG: Yeah.

25 MR. MCCREEDY: I didn't submit

1 Proceedings

2 anything.

3 MR. WEINBERG: Right. Michael.
4 Is there anything on your end?

5 MR. MCCREEDY: Other than the EAF
6 Part 2.

7 MR. BEHRENS: No, we -- and we
8 responded to that.

9 MR. KAUKER: They responded to
10 the EAF Part 2. We did general review,
11 but that was i

12 MR. WEINBERG: And the Stonefield
13 letter I believe has been resolved.

14 MS. DOMM ADDONA: I have been in
15 touch with Josh Hermann. And except for,
16 you know, some minor ticky-tack things
17 that I think have been addressed, there's
18 really nothing left from him.

19 MR. WEINBERG: Right.

20 So just to understand what would
21 need to happen before our next meeting:
22 I mean on my plans it would be to confirm
23 the height and for the architect to set
24 the revision dates? Is that what the
25 board would want to see?

1 Proceedings

2 MS. TOMM ADDONA: So that the, so
3 that the board has the correct plans to
4 reference in its SEQRA determination.

5 MR. MCCREEDY: And the elevator
6 bulkhead should be shown as well.

7 MR. WEINBERG: No, it is. It was
8 just on this elevation.

9 MR. MCCREEDY: Oh. I got you,
10 okay.

11 CHAIRMAN CORALLO: Can you show
12 me that th r one All right. That's
13 12, 24. What is that? 8? Yeah. That's
14 2. And then you got another 3 -- that's
15 3 f et there. Don't show 35.

16 MR. WEINBERG: We got the
17 architect --

18 CHAIRMAN CORALLO: That's what
19 you have to show. All right. Very good.

20 All right. So you guys have any
21 more questions?

22 MR. BEHRENS: No.

23 CHAIRMAN CORALLO: So we're going
24 to accept what our attorney has said.
25 We're going to get everything ready for

1 Proceedings

2 our next meeting and we'll go from there.

3 MR. BEHRENS: And just clarify,
4 we'll keep the public hearing open or is
5 there any inclination --

6 CHAIRMAN CORALLO: No, no.

7 MS. TOMM ADDONA: No, we're going
8 to keep it open until the board is ready
9 to act. Once -- because once the board
10 makes a SEQRA determination, obviously,
11 then you're going to go to the Town
12 Board, Zoning Board, before you come back
13 here. And then as was indicated, there
14 are some additional items, like site plan
15 discussion items. But that'll be
16 discussed and, and the public will have
17 an opportunity to comment on that.

18 MR. KAUKER: And just so we're
19 clear, are you directing me to prepare
20 the determination of significance;
21 correct? That was the --

22 MS. TOMM ADDONA: Yeah. We're
23 going to do that next month.

24 MR. KAUKER: I like to have clear
25 direction. So I will do that.

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CHAIRMAN CORALLO: Anybody have
any more questions? No? All right.

So we're going to leave this to
-- this applicant open for public hearing
at our next meeting on March 11th,
March 11th. Okay.

MS. TOMM ADDONA: Motion to
continue the public hearing to March.

CHAIRMAN CORALLO: Make a motion
to continue th public hearing to
March 11 h?

MR. SAMBRATO: I'll move that.

CHAI MAN CORALLO: Moved by
Mr. Sambrato.

MR. RICCALDO: Second.

CHAIRMAN CORALLO: Second by
Mr. Riccaldo.

All those in favor signify by
saying, "Aye."

(Whereupon, all the Board members
responded "Aye.")

CHAIRMAN CORALLO: Opposed?
So carried.

Motion to close the meeting?

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MR. WIDMER: I'll move that.

MR. GIZZI: I'll second.

CHAIRMAN CORALLO: Motion made by
Mr. Widmer, second by Mr. Gizzi.

All those in favor signify by
saying, "Aye."

(Whereupon, all the Board members
responded "Aye.")

CHAIRMAN CORALLO: Opposed?
So carried.

(Tim note : 8:25 p.m.)

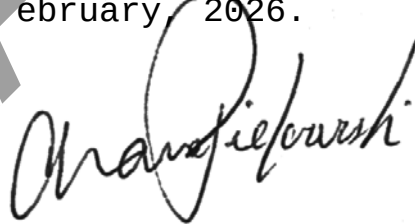
CERTIFICATION

STATE OF NEW YORK)
COUNTY OF KINGS) SS

I, CHANA PIEKARSKI, a Shorthand Reporter
and Notary Public within and for the State of New
York, do hereby certify:

THAT the foregoing transcript is a true
and accurate transcript of my original stenographic
notes.

IN WITNESS WHEREOF I have hereunto set
my hand this 26th day of February, 2026.



CHANA PIEKARSKI

1 Errata Sheet

2

3 NAME OF CASE: Town of Haverstraw Planning Board

4 DATE OF DEPOSITION: 02/11/2026

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 _____

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