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In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

-----x

September 13, 2023  
7:30 p.m.

Planning Board Meeting held at One  
Rosman Road, Garnerville, New York, before a Notary  
Public of the State of New York.

DRAFT

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

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3 APPEARANCES:  
4  
5 SAL CORALLO, CHAIRMAN  
6  
7 ANTHONY GIZZI  
8 GLENN WIDMER  
9 ROBERT SAMBRATO  
10 GLENN MCCREEDY, CONSULTING ENGINEER  
11 MICHAEL D. KAUKER, PLANNING CONSULTANT  
12 CHRISTIE TOMM ADDONO, PLANNING BOARD ATTORNEY  
13 MICHELLE CRAFFEY, SECRETARY  
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Page 3

1 Proceedings  
2 CHAIRMAN CORALLO: Good evening.  
3 Welcome to the Town of Haverstraw Planning  
4 Board. Today is September 13th, 2023. Would  
5 everyone please stand for the Pledge.  
6 (Pledge of Allegiance.)  
7 CHAIRMAN CORALLO: The minutes of  
8 July 12th we'll approve at the next meeting.  
9 I'm going to do a little switch on  
10 our agenda this evening. I'm going to take  
11 number 2 first, Garnerville Mini Storage, 3  
12 West Ramapo Road, Garnerville. Section 26.09,  
13 Block: 04 Lot: 33. Here for Site Plan  
14 Approval to construct a 3 story, 108,600  
15 square feet indoor mini storage facility.  
16 Presentation. Would you give the  
17 young lady your name and address and  
18 engineer's name please.  
19 MR. EMANUEL: Of course. Good  
20 evening, Ira Emanuel, Emanuel Law, P.C., New  
21 City. I'm the attorney for the applicant. I  
22 have with me Ryan Nasher, P.E. He is a  
23 project engineer from Atzl, Nasher & Zigler of  
24 New city.  
25 CHAIRMAN CORALLO: Excuse me, Ira.

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1 Proceedings  
2 Just one more thing I wanted to say to the  
3 public.  
4 This is a presentation by the  
5 applicant to inform the board of what they're  
6 doing. It's the first time the whole board is  
7 hearing this application.  
8 Okay. Go ahead, Ira.  
9 MR. EMANUEL: And right now we're  
10 still at a conceptual stage. We have not yet  
11 submitted a formal application for approval.  
12 We met with the TAC committee to get some  
13 input and they suggested that we make a  
14 presentation to the board so that we could get  
15 some input from the board at this very, very  
16 preliminary stage.  
17 This is a site that is located at  
18 the southwest corner of Rt. 202 and Central  
19 Highway. Central Highway being the road that  
20 goes over the mountain. It is in an R-15  
21 Zone. There was a house that was on there  
22 that has been demolished and an attached  
23 garage which has also been demolished.  
24 At one time there was a proposal for  
25 a much more intense development. That

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1 Proceedings  
2 proposal for a shopping center and daycare  
3 center is no longer on the table. One of the  
4 big reasons why that project is not going  
5 forward is because of traffic concerns. There  
6 were many, many, many traffic concerns that  
7 were raised by your consultants, by the  
8 agencies, and although the applicant at that  
9 time had worked quite hard to try to resolve  
10 those concerns, it was apparent that they  
11 could not be resolved. We have a new  
12 applicant now and the application is now for a  
13 mini storage facility, as the chairman said.  
14 One of the big advantages of a mini  
15 storage facility over the prior application is  
16 you have a significant, significant decrease  
17 in traffic that would be generated. Mini  
18 storage facilities are among the lowest  
19 traffic generators that you can imagine.  
20 Because there is so little traffic we are able  
21 to eliminate any kind of ingress or egress  
22 from Rt. 202, confining the ingress/egress to  
23 the existing curb cut on Central Highway. We  
24 can cut down on the number of parking spaces  
25 that are required. You might have four, five,

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1 Proceedings  
 2 maybe six, on a busy day, vehicles coming in.  
 3 The project as you can see is  
 4 basically -- the building is basically a large  
 5 rectangle. Although it is three stories high,  
 6 it also takes advantage of the fact that we  
 7 have a grade coming down the hill towards Rt.  
 8 202 and so at the back where it faces the  
 9 adjoining residences, it is going to be a much  
 10 shorter looking building.  
 11 Currently it's zoned R-15. The  
 12 property is also within, or eligible rather,  
 13 for the Rt. 202 overlay district. We did take  
 14 a good hard look at the Rt. 202 overlay  
 15 district. The variances that would be needed  
 16 if that was applied, would just be much too  
 17 great. We would have a building that would be  
 18 three or four times the size that would be  
 19 permitted and we did not feel the 202 overlay  
 20 was appropriate.  
 21 But we also have immediately across  
 22 the street the "C" or Commercial District, and  
 23 one of the things that we're going to ask is  
 24 for the town board to extend the "C" district  
 25 onto this property. We would still need a

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1 Proceedings  
 2 have it in my notes.  
 3 MR. NASHER: 21 in the back.  
 4 MR. EMANUEL: 21 feet in the back.  
 5 The west side and the south side. So it's not  
 6 going to loom over adjacent residences. We  
 7 have with respect to all the setbacks with  
 8 respect to whatever buffers there may be, we  
 9 have an opportunity to fill in with  
 10 landscaping if necessary. And so, the intent  
 11 is to make it as quiet and unobstructive to  
 12 the neighbors as possible.  
 13 But again, it's a very, very, very  
 14 low intensity use. We don't anticipate any  
 15 impact with respect to traffic. We don't  
 16 expect any impact with respect to noise. The  
 17 entrance to the facility will be facing  
 18 Central Highway, so it will be away from our  
 19 neighbors.  
 20 Again, most of the usage will be on  
 21 weekends. If you're familiar with mini  
 22 storage facilities, it's basically people  
 23 loading and unloading. Once they get these  
 24 materials out of their car, they will bring it  
 25 in the building, the facility will be locked,

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1 Proceedings  
 2 couple of small variances. One variance would  
 3 be for height, and not for overall height in  
 4 terms of feet, but your "C" district also  
 5 suppresses height in terms of the number of  
 6 stories. It limits the number of stories to  
 7 two and a half stories. We are proposing  
 8 three stories, but again keeping within the  
 9 number of feet that are permitted.  
 10 The other that we would require is  
 11 for parking. Your code doesn't really address  
 12 parking loads for a mini warehouse. It lumps  
 13 it in with a regular warehouse and we feel we  
 14 think that we can make proof that we need far  
 15 fewer parking spaces than what your code would  
 16 otherwise require.  
 17 So again, we're cognizant of the  
 18 fact that there are residences around the west  
 19 side and the south side. There will be  
 20 screening that will be introduced. We'll work  
 21 obviously with the Planning Board on that.  
 22 The building height, the apparent building  
 23 height on those sides will be much lower than  
 24 the three stories.  
 25 What is the actual height? I don't

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1 Proceedings  
 2 gated, passkeys. Unlike mini storage facility  
 3 of the past, there will not be a living on  
 4 site custodian. We don't need it. It's not  
 5 going to be a 24/7 operation.  
 6 It's also not going to look like a  
 7 garage. We've been working to provide for  
 8 architectural that will make it more like an  
 9 office building.  
 10 With that, if the board has  
 11 questions, we can try to answer them.  
 12 CHAIRMAN CORALLO: At this time do  
 13 you know how many units will be inside that  
 14 building approximately or are there various  
 15 sizes?  
 16 MR. EMANUEL: There will be various  
 17 sizes. The exact number has yet to be worked  
 18 out. It's going to be dependent upon market  
 19 research. The inside of the building is  
 20 basically open volumes put into three floors.  
 21 When we get closer, there will be dividers  
 22 that will be put up.  
 23 The only electricity that will be in  
 24 the building will be for commons areas, areas  
 25 for lighting. Same thing with heat and air

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1 Proceedings  
 2 conditioning. It will be climate controlled.  
 3 The only plumbing in there will be  
 4 for a restroom and for the office. And also,  
 5 if a sprinkler system is needed. So there's  
 6 not going to be any opportunity for anybody to  
 7 set up a living area within in there. That  
 8 will not be able to happen. Leases will not  
 9 allow it, the set up of the building will not  
 10 allow it.  
 11 MS. TOMM ADDONA: And my  
 12 understanding is you'll have one employee on  
 13 site at the time. Is that the anticipation?  
 14 MR. EMANUEL: Yes, one, possibly  
 15 two. People need to be dealt with in terms of  
 16 customers need to be dealt with if they have  
 17 problems or they want to sign up. There will  
 18 be a small retail facility for boxes and tapes  
 19 and those sort of storage facilities and we of  
 20 course want to make sure the interior is clean  
 21 and orderly.  
 22 CHAIRMAN CORALLO: Does anybody have  
 23 any questions right now?  
 24 MR. WIDMER: You're showing four  
 25 parking spots.

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1 Proceedings  
 2 about six at a time. I'm talking about six  
 3 per day. If you go look at other codes, and  
 4 I've done a few of these, if you go look at  
 5 other codes you can see how little parking is  
 6 anticipated in terms of need. In fact,  
 7 Clarkstown, has a couple of them in  
 8 Clarkstown. Clarkstown does not even have a  
 9 minimum parking requirement. Nope. They  
 10 basically show us what the plan is, industry  
 11 kind of knows what's going on there, okay, and  
 12 it gets worked out at the Planning Board  
 13 level.  
 14 MR. WIDMER: What is the closest  
 15 distance to the property lines? I just  
 16 looked, one is where it jogs out is 29 feet.  
 17 MR. NASHER: The closest distance  
 18 from --  
 19 MR. WIDMER: No, keep going.  
 20 MR. McCREEDY: To the residential  
 21 line.  
 22 MR. NASHER: To the resident here?  
 23 MR. WIDMER: That corner.  
 24 MR. NASHER: Here is 60 feet.  
 25 MR. WIDMER: Straight up.

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1 Proceedings  
 2 MR. NASHER: Six.  
 3 MR. EMANUEL: There's two parking  
 4 areas, Mr. Widmer. You have the entrance  
 5 coming off of Central Highway and we have six  
 6 parking spaces here. This is the office area.  
 7 We also have loading areas, four  
 8 loading areas up here. There will be a gate  
 9 over here. That will probably be controlled  
 10 with a keypad. Each person who rents space,  
 11 who rents a space will get a unique  
 12 identifier, so we'll also know who's coming in  
 13 and who's coming out and when.  
 14 MR. WIDMER: So can people have  
 15 access to the building without going through  
 16 the gate?  
 17 MR. EMANUEL: I believe so, yes, but  
 18 they would have to go past the office to do  
 19 it.  
 20 MR. WIDMER: My original thing was  
 21 if you have one or two employees, that's one  
 22 or two cars. So the six is already, you  
 23 know --  
 24 MR. EMANUEL: Again, well, I'm  
 25 talking about six per day. I'm not talking

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1 Proceedings  
 2 MR. NASHER: 60 feet there.  
 3 MR. WIDMER: The other way  
 4 perpendicular.  
 5 MR. NASHER: Here? If I have to  
 6 guess -- we don't have the number there --  
 7 probably going to be 35.  
 8 MR. WIDMER: Okay, because I know if  
 9 you go to the next jog you have 29.  
 10 MR. NASHER: Yes, 29.  
 11 MR. WIDMER: I was just curious what  
 12 that number is there.  
 13 MR. EMANUEL: This is Rt. 202. Up  
 14 here. That's not residential. This is Rt.  
 15 202.  
 16 MR. McCREEDY: What's the other  
 17 dimension to the south there?  
 18 MR. EMANUEL: This here is 50.  
 19 MR. McCREEDY: 50 is the closest to  
 20 the residential.  
 21 MR. EMANUEL: Right, we got 50 to  
 22 the south and 60 to the west.  
 23 MR. McCREEDY: And that's what  
 24 you're looking for, right?  
 25 MR. WIDMER: Yes.

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1 Proceedings

2 CHAIRMAN CORALLO: You still have to

3 go with retaining walls over there?

4 MR. NASHER: There is a retaining

5 wall there, the east side of the loading board

6 and the reason is we would like to save the

7 existing trees.

8 CHAIRMAN CORALLO: For the

9 residential.

10 MR. NASHER: No, there's no

11 retaining wall there. No.

12 CHAIRMAN CORALLO: So you're going

13 to keep the vegetation that's there? I know

14 we'll get into that later on.

15 MR. NASHER: Yeah, we're keeping the

16 vegetation.

17 MR. EMANUEL: There is a drainage

18 course there. We'll work that out, but the

19 drain course is relatively close to the

20 building. There's certainly room for

21 additional screening if necessary.

22 MR. GIZZI: Is there lighting in

23 those areas?

24 MR. EMANUEL: In the back? No.

25 There will be lighting on the parking areas of

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1 Proceedings

2 before you. We'll work and develop the site

3 plan when you are sufficiently comfortable

4 with it from an environmental prospective, but

5 also from any other prospective. Hopefully,

6 you'll issue a Neg. Dec. That will allow us

7 to go back to the town board, have the public

8 hearing. That's necessary for the zoning

9 change. Hopefully, get the zoning change from

10 the town board and then come back here for a

11 public hearing on site plan, and hopefully,

12 get the site plan.

13 We also need a couple of variances.

14 MS. TOMM ADDONA: And then just to

15 give the board some context, this will be a

16 similar procedure as what was done on Oak

17 Tree. So this board will likely take the lead

18 on an environmental review and at the time

19 SEQRA is completed, there will be a

20 recommendation made back to the town board.

21 MR. EMANUEL: And we're comfortable

22 with that process.

23 CHAIRMAN CORALLO: It's in your

24 hands. You'll have all the applications and

25 when do you think you'll have something ready

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1 Proceedings

2 course. But again, I think the facility

3 closes at ten o'clock. So other than some

4 security lighting, there's not going to be

5 anything overnight. We'll work on that.

6 CHAIRMAN CORALLO: Anybody else have

7 any questions? This is just a preliminary

8 presentation to us.

9 Where do you want to go from here?

10 Are you going to start developing some

11 drawings? You got to get a zone change from

12 the town board.

13 MR. EMANUEL: Correct. So what we

14 discussed at TAC, you know, pending hearing a

15 "yick," from the board here, which I haven't

16 heard yet, we will be making two applications

17 simultaneously. We will be applying to the

18 town board with a petition for a zone change

19 to change the zoning from R-15 to "C". We

20 will also simultaneously apply to this board

21 for site plan approval. This board will most

22 likely be the lead agency for SEQRA purposes.

23 Under your code, a zone change needs to be

24 referred to you for comment anyway.

25 So in that way, everything will come

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1 Proceedings

2 that we can look at a little more thoroughly?

3 MR. EMANUEL: As I tell clients, I

4 can't do anything without a drawing, so I'm

5 going to ask him.

6 CHAIRMAN CORALLO: Can you answer

7 that question?

8 MR. NASHER: I don't know yet.

9 We're going to start working on it.

10 CHAIRMAN CORALLO: We'll leave this

11 open.

12 MS. TOMM ADDONA: There's really

13 nothing to leave open because it's not a

14 public hearing yet. So I think we can just

15 say to the applicant, come back when you're

16 ready.

17 MR. EMANUEL: Right. Correct. We

18 wanted to advise the board so that you had a

19 heads-up if you heard something going on, so

20 you'll know what it is that we're talking

21 about. If you heard something about the other

22 project, you'll know that other project is

23 dead. That's in addition to getting feed back

24 while we're here.

25 CHAIRMAN CORALLO: When you have all

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1 Proceedings

2 the drawings that you think you need to start,

3 give them to us beforehand. Not at this

4 meeting, our TAC meeting.

5 MR. EMANUEL: We'll go through the

6 normal course.

7 CHAIRMAN CORALLO: Do you want to

8 come back? We'll wait for you.

9 SPEAKER EUFPLT: Okay. Thank you

10 very much.

11 CHAIRMAN CORALLO: Thank you very

12 much.

13 MS. TOMM ADDONA: Mr. Chairman, just

14 for the record, the Planning Board was so

15 excited to talk about storage facilities that

16 we did not do roll call. So for the record,

17 we have four Planning Board members, Sal

18 Corallo, and Member Widmer, Sambrato and

19 Gizzi.

20 CHAIRMAN CORALLO: Okay, thank you.

21 The next item on the agenda is Cross

22 Life Church, 2 Ridge Road, Thiells. Section:

23 19.16, Block: 01, Lot: 15. Site Plan

24 Approval. Construct a 1,250 Sq. Ft. Addition.

25 Please come up. We know you did

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1 Proceedings

2 CHAIRMAN CORALLO: All right. So I

3 have no drawings. I heard it went to the

4 County Planning Department. We haven't got an

5 answer from them. I know we had asked you,

6 what you did was to change the entrance which

7 was close to that road, that you made further

8 on. So I think they'll be happy with that. I

9 don't know what else the county would have,

10 but somewhere along the line you have to show

11 us what this building is going to look like.

12 I don't know, I can't help that, the financial

13 part. You got to get somebody --

14 MR. CASTRO: John Perkins is already

15 hired and doing the job. I'm just waiting on

16 receiving the documents.

17 CHAIRMAN CORALLO: How it's going to

18 be attached and stuff? Eventually, it will

19 have to go through the whole architectural

20 board and so on and so forth. You mentioned

21 that some of this is going on at night. So

22 the lights in the parking lot and the lighting

23 in the school so at this time of year if you

24 can start classes at seven o'clock at night it

25 gets dark. So we need to see some lighting

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1 Proceedings

2 this before.

3 MR. CASTRO: Jose Castro.

4 CHAIRMAN CORALLO: All right. So at

5 the last meeting you were here, I haven't

6 received anymore information. I had asked you

7 for the number of people, the elevations, some

8 drawings or something, see what the heights

9 are, and I heard somebody said when you spoke

10 to the ZBA, but you're not going to break any

11 holes into the exiting church in the addition

12 you're going to put in. You're going to make

13 that like a school.

14 MR. CASTRO: Not a school. A

15 breezeway. The access into the exiting

16 church.

17 CHAIRMAN CORALLO: No, the new

18 addition you're going to Bible study in there.

19 MR. CASTRO: Yes. A cafeteria.

20 CHAIRMAN CORALLO: You're not going

21 to put any desks in there?

22 MR. CASTRO: No.

23 CHAIRMAN CORALLO: So that will be

24 one big empty room?

25 MR. CASTRO: Yup.

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1 Proceedings

2 plan, okay?

3 MR. CASTRO: Okay.

4 MS. TOMM ADDONA: We also have to

5 wait for the zoning board to make a decision.

6 It was before the zoning board tonight. They

7 heard it for the first time and they had just

8 received their County Planning comments. So

9 they did not make a decision. So this board

10 can't act until they do.

11 If the applicant is waiting for your

12 consultant to provide these plans, we like to

13 adjourn it to a date certain so that it stays

14 on the agenda, but if we get close to October

15 11th, if you don't get them to the board in

16 advance then no one has a chance to review it.

17 If you get to close to that time and you're

18 not ready, just let the building department

19 know and we'll adjourn it. We don't want to

20 make you keep coming back unless there's a

21 reason, is my prospective, unless the board

22 feels differently.

23 MR. EMANUEL: Sounds good.

24 CHAIRMAN CORALLO: Any questions

25 from any members of the board?

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1 Proceedings

2 Anybody from the public want to say

3 anything at this time?

4 All right. Seeing nobody, we'll

5 continue the Public Hearing to our next

6 meeting which is on October 11th at 730 P.M.

7 over here.

8 MR. EMANUEL: Thank you.

9 CHAIRMAN CORALLO: Can I have a

10 motion to continue the Public Hearing.

11 MR. WIDMER: Move that.

12 CHAIRMAN CORALLO: Moved by

13 Mr. Widmer.

14 MR. GIZZI: Second.

15 CHAIRMAN CORALLO: Second by

16 Mr. Gizzi. All those in favor signify by

17 saying "Aye."

18 (Whereupon, all the Board members

19 responded "Aye".)

20 CHAIRMAN CORALLO: Opposed?

21 So carried.

22 Motion to adjourn.

23 MR. SAMBRATO: I'll move that.

24 CHAIRMAN CORALLO: Mr. Sambrato and

25 Mr. Gizzi. All those in favor signify by

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1

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

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6 Certified to be a true and accurate

7 transcript of the stenographic minutes taken

8 within.

9 

10 Debbie Kline,

11 Senior Court Reporter.

12

13

14

15 Dated: September 23, 2023

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1 Proceedings

2 saying "Aye".

3 (Whereupon, all the Board members

4 responded "Aye".)

5 CHAIRMAN CORALLO: Opposed?

6 So carried. Thank you.

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1 Errata Sheet

2

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

4 DATE OF DEPOSITION: 09/13/2023

5 NAME OF WITNESS:

6 Reason Codes:

7 1. To clarify the record.

8 2. To conform to the facts.

9 3. To correct transcription errors.

10 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

11 From \_\_\_\_\_ to \_\_\_\_\_

12 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

13 From \_\_\_\_\_ to \_\_\_\_\_

14 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

15 From \_\_\_\_\_ to \_\_\_\_\_

16 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

17 From \_\_\_\_\_ to \_\_\_\_\_

18 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

19 From \_\_\_\_\_ to \_\_\_\_\_

20 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

21 From \_\_\_\_\_ to \_\_\_\_\_

22 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

23 From \_\_\_\_\_ to \_\_\_\_\_

24

25

<b>0</b>	<b>A</b>	<b>although</b> 5:8 6:5	<b>around</b> 7:18	<b>breezeway</b> 19:15
<b>01</b> 18:23	<b>able</b> 5:20 10:8	<b>among</b> 5:18	<b>ask</b> 6:23 17:5	<b>bring</b> 8:24
<b>04</b> 3:13	<b>access</b> 11:15 19:15	<b>an</b> 4:20,22 8:9 9:8 16:4,18 20:4	<b>asked</b> 19:6 20:5	<b>buffers</b> 8:8
<b>1</b>	<b>across</b> 6:21	<b>answer</b> 9:11 17:6 20:5	<b>at</b> 3:8 4:10,15,17, 24 5:8 6:8,14 9:12 10:13 12:2,3,4,12 15:3,14 16:18 17:2 18:3 19:4 20:21, 23,24 22:3,6	<b>building</b> 6:4,10, 17 7:22 8:25 9:9, 14,19,24 10:9 11:15 14:20 20:11 21:18
<b>1,250</b> 18:24	<b>act</b> 21:10	<b>anticipate</b> 8:14	<b>attached</b> 4:22 20:18	<b>busy</b> 6:2
<b>108,600</b> 3:14	<b>actual</b> 7:25	<b>anticipated</b> 12:6	<b>attorney</b> 3:21	<b>but</b> 6:21 7:4,8 8:13 11:17 14:18 15:2 16:4 19:10 20:10 21:14
<b>11th</b> 21:15 22:6	<b>addition</b> 17:23 18:24 19:11,18	<b>anticipation</b> 10:13	<b>Atzl</b> 3:23	<b>C</b>
<b>12th</b> 3:8	<b>additional</b> 14:21	<b>any</b> 5:21 8:14,16 10:6,23 15:7 16:5 19:10,21 21:24,25	<b>away</b> 8:18	<b>cafeteria</b> 19:19
<b>13th</b> 3:4	<b>ADDONA</b> 10:11 16:14 17:12 18:13 21:4	<b>anybody</b> 10:6,22 15:6 22:2	<b>Aye</b> 22:17,19	<b>call</b> 18:16
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