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In Re:
TOWN OF HAVERSTRAW PLANNING BOARD MEETING

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October 11, 2023
7:30 p.m.

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

DRAFT

SANDY SAUNDERS REPORTING
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New City, New York 10956
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3 APPEARANCES:
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5 SAL CORALLO, CHAIRMAN
6 ANTHONY GIZZI
7 GLENN WIDMER
8 ROBERT SAMBRATO
9 GLENN McCREEDY, CONSULTING ENGINEER
10 MICHAEL D. KAUKER, PLANNING CONSULTANT
11 CHRISTIE TOMM ADDONO, PLANNING BOARD ATTORNEY
12 MICHELLE CRAFFEY, SECRETARY
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1 Proceedings
2 CHAIRMAN CORALLO: Good evening,
3 everyone. Welcome to the Town of Haverstraw
4 Planning Board, October 11th, 2023, 7:30 P.M.
5 Would everyone please stand for the Pledge.
6 (Pledge of Allegiance.)
7 CHAIRMAN CORALLO: I'll ask our
8 secretary to read the roll call.
9 MS. CRAFFEY: Sal Corallo.
10 CHAIRMAN CORALLO: Present.
11 MS. CRAFFEY: Glenn Widmer.
12 MR. WIDMER: Here.
13 MS. CRAFFEY: Robert Sambrato.
14 MR. SAMBRATO: Here.
15 MS. CRAFFEY: Anthony Gizzi.
16 MR. GIZZI: Here.
17 CHAIRMAN CORALLO: Quorum is
18 present. Next item on the agenda, adoption of
19 minutes from July 27. We'll postpone that one
20 right now. Can I have a motion to accept
21 September 13th, 2023? Before we do that, on
22 Page 21, line 23, mentioned Ira Emanuel's name
23 and it shouldn't be in there because he's not
24 the person. I don't know who said what they
25 said in those minutes, but it's not Emanuel.

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1 Proceedings
2 Can I have a motion as collected accept
3 those minutes?
4 MR. WIDMER: Move that
5 CHAIRMAN CORALLO: Moved by
6 Mr. Widmer.
7 MR. GIZZI: Second
8 SPEAKER EMERSON: Second by
9 Mr. Gizzi. All those in favor signify by
10 saying "Aye".
11 (Whereupon, all the Board members
12 responded "Aye".)
13 CHAIRMAN CORALLO: Opposed?
14 So carried.
15 Okay. First item on the agenda is
16 CrossLife Church, 2 Ridge Road, Thiells, New
17 York.
18 MS. TOMM ADDONA: Mr. Chairman, this
19 is on for a continuation of a public hearing.
20 We were contacted at about five o'clock this
21 afternoon by the representative of the
22 applicant, he is a New York City firefighter
23 and he was stuck at work in the city. So he
24 requested an adjournment of this public
25 hearing to your November 8th meeting.

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1 Proceedings
2 CHAIRMAN CORALLO: All right. Thank
3 you. So he won't be here. So we'll move this
4 public hearing to November 8th to continue
5 with the public hearing. Can I have a motion
6 on that?
7 MR. WIDMER: I'll move that.
8 CHAIRMAN CORALLO: Moved by
9 Mr. Widmer.
10 MR. SAMBRATO: Second.
11 CHAIRMAN CORALLO: Second by
12 Mr. Sambrato. All those in favor signify by
13 saying "Aye."
14 (Whereupon, all the Board members
15 responded "Aye".)
16 CHAIRMAN CORALLO: Opposed?
17 So carried.
18 Next item on the agenda is East
19 Gate, 321 Rt. 202 road, Pomona. Section:
20 25.19, Block: 01, Lots: 19-20. This is on for
21 a Site Plan Approval to construct a two-story
22 Office Building and Parking Lot improvements.
23 Can you come up, please. Would you
24 give the young lady to your right your name
25 and what company you work for.

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1 Proceedings

2 MR. SAMUELSON: Good evening. My

3 name is Jay Samuelson. I'm with Engineering &

4 Surveying Properties. Here representing the

5 Applicant.

6 CHAIRMAN CORALLO: Can you bring the

7 board up to date, what changes.

8 MR. SAMUELSON: Yes. So we were

9 here approximately about a year ago, last time

10 we had a presentation to the Planning Board.

11 The building was slightly larger then and the

12 parking area was slightly larger. We spent

13 the past year working with the applicant and

14 several departments of Rockland County

15 Planning, which has ended up reducing our

16 building. We've gone from about a 23,000

17 square foot building to a 17,000 square foot

18 building. We've provided a 25-foot buffer of

19 undisturbed vegetation along the rear property

20 line along the county property line as they

21 requested.

22 And the other big change that we

23 made since the workshop a couple of weeks ago

24 was we are proposing to remove that emergency

25 access that was discussed at the workshop

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1 Proceedings

2 the parking space width does not quite fit

3 back there, especially with the current

4 encroachment we have with the trailers next

5 door. So right now we can not fit

6 additional -- that emergency access had gone

7 from a 24 foot aisle down to 20 foot wide

8 emergency access. So that additional 4 feet

9 for the aisle and the additional 18, 19 feet

10 for the parking stall does not fit. We looked

11 at trying to add some back in when we took

12 that out, but there's just not enough room.

13 CHAIRMAN CORALLO: Anybody have any

14 questions?

15 MR. WIDMER: Yes. Actually, I think

16 I might have mentioned this last time. When

17 you're exiting the parking lot, are you going

18 to have a right-hand and a left-hand turn

19 lane?

20 MR. SAMUELSON: So we're proposing

21 it to be a full movement, both left and rights

22 out. DOT will have the final say in that once

23 we apply to them.

24 MR. WIDMER: Because I think I said

25 the last time you were here, if you have just

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1 Proceedings

2 Otherwise, the application still

3 remains the same. It's still a two-story

4 office building. Still requires parking,

5 stormwater improvements, improvements to the

6 entrance for DOT. There still is the

7 requirement to have the zoning amendment done

8 as there's multiple zonings across this

9 property and we do require variances for the

10 parking reduction.

11 CHAIRMAN CORALLO: The rear end of

12 the property is residential.

13 MR. SAMUELSON: Correct.

14 CHAIRMAN CORALLO: And that's the

15 small piece that has to be changed to conform

16 with the front part.

17 MR. SAMUELSON: That's correct.

18 CHAIRMAN CORALLO: Okay. I have one

19 question. I know you have the plan down

20 there, the parking in the back now, you can't

21 use that as a secondary emergency exit? Can

22 you put more parking back there, a couple of

23 more cars to reduce the number of variances

24 that you need? Is that a problem?

25 MR. SAMUELSON: The aisle width and

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1 Proceedings

2 a single lane out, somebody is trying to make

3 a left onto 202, that's just going to tie up

4 the whole parking lot. So I mean --

5 MR. SAMUELSON: It's going to be a

6 conversation that we're going to have with

7 DOT, yes.

8 MR. WIDMER: One way in is fine, but

9 you really need the left and the right out.

10 MR. SAMUELSON: I think our original

11 application showed two lanes out and then

12 there was a comment to the board to reduce it

13 down to one lane out based on a comment from

14 almost a year ago. But that's something we

15 can definitely look at and talk with DOT. I

16 understand your concern about stacking,

17 everybody making a left and blocking the exit,

18 yes.

19 CHAIRMAN CORALLO: Are you working

20 with the state on making a left-hand turn in

21 there form --

22 MR. SAMUELSON: Again, that's

23 another -- we submitted it to them. We've

24 gotten some very minimal conceptual comments

25 back from them, but that's it so we're waiting

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1 Proceedings
2 to get some more details.
3 CHAIRMAN CORALLO: It's only one
4 lane and then again, the opposite thing if
5 you're making a left and --
6 MR. SAMUELSON: You're blocking
7 traffic.
8 CHAIRMAN CORALLO: And it's a heavy
9 traveled area in the morning and in the
10 evening. So that's one of the things we have
11 to look at.
12 MR. WIDMER: I know last time we
13 spoke about the -- it's an office building.
14 So we were talking about the actual use and
15 you were saying that you're going to try to
16 make it so it's not or it doesn't turn into
17 like a medical building. I think at the time
18 you stated that it's going to be like a nine
19 to five office building as opposed to medical
20 offices where there's constant turnover.
21 MR. SAMUELSON: Correct.
22 MR. WIDMER: Are we going to have
23 like a map note or something in there?
24 MR. SAMUELSON: We can add map notes
25 that say that it will be a professional office

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1 Proceedings
2 certainly more than the thirty years that
3 have elapsed, the board could declare itself
4 lead agency for SEQRA purposes this evening.
5 CHAIRMAN CORALLO: OK. Can I have
6 a motion to declare the Planning Board lead
7 agency on this project?
8 MR. GIZZI: Move that.
9 MR. SAMBRATO: Second.
10 CHAIRMAN CORALLO: Moved by
11 Mr. Gizzi. Second by Mr. Sambrato. All those
12 in favor signify by saying "Aye."
13 (Whereupon, all the Board members
14 responded "Aye".)
15 CHAIRMAN CORALLO: So carried.
16 Next item here is, did you receive
17 Part II of SEQRA?
18 MR. SAMUELSON: I did not. We did
19 not receive it.
20 MR. KAUKER: The board can adopt
21 Part II tonight and then send it to the
22 applicant and then they would go ahead and
23 prepare the Part II response.
24 MR. SAMUELSON: That's fine.
25 CHAIRMAN CORALLO: Next item, the

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1 Proceedings
2 and not a medical office.
3 MR. WIDMER: Did you address that
4 anymore, or no?
5 MS. TOMM ADDONA: That's certainly
6 something we could have be required as a note
7 on the site plan and in any approval, should
8 we get to the point that the board is inclined
9 to grant it, potentially even on the
10 Certificate of Occupancy.
11 MR. WIDMER: Thank you.
12 CHAIRMAN CORALLO: Anybody else?
13 Mike, do you have anything right
14 now?
15 MR. McCREEDY: Not right now.
16 CHAIRMAN CORALLO: He's working on
17 the lower drainage that we have to take
18 care of
19 MR. TOMM ADDONA: So, Mr. Chairman,
20 when the applicant was last before the board
21 last year you did declare your intent to be
22 lead agency pursuant to the State
23 Environmental Quality Review Act; however, the
24 applicant has not been back until tonight. So
25 if the board is so inclined, it's been

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1 Proceedings
2 Planning Board will adopt Part II for this
3 project. Can I have a motion to --
4 MS. TOMM ADDONA: Part II of the
5 full Environmental Assessment Form, for the
6 record.
7 MR. SAMBRATO: I'll move that.
8 CHAIRMAN CORALLO: Moved by
9 Mr. Sambrato.
10 MR. GIZZI: Second.
11 CHAIRMAN CORALLO: Second by
12 Mr. Gizzi. All those in favor signify by
13 saying "Aye."
14 (Whereupon, all the Board members
15 responded "Aye".)
16 CHAIRMAN CORALLO: So carried.
17 Because of the timing on this, we'll
18 schedule a public hearing for December 13th,
19 so we can have time to send out all the
20 information to the various departments and
21 have time to get them back and we'll schedule
22 a public hearing, okay, at that point.
23 MR. SAMUELSON: That's fine.
24 CHAIRMAN CORALLO: And I hope you'll
25 have everything prepared for drainage and

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1 Proceedings

2 everything else.

3 MR. SAMUELSON: We've submitted the

4 full SWIPP. Once we get comments back, we'll

5 submit a response.

6 CHAIRMAN CORALLO: Can I have a

7 motion to schedule the public hearing to

8 December 13th?

9 MR. WIDMER: I'll move that.

10 CHAIRMAN CORALLO: Moved by

11 Mr. Widmer.

12 MR. GIZZI: Second.

13 CHAIRMAN CORALLO: Second by

14 Mr. Gizzi. All those in favor signify by

15 saying "Aye."

16 (Whereupon, all the Board members

17 responded "Aye".)

18 CHAIRMAN CORALLO: So carried.

19 MR. SAMUELSON: Thank you very much.

20 Have a good evening.

21 CHAIRMAN CORALLO: Can I have a

22 motion to adjourn?

23 MR. WIDMER: I'll move that

24 CHAIRMAN CORALLO: Moved by

25 Mr. Widmer.

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1 Proceedings

2 MR. SAMBRATO: Second.

3 CHAIRMAN CORALLO: Second by

4 Mr. Sambrato. All those in favor signify by

5 saying "Aye."

6 (Whereupon, all the Board members

7 responded "Aye".)

8 CHAIRMAN CORALLO: So carried.

9 Thank you.

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


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5 Certified to be a true and accurate

6 transcript of the stenographic minutes taken

7 within.

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9

10 Debbie Kline,

11 Senior Court Reporter.

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14 Dated: October 16, 2023

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1 Errata Sheet

2

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

4 DATE OF DEPOSITION: 10/11/2023

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 ____

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