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In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

ORIGINAL

-----X

December 10, 2025

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.

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

SAL CORALLO, CHAIRMAN

GLEN WIDMER

ROBERT SAMBRATO

ANTHONY GIZZI

JAMES MONTE

CHRISTIE TOMM ADDONA, PLANNING BOARD ATTORNEY

GLENN McCREEDY, CONSULTING ENGINEER

MICHAEL KAUKER, PLANNING CONSULTANT

GEORGE BEHN, BUILDING INSPECTOR

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Proceedings

CHAIRMAN CORALLO: Good evening,
everyone. Welcome to the Town of
Haverstraw Planning Board, December 10,
2025, 7:30 p.m.

Would everyone please stand for
the pledge?

(Whereupon, everyone rose for the
Pledge of Allegiance.)

MS. TOMM ADDONA: Sal Corallo.

CHAIRMAN CORALLO: Present.

MS. TOMM ADDONA: Glen Widmer.

MR. WIDMER: Here.

MS. TOMM ADDONA: Robert
Sambrato.

MR. SAMBRATO: Here.

MS. TOMM ADDONA: Anthony Gizzi.

MR. GIZZI: Here.

MS. TOMM ADDONA: William
Riccardo.

CHAIRMAN CORALLO: Absent.

MS. TOMM ADDONA: James Monte.

MR. MONTE: Present.

CHAIRMAN CORALLO: We have a
quorum.

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Proceedings

Will someone move for the adoption of minutes of November 12, 2025?

MR. SAMBRATO: I'll move that.

CHAIRMAN CORALLO: Moved by Mr. Sambrato.

MR. WIDMER: Second.

CHAIRMAN CORALLO: Mr. Widmer seconded.

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

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

CHAIRMAN CORALLO: Opposed?

So carried.

The first item on the agenda is 81 West Ramapo Road, Town of Haverstraw, Garnerville. Section 26.09, Block 04, Lot 01. Site plan approval: Yoga/fitness studio. 1,000 square feet. 900 square feet will be used for studio and 100 square feet will be used for bathroom. A new submission, and we're going to have a public hearing.

I'm going to ask our attorney to

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Proceedings

read the, the notice.

MS. TOMM ADDONA: Town of
Haverstraw Planning Board, Notice of
Public Hearing.

Please take notice that the Town
of Haverstraw Planning Board does hereby
schedule a public hearing to consider the
application of Route 202 Studio,
LLC for the following site plan approval:

Use vacant space of an existing
building (formerly a bank) as a
yoga/fitness studio. 900 square feet
will be used as a studio and 100 square
feet will be used as a dedicated
bathroom.

Said property being located on
the southeast corner of West Ramapo Road
and Moorea Court.

Said property is located on the
Town of Haverstraw Tax Map as 81 West
Ramapo Road, Garnerville, Section 26.09,
Block 04, Lot 01.

Said public hearing shall be held
on Wednesday, December 10, 2025 at 7:30

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Proceedings

p.m. in the large meeting room of
Haverstraw Town Hall, One Rosman Road,
Garnerville.

All interested parties are
invited to attend and will be heard by
the Board.

By order of the Planning Board of
the Town of Haverstraw.

Sal Corallo, Chairman; Christie
Addona, Planning Board Attorney; Annette
Hendrie, Principal Clerk-Typist.

December 01, 2025.

CHAIRMAN CORALLO: Thank you.

Do you have the notice?

MS. TOMM ADDONA: For the record,
the applicant did provide this evening
the affidavit of mailing as well as the
proof of mailing.

CHAIRMAN CORALLO: Good evening,
Mr. Emanuel.

MR. EMANUEL: Good evening.

CHAIRMAN CORALLO: I know she has
you.

MR. WIDMER: She knows me.

1 Proceedings

2 CHAIRMAN CORALLO: You're signed
3 in. Mr. Emanuel, where are we?

4 MR. EMANUEL: Okay. So just to
5 refresh everybody's recollection. This
6 is the former TD Bank building, former
7 Commerce Bank building, which was
8 approved last year -- part of it was
9 approved last year by this Board for the
10 adult-use marijuana dispensary. They
11 used about two-thirds of the building.
12 There is about 900 -- about 1,000 square
13 feet left over; and at the time we did
14 not know what that would be used for.

15 We now have an applicant who
16 wants to use that space as a yoga studio.
17 So there'd be basically a 900-square-foot
18 open space on the right side of the
19 building as you're facing it. There's a
20 little bit of interior work that has to
21 be done. There are two bathrooms
22 existing in the building.

23 And so the floor plan shows that
24 one of those bathrooms -- which is
25 adjacent to the yoga space -- would serve

1 Proceedings

2 the yoga studio; the other bathroom and
3 some additional storage space in the back
4 will be assigned to the dispensary. And
5 this way we have a complete physical
6 separation of the yoga studio from the
7 dispensary. We need that for security
8 purpose, for licensing purposes, and I'm
9 sure that your board would appreciate
10 having that kind of separation also.

11 The parking requirements for both
12 uses are exactly the same. All of the
13 uses in the C-district have exactly the
14 same parking ratio to uses.

15 But at the last meeting that we
16 were at in November, you had asked for a
17 parking study to be prepared. That study
18 has been presented to you.

19 One of the things that it shows
20 is that the peak usage for the yoga
21 studio is between -- is up until 10 a.m.,
22 and after that it sloughs off. The
23 dispensary does not open until 10 a.m.
24 So during the peak hours for the yoga
25 studio, the entire parking lot will be

1 Proceedings

2 available for patrons of the studio.

3 After 10 a.m., there would be a shared
4 situation.

5 The peak usage overall would come
6 around in the midday hour between, I
7 think, 12:00 and 4:00. But even with
8 that, there would still be sufficient
9 parking spaces with anywhere from two to
10 seven parking spaces left open. And then
11 it goes down from there, the usage goes
12 down from there.

13 There is a table on page 3 of the
14 parking study, of the parking study which
15 lays this out very nicely rather than
16 having to read through all the text.

17 So the --

18 CHAIRMAN CORALLO: Sorry. Hold
19 on.

20 MS. TOMM ADDONA: So because
21 there was an issue with the applicant
22 with the escrow, I don't know that the
23 parking study was circulated to the
24 board.

25 MR. EMANUEL: Oh, okay.

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Proceedings

CHAIRMAN CORALLO: So I know, I understand what you're saying, but I don't --

MR. EMANUEL: If you don't have it, you don't have it.

CHAIRMAN CORALLO: None of us have it as far as I know.

MR. EMANUEL: No harm, no foul because this requires GML review. The materials were not sent up to the county until -- in time for them to come back now, so we will have to continue this until the January meeting. At that point, the escrow had better be paid and --

CHAIRMAN CORALLO: I don't want --

MR. EMANUEL: -- we can come back to discuss that.

CHAIRMAN CORALLO: I understand that. So, all right. What else? Do we have anything else?

MR. EMANUEL: That's it.

CHAIRMAN CORALLO: The only other

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Proceedings

thing we discussed that -- is that they have to abide by all the rules of their neighbor there; right?

MR. EMANUEL: Of course, yes.

CHAIRMAN CORALLO: As far as smoking on the premises, no seating outside, and so on and so forth.

And the other thing was the additional sign would be placed on top of that sign or?

MR. EMANUEL: Within.

CHAIRMAN CORALLO: Within.

MR. EMANUEL: Yeah. There will be no increase in -- on the sign.

MR. WIDMER: What -- do you have any idea of the hours of operation?

MR. EMANUEL: Of the yoga studio? Sure. You don't have the traffic report, but we are talking about 7 a.m. to 9 p.m.

MR. WIDMER: And what would be the average size of the yoga class, give or take?

MR. EMANUEL: In the morning, up

1 Proceedings

2 to 24 participants; in the midday and
3 evening classes, 12 to 15 participants.

4 MR. WIDMER: Okay.

5 MR. McCREEDY: What was the first
6 one? Sorry.

7 MR. EMANUEL: In the morning,
8 7 a.m. to 9 a.m., up to 24 participants.

9 CHAIRMAN CORALLO: If you had 24
10 individuals there -- how many parking
11 spots do we have in there again?

12 MR. EMANUEL: There are -- I
13 believe there are 25, yes.

14 CHAIRMAN CORALLO: So if all 24
15 came in there...

16 MR. EMANUEL: And there's one
17 instructor.

18 CHAIRMAN CORALLO: Then you
19 create a problem though.

20 MR. EMANUEL: Well, there's one
21 instructor.

22 CHAIRMAN CORALLO: Only one, oh.
23 The problem is you get one
24 instructor that -- so they all come in
25 for that -- how long --

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Proceedings

MR. EMANUEL: If they have a full 24, if they have a full 24, then yes, you would have all 25 parking spaces filled.

CHAIRMAN CORALLO: How long is the session with that one instructor?

MR. EMANUEL: Probably an hour.

CHAIRMAN CORALLO: All right.

MR. EMANUEL: That's what my friends who do yoga tell me.

MR. WIDMER: Seems like it'd be pretty tight in the inside too, parking and inside.

MR. EMANUEL: 900 square feet?

I don't know. It's 24 people in 900 square feet, George?

MR. BEHN: I believe it's 15 feet -- square feet.

CHAIRMAN CORALLO: Is there an occupancy amount -- you're going to have an occupancy amount inside that building?

MR. BEHN: Yes.

CHAIRMAN CORALLO: In that area.

MR. BEHN: Yeah.

MR. EMANUEL: Sure. There has to

1 Proceedings

2 be for every area.

3 MS. TOMM ADDONA: So 15 square
4 feet per person would be 60; right -- for
5 900. But then you're saying 800 because
6 you're using 100 for --

7 MR. EMANUEL: Well, no. There's
8 900 plus the 100 for the bathroom.

9 MS. TOMM ADDONA: I see, okay.

10 So technically the max occupancy
11 would be 60.

12 MR. EMANUEL: Yeah. But, you
13 know, a yoga studio, people, people are
14 moving around.

15 MS. TOMM ADDONA: No, I know.
16 I'm just saying for reference purposes.

17 MR. EMANUEL: Benches inside,
18 cubbies, whatever.

19 CHAIRMAN CORALLO: I'll play
20 devil's advocate. If you have 24 people
21 in the room for that one hour and when
22 they get ready to leave he sets up the
23 next one for the following hour, you're
24 going to have a traffic jam.

25 MR. EMANUEL: My guess is that

1 Proceedings

2 it's probably, it's probably like a
3 therapist's hour. Okay. It's a
4 50-minute hour.

5 CHAIRMAN CORALLO: Okay, well.

6 MR. EMANUEL: Because there has,
7 there has to be some transition even,
8 even within the space itself. And if
9 nothing else, the yoga instructor needs
10 to get some water.

11 CHAIRMAN CORALLO: Mike, you see
12 anything right now?

13 We don't have to do anything.
14 There's no --

15 MS. TOMM ADDONA: The Board can't
16 do anything. As Ira mentioned -- well,
17 there is no SEQRA; this is a Type II
18 action. So the -- it is a public hearing
19 so at some point you should check to make
20 sure that there's no one from the public
21 to speak on this.

22 But we are still waiting for the
23 30 days to be up and/or to receive
24 comments from County Planning which
25 hasn't occurred, so the board cannot take

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Proceedings

action tonight anyway.

And in the interim, if you can speak with your client about talking to Annette, and then we'll get that parking and the traffic study circulated and the applicant can come back in January. I believe the meeting is on the 14th.

CHAIRMAN CORALLO: 14th of January.

Anyone else have anything to add? No questions?

Anybody from the public have any questions?

Seeing there's no questions, what we'll do tonight then is we're going to keep the public hearing open and we will have it set on January 14, 2026.

Can I have a motion to set -- keep the public hearing open?

MR. WIDMER: Move that.

MR. GIZZI: Second.

CHAIRMAN CORALLO: Moved by Mr. Widmer, second by Mr. Gizzi.

Leave the public hearing open

1 Proceedings

2 until January 14, '26. Hopefully we will
3 have all the other papers then; all
4 right?

5 MR. EMANUEL: Yes.

6 CHAIRMAN CORALLO: All right.
7 Anything else?

8 MR. EMANUEL: That's it. Thank
9 you. Have a happy holiday and happy New
10 Year's.

11 CHAIRMAN CORALLO: You too.
12 Happy holiday, happy New Year's.

13 MR. EMANUEL: Drive safe tonight.

14 CHAIRMAN CORALLO: Take care.

15 Next item on the agenda is 130
16 West Ramapo Road (Old Lavinia's)
17 (Garnerville). Section 25.16, Block 03,
18 Lot 40. Here for the site plan approval
19 for a two-story office building utilized
20 as a professional office space.
21 12,000-square-foot building with on-site
22 parking. Revised submission, and we're
23 going to have a public hearing.

24 I'm going to ask our attorney to
25 read the notice of public hearing.

1 Proceedings

2 MS. TOMM ADDONA: Town of
3 Haverstraw Planning Board Notice of
4 Public Hearing.

5 Please take notice that the Town
6 of Haverstraw Planning Board does hereby
7 schedule a public hearing to consider the
8 application of Artur Kondov, 130 West
9 Ramapo Road, Garnerville, for site plan
10 approval to construct a two-story,
11 12,000-square-foot professional Office
12 building; 4,000 square feet of which will
13 be used as ancillary basement space for
14 existing tenants.

15 Said property being located on
16 the north side of West Ramapo Road and
17 zero feet west of Balsam Road.

18 Said property is located on the
19 Town of Haverstraw Tax Map as Section
20 26.16, Block 03, Lot 40.

21 Said public hearing shall be held
22 on Wednesday, December 10, 2025 at 7:30
23 p.m. in the large meeting room of
24 Haverstraw Town Hall, One Rosman Road,
25 Garnerville.

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Proceedings

All interested parties are invited to attend and will be heard by the Board.

By order of the Planning Board of the Town of Haverstraw.

Sal Corallo, Chairman; Christie Tomm Addona, Planning Board Attorney; Annette Hendrie, Principal Clerk-Typist.

December 2, 2025.

CHAIRMAN CORALLO: Thank you.

MR. BEHRENS: Good evening, members of the Board. Matt Behrens from the law firm Zarin & Steinmetz back before your board with our architecture and engineering team.

Briefly update on the plans from -- Mr. Chairman, your comments about accessibility concerns and potential to flip the building so that the --

CHAIRMAN CORALLO: I, I said that the elevations you showed were not what you were going to build. And -- okay. I'll stop --

MR. BEHRENS: No, it was a

1 Proceedings

2 productive comment. And we actually are
3 able to mirror the building -- quote,
4 unquote -- so that the front door is on
5 the left side of the building which will
6 be right in front of the ADA space, which
7 will be a seamless flush wheelchair
8 accessible --

9 CHAIRMAN CORALLO: I understand.
10 I said that really quickly the other day.

11 MR. BEHRENS: So that's the first
12 change.

13 CHAIRMAN CORALLO: I just have to
14 say -- you're going to go through the
15 whole thing -- the plans that we
16 received, some of us just got them
17 tonight.

18 MR. BEHRENS: Understood.

19 CHAIRMAN CORALLO: Some got it
20 yesterday. I happened to get it Monday
21 because I read a letter that was sent to
22 me and was told to speak with the County
23 Planning Board, which I had asked for,
24 and it said "enclosed" and I couldn't
25 find it on my computer. That was

1 Proceedings

2 Saturday morning.

3 MR. BEHRENS: No problem.

4 CHAIRMAN CORALLO: And I had to
5 wait for Monday. When I saw Annette, she
6 said the plans had just come in a little
7 while ago.

8 MR. BEHRENS: No problem. We
9 don't want to rush your board.

10 CHAIRMAN CORALLO: So I want you
11 to understand, so the questions from us
12 tonight are going to be very general and
13 so on because they haven't had a chance
14 really to review it; all right?

15 MR. BEHRENS: Sure.

16 CHAIRMAN CORALLO: I just want to
17 get that clear.

18 MR. BEHRENS: All good. We're
19 not going to rush your board, obviously.
20 Take your time to go through all the
21 plans.

22 So that's the first change:
23 Mirroring the building for better
24 accessibility; and we've engineered all
25 that out.

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Proceedings

And then the second thing is just a more developed landscaping plan. So I think your board will be happy with the total of 28 trees planted along the perimeter, especially in the back by the neighbors, adjacent residential neighbors, which we can show -- along with 72 shrubs. So we think it's a pretty build-out; we're putting really as much as landscaping as we can in this.

We're being sensitive of, of the dry wells on the right side by Balsam Road. There's also obviously significantly staggered landscaping in the back where that berm will be as well that we're putting -- the berm in the back by the neighbors.

CHAIRMAN CORALLO: All right.

MR. BEHRENS: And then the final update with the plans is we developed occupancy limits, so we'll be happy to talk through that or, you know, have the report. So that's all from me.

If there's any general questions

1 Proceedings

2 on that, we can walk through.

3 CHAIRMAN CORALLO: Well, as I
4 say, I might have had a little -- one day
5 quicker than the other members of the
6 board. I don't know about my
7 consultants, when they received the plans
8 and so on. So I looked at it, it was
9 very -- not knowing what you did. And
10 when I flipped it, the first, first thing
11 I noticed; I says: The entrance is on --
12 was on the --

13 MR. McCREEDY: North.

14 CHAIRMAN CORALLO: -- east --
15 well, it was on the northeast end and you
16 had shown it on your elevation there. So
17 I said that was wrong. So when I turned
18 it over, I went: Now he's putting it on
19 the northwest end, the entrance. And
20 that's the only thing I noticed right
21 away. I said: Okay. My handicaps were
22 near the entrance, so I was happy about
23 that.

24 MR. BEHRENS: And that reduces
25 the amount of grading, right, we'll need

1 Proceedings

2 to do because --

3 MR. WEINBERG: Just makes it work
4 better.

5 CHAIRMAN CORALLO: I just saw
6 that. And then, then I really haven't
7 had a chance --

8 THE REPORTER: One at a time.

9 MS. TOMM ADDONA: One at a time
10 please, so that the stenographer --

11 CHAIRMAN CORALLO: I really
12 didn't have a chance to go through the
13 whole thing and look at it, so I'm not
14 going to ask you too many questions
15 tonight other than I noticed that.

16 And then you changed the rooms
17 inside too, because I noticed that the
18 lunch area which was on the west side of
19 the building is now on the north side in
20 a different direction.

21 I mean, that's not my thing,
22 that's -- you know, where you put it
23 inside. I just -- and anyway, that's
24 where I'm at right now. I can't go into
25 much more. I don't know if any of the

1 Proceedings

2 members here?

3 MR. WIDMER: I haven't seen it
4 all, but the building size, is it the
5 same?

6 MR. BEHRENS: 100 percent the
7 same.

8 MR. WIDMER: Parking?

9 MR. BEHRENS: Parking's the same.

10 MR. WIDMER: Parking spots are
11 the same?

12 MR. BEHRENS: Parking spots are
13 the same. We added -- per the Stonefield
14 memo, they wanted a little curbing in the
15 middle there, so we added that and we
16 responded to all the Stonefield comments
17 in writing as well.

18 MS. TOMM ADDONA: Josh Hermann
19 did email me and Glenn earlier today. He
20 could not be here tonight due to a
21 conflict.

22 He did acknowledge receipt. And
23 he had a few clean-up items, but nothing
24 major. And for the most part, the
25 substantively -- or all of his

1 Proceedings

2 substantive comments were addressed.

3 CHAIRMAN CORALLO: Okay.

4 MR. BEHRENS: And then we did
5 issue the comment response to GML. The
6 one thing I will flag, because I know you
7 brought up the EV charging: We are
8 really trying to put conduit as of now,
9 and we're working with the engineering
10 and architecture team.

11 CHAIRMAN CORALLO: I was going to
12 mention that. I think that's important.
13 I mean, if you follow the news, they're
14 going to --

15 MR. BEHRENS: Try to go to all --
16 yeah, we'll see what happens.

17 CHAIRMAN CORALLO: And I know the
18 applicant, he wants to put a gym, a
19 little gym, workout area to make it good,
20 put a cafeteria. Well, that attracts a
21 person that's going to work there: Hey,
22 I got an electric car, I can plug it in
23 while I'm working. I don't know how long
24 it takes, so I'm not going to...

25 MR. BEHRENS: So we will show

1 Proceedings

2 conduit on the plans, it's just going to
3 take some coordination with the --

4 CHAIRMAN CORALLO: It's for your
5 own benefit so you don't have to dig up
6 the parking lot later on.

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

10 When you get to the electric, you
11 sort of have to coordinate that, that
12 comes at the end; you're going for
13 building purposes to coordinate with O&R.
14 So we didn't just want to show lines in
15 the plan just because. When we get to
16 that point when we're ready to
17 coordinate...

18 CHAIRMAN CORALLO: We'll get to
19 that.

20 MR. WEINBERG: Yeah.

21 CHAIRMAN CORALLO: The other
22 thing I mentioned to you at the very end,
23 but the governor had declared that you
24 cannot put gas in new buildings. So the
25 other day she changed her mind; she says

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Proceedings

I may not do that now. So you can do the gas. And I don't -- not me, I don't care whether you do gas or electric, it just affects how you're going to do it.

MR. WEINBERG: Something also we'll keep in mind.

CHAIRMAN CORALLO: Keep that in mind, because -- I just saw that on the news. Yeah.

You have anything?

MR. McCREEDY: At this point, no.

CHAIRMAN CORALLO: You know, I noticed that instead of one, one pipe for the -- catching all the water, they got three now in there.

MR. McCREEDY: I mean, I'll get through the drainage part at some point, yeah.

CHAIRMAN CORALLO: Not your fault. You know, I'll look at it, it goes in my head.

MR. BEHRENS: You could walk through the drawings.

CHAIRMAN CORALLO: You had one,

1 Proceedings

2 one 10-foot diameter --

3 THE REPORTER: One at a time.

4 CHAIRMAN CORALLO: Now you have
5 three. All right.

6 MR. WEINBERG: So as my colleague
7 Matt mentioned, the real-high level
8 changes were mirroring the building.

9 Just to touch a little about
10 reshuffling in the basement. The reason
11 why we did that is because now the
12 exterior stair moved closer to the
13 corner, to the intersection of Balsam
14 Road and West Ramapo. And for Veolia, we
15 needed to put the meter room right inside
16 there. We reached out to Veolia, and
17 they wanted the meter room there right
18 near the exterior staircase. So we just
19 had to do a little bit of reshuffling.
20 The architect will walk you through that
21 if you want.

22 Those are the main high-level.
23 We've addressed almost all of
24 Mr. McCree's comments. The only things
25 that are outstanding is we're still

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Proceedings

waiting for additional survey information on the sewer.

But everything else we went through. Mr. McCreedy had suggested that we use a minimum percolation rate -- or a maximum percolation rate of six inches per hour. So because of that, we upped the dry wells from one dry well to three dry wells.

And you will notice then, as Matt pointed out, there's an area over here where there's no trees because you don't want the roots to spread into the dry wells. So that's where they are, and that's pretty much it.

CHAIRMAN CORALLO: Okay. Any questions? You guys have any questions?

MR. KAUKER: No questions.

CHAIRMAN CORALLO: So I have another one.

Are there going to be any units on the roof: Air conditioning units -- or other than -- I know the elevator goes up and the staircase goes up. How are

1 Proceedings

2 you going to --

3 MR. WIDMER: They don't show them
4 on -- they should show them on the plan
5 that they're --

6 MR. MACHLIS: Aaron Machlis, Bild
7 Architecture.

8 CHAIRMAN CORALLO: That's, well,
9 my question. You're going to put one big
10 unit in there? I mean, if you're going
11 to have separate units, you're going to
12 have -- we got eight rooms; eight --
13 you're going to have eight separate
14 meters there for each one?

15 MR. MACHLIS: So we, we didn't
16 plan that out yet. We're going to
17 coordinate with to mechanical engineer to
18 find the best and most efficient systems.
19 Chances are, yes, we will put the
20 condenser units on the roof just to keep
21 it away from cars, traffic, the people.
22 So it will just --

23 CHAIRMAN CORALLO: So they will
24 be -- are going to be on the roof?

25 MR. MACHLIS: We're going to tuck

1 Proceedings

2 it in and screen it, so.

3 MR. KAUKER: You're going to need
4 to show that on the plan.

5 MR. MACHLIS: Yeah, yeah.

6 CHAIRMAN CORALLO: That's why I'm
7 asking.

8 MR. MACHLIS: It wasn't -- yeah.
9 It wasn't designed yet, the system.

10 CHAIRMAN CORALLO: All right.

11 MR. WIDMER: So the -- it's going
12 to go higher, the building, if you're
13 going to build a facade to cover the
14 units.

15 MR. MACHLIS: Yeah. But you're
16 not going to see it, it's not going to go
17 above the bulkhead. Meaning, you have a
18 stair bulkhead, you have an elevator
19 bulkhead, but it's going to be lower than
20 that.

21 MS. TOMM ADDONA: I think what
22 Mr. Widmer is getting at is if that
23 affects the height of the building and
24 whether that affects the zoning
25 compliance.

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MR. MACHLIS: So does that count as part of the building height? As far as I know --

MS. TOMM ADDONA: I guess that's something we would have to look at once it's on the plans.

MR. KAUKER: It depends -- I think it depends on how you enclose it. So if you're going to do a parapet, that might affect the building height. But I'm not 100 percent sure, but I think the ordinance might --

MR. MACHLIS: Yeah, we'll take a look. But I mean, typically we're going to set it back, so we'll probably just screen it with a fence as well.

MR. McCREEDY: I don't believe the mechanical units can be used against the height.

MR. WIDMER: No. But if they build up some sort of wall --

MS. TOMM ADDONA: Screen.

MR. McCREEDY: I think --

THE REPORTER: One at a time.

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2 MR. McCREEDY: I think that's
3 kind of a give and take, because if we're
4 asking them to screen it for visual
5 aesthetics, we shouldn't be penalizing
6 them for it.

7 MR. WIDMER: I mean, we, we just
8 asked the question. We didn't ask
9 them --

10 MR. McCREEDY: I just want to
11 just be clear, like, that it's not a
12 definitive yes.

13 MS. TOMM ADDONA: And I don't
14 think it necessarily -- I mean, zoning --
15 whether if something complies with the
16 code and whether it's appropriate and
17 should be done, I think are two different
18 questions.

19 MR. McCREEDY: Fair enough.

20 MS. TOMM ADDONA: And I think if
21 they're already going to the Zoning Board
22 for a variance, and if they had to add
23 another one for the purposes of providing
24 adequate screening, I think that would
25 be --

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MR. McCREEDY: What is, what is your building height right now?

MR. MACHLIS: It should be -- the building height is, the building height is 24 feet, the bulkhead goes up to 32.

MR. McCREEDY: 32 is the -- what did you say? Was the bulkhead for the elevator?

MR. MACHLIS: For the bulkhead, yeah.

CHAIRMAN CORALLO: For the elevator shafts and staircase?

MR. MACHLIS: Yeah, correct.

CHAIRMAN CORALLO: All right. All right. That's -- I don't have anything else, right, at this particular time. The members will have to review that.

MS. TOMM ADDONA: Why don't we -- so we talked about at the last meeting preparing the Environmental Assessment Form Part II, which Mike did.

So Mike, I don't know if you want to run through that with the Board.

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2 MR. KAUKER: Well, it's the full
3 form. But essentially the, you know, the
4 way we prepared it was we reviewed the
5 SEQRA Part I that was submitted by the
6 applicant, reviewed the application; and
7 the Part II that's before you this
8 evening identifies what are known as
9 potential moderate to large impacts.

10 So you can see there's kind of a
11 summary narrative on the first page and
12 then the subsequent pages are actually
13 the full Environmental Assessment Form
14 Part II which requires you to go through
15 and check whether or not you feel that
16 the impact is going to be small or
17 potentially moderate to large.

18 If it's moderate to large -- the
19 impacts that are identified as moderate
20 to large are going to need to be
21 addressed by the applicant in the SEQRA
22 Part III.

23 CHAIRMAN CORALLO: So you just
24 received a copy from our attorney. So
25 take a look at that so when you come to

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2 the next meeting, you can respond to...

3 MR. KAUKER: Yeah. I don't
4 expect them to address it tonight, but
5 they would respond to that in written
6 form when they're ready.

7 CHAIRMAN CORALLO: Written form;
8 all right?

9 MR. BEHRENS: To any of the
10 moderate --

11 MR. KAUKER: To large.

12 MR. BEHRENS: Identified as
13 "yes."

14 MR. KAUKER: Correct.

15 MR. BEHRENS: Got you.

16 MS. TOMM ADDONA: And just for
17 the benefit of the Board, the general
18 categories where it is -- there is at
19 least one moderate to large identified
20 are: Impacts on land, impacts on
21 flooding, and consistency with community
22 character.

23 So those are the three areas
24 where -- and again, that's not to say
25 that there will be a moderate to large

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2 impact as Mike was saying, but that at
3 this point there needs to be further
4 explanation by the applicant as to why
5 they believe there will not. And then
6 ultimately it will be the Board's
7 decision on that issue.

8 CHAIRMAN CORALLO: Okay.

9 MR. BEHRENS: We will address
10 those in writing.

11 CHAIRMAN CORALLO: The other
12 thing I need to get -- because I couldn't
13 find it -- is, I know you addressed the
14 county Planning Board's -- what they had
15 asked you, but I didn't have their copy
16 so I couldn't follow.

17 MR. BEHRENS: Okay.

18 CHAIRMAN CORALLO: Going back and
19 forth. I have to get that from -- I'll
20 get that from Annette when I get a
21 chance, because I know she gave them to
22 us back when and I don't have it; I
23 couldn't find it. I'll work on that.

24 MR. BEHRENS: I believe in our
25 response we said what their comment was

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2 in there.

3 CHAIRMAN CORALLO: Well, the only
4 thing I -- it's in your letter, if I
5 remember correctly, that I read it
6 because we got it -- one item, it was a
7 simple item. I don't think you
8 addressed, they tell you: The snow --
9 where are you going to pile the snow up,
10 but you showed it on the plan when I went
11 and I looked back at the other plan.

12 So I don't know what other
13 questions -- I want to check that out,
14 because if you're disagreement --
15 disagreeing with them or changing them,
16 we need to know so whether we agree with
17 you or not agree with you, because we
18 have to put that in our resolution, at
19 the time we need it to make sure we have
20 the majority for that.

21 MR. BEHRENS: Yeah. Where
22 applicable, we felt -- brought it into
23 the plan; for example, the native
24 plantings and things like that.

25 CHAIRMAN CORALLO: I don't

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remember what they had, that's why I was looking for it.

Any questions? No questions.
Public?

MS. PERROTTO: Hello. Darla Perrotto, P-E-R-R-O-T-T-O. I'm 5 Balsam Road.

And I understand you guys are not the Zoning Board, but there are two variances that are required for this property; one of them is a 40-percent reduction in required parking for the 12,000-square-foot site, as well as a five-foot offset.

My house is right next door to the building. I think I submitted to Annette on April 10th four different pictures and videos of what has been going on from my house. And I think the attorney said that the 4,000-square-foot basement is going to be used by the current tenant. Well, the current tenant has 2,100 square feet.

MS. TOMM ADDONA: I don't think I

1 Proceedings

2 would have said that, because --

3 MS. PERROTTO: Oh, I thought you
4 read that it was going to be used by the
5 current tenant. All right.

6 At any rate, they have the proper
7 parking for the capacity of the building
8 currently in place. And as I said, I
9 submitted videos to Annette on April 10th
10 showing what goes on in front of my
11 property when there's any kind of
12 function at that building. And I've also
13 had people park behind my own driveway,
14 and I've come home and couldn't get in my
15 own driveway.

16 I would be vehemently opposed to
17 any 12,000-square-foot building going on
18 in that piece of property.

19 I -- again, you know, I ask -- I
20 understand it values that property
21 higher, but how is that going to devalue
22 my asset? What is that going to do to my
23 asset?

24 I understand that's not the
25 concern, but I do think that the property

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2 sharing a property line has to be a
3 concern before you allow a
4 12,000-square-foot building to go up
5 there.

6 CHAIRMAN CORALLO: I have -- you
7 said something about the -- excuse me --
8 variance on the parking on the north side
9 where you live.

10 Aren't they -- didn't they show
11 they're going to be 25 feet away from the
12 property line where they are going to --
13 I'm seeing it from here; I can't read it,
14 but I can see the picture of it. Is that
15 -- isn't that 25 feet, that I recall?

16 MR. WEINBERG: That's what the
17 code requires, that's what we're doing.

18 MR. WIDMER: There is five feet
19 on, on the north side.

20 MS. PERROTTO: They're asking for
21 a reduction in the offset too.

22 CHAIRMAN CORALLO: Offset?

23 MS. PERROTTO: I think -- I could
24 go back to the notice.

25 MR. WEINBERG: No, there was --

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CHAIRMAN CORALLO: That's on,
that's on the west side; right?

Can you explain that?

MR. WEINBERG: In our previous --
in the previous plans, we had a five-foot
offset -- again, not against the
residential neighborhood, against the
motel; and we've since adjusted that to
meet the code and keep it at 10 feet.
That's what's required.

But again, if you notice the
parking here -- I'm just going to go --
if you notice how it curves around.

CHAIRMAN CORALLO: Right.

MR. WEINBERG: Because we need to
maintain this 25-foot buffer --

CHAIRMAN CORALLO: Right, okay.

MR. WEINBERG: -- the properties.

MS. PERROTTO: But how many, how
many parking spots are required for the
12,000-square-foot building?

MR. BEHRENS: We're still asking
for a parking variance.

MS. PERROTTO: Of a 40-percent

1 Proceedings

2 reduction of what's required. I'll go
3 back to the...

4 CHAIRMAN CORALLO: The, the
5 Zoning Board will take care of that. But
6 we've had traffic studies and they --
7 excuse me -- explained what they --

8 MS. PERROTTO: So if I could, the
9 required parking on a 12,000-square-foot
10 building would be 80 spaces. They had
11 48, so they're asking for a reduction of
12 32 which is 40 percent of the lot, the
13 parking. And again, Annette is not here
14 but I did send her videos of what
15 transpires from my home.

16 MS. TOMM ADDONA: Can you email
17 Annette and ask her to circulate it to
18 the Planning Board? Because these are
19 two separate boards. So if it was
20 submitted to the Zoning Board, she
21 wouldn't know to also send it to the
22 Planning Board.

23 MS. PERROTTO: Well, I actually
24 did go in the day after I sent it to her.
25 I made sure the building inspector got

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2 it. I will go to her tomorrow and make
3 sure it gets to the Planning Board -- or
4 if you want to give me a different email
5 address, I'll email the Board.

6 MS. TOMM ADDONA: It's Annette.
7 You just have to specify what board you
8 want it to go to.

9 MS. PERROTTO: I think I said
10 there that I would vehemently be opposed
11 to any type of 12,000-square-foot
12 building on that property. I guess it
13 was from the zoning perspective, but
14 yeah. I guess I'll ask when I go in to
15 send it to the Planning Board.

16 Yeah. I hope you had take into
17 consideration I've been on my lot for 30
18 years. And, you know, that was my asset
19 and I've done my improvements there. And
20 I would imagine that a 12,000-square-foot
21 building right next door to me is going
22 to rip apart the value of my property.
23 So I ask that you just take all of that
24 into consideration when making any
25 decisions about allowing a

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12,000-square-foot building on that property.

And I think that's all I have to say.

CHAIRMAN CORALLO: We'll check with our transportation consultant on that also; all right?

MS. PERROTTO: All right. Thank you.

CHAIRMAN CORALLO: Well, there's nobody else in the public, so.

MR. BEHRENS: Can I -- just briefly: Totally understand the concern at first blush, but there's going to be significant screening, there's a berm -- a significant berm, graded berm in the back which will further reduce impacts.

It's a clean-up, substantial clean-up from the current structure, from the current parking area, from the current non-landscaping in the back.

So I would submit respectfully that this is actually an improvement for the surrounding area. It's not so out of

1 Proceedings

2 character, there's a shopping area/retail
3 just to the right. So it was already
4 zoned PO; we're going to C but sticking
5 with strictly the general professional
6 office use. So I would submit this is
7 not out, out of line.

8 Again, with the rezoning, we're
9 being able to move the building footprint
10 closer to 202, away from any of those
11 neighbors.

12 CHAIRMAN CORALLO: Can you
13 refresh my memory?

14 I know you're going to put a berm
15 up there. When a car pulls in, yeah,
16 when they pull in over there and they got
17 to go -- and they have their lights on,
18 will that berm be higher than normal cars
19 with the lights and so on that the lights
20 won't shine without having the fence
21 there?

22 You come in, right, and you're
23 going to park on the north end -- we're
24 going to call that the north. Now you
25 got that 25-foot -- you're going to have

1 Proceedings

2 a berm, will the lights shine into the --
3 is the berm higher? Is the berm going up
4 on the slope there or --

5 MR. BEHRENS: The elevation.

6 MR. WEINBERG: Yeah. So the
7 elevation of the berm is approximately
8 two feet higher. And then remember,
9 there's landscaping on top of that. So
10 it's not just the berm.

11 MR. WIDMER: Two feet higher
12 than?

13 MR. WEINBERG: Than the parking.

14 CHAIRMAN CORALLO: Than the
15 parking spot, two feet higher.

16 MR. WIDMER: But the land's
17 sloping?

18 MR. WEINBERG: Well, the whole
19 parking lot in general is sloping down,
20 but anywhere at any point, the berm is
21 two feet higher.

22 MR. WIDMER: Right. But what I'm
23 saying is, if they're parking up top,
24 based on that house, that car is going to
25 be higher. Not there, closer to the

1 Proceedings

2 building.

3 MR. WEINBERG: Here?

4 MR. WIDMER: Yeah, right in
5 there. They're parking that way too;
6 right? They're parking towards --

7 MR. WEINBERG: All sorts of stuff
8 in the way. And like you said, there's
9 also plenty of screening, there's plenty
10 of landscaping here in addition to that.

11 CHAIRMAN CORALLO: I'll have to
12 look at it.

13 MS. TOMM ADDONA: And just to
14 clarify, when you say professional
15 offices, the applicant is in agreement
16 that there's going to be a condition that
17 it will not be medical or dental;
18 correct?

19 MR. BEHRENS: Correct.

20 CHAIRMAN CORALLO: I think that's
21 an established fact.

22 MR. BEHRENS: Correct. And it's
23 already zoned professional, so we're -- I
24 believe we're doing all we can,
25 respectfully.

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2 CHAIRMAN CORALLO: Do you want to
3 come up again?

4 MS. PERROTTO: Just one more
5 comment, then, you know --

6 CHAIRMAN CORALLO: Okay.

7 MS. PERROTTO: As far as, you
8 know, improving the building, there is a
9 fence that was put up when Lavinia was
10 there. And I just ran into Lavinia this
11 summer; so she's out of there since 2014.
12 And I think I've spoken to George on
13 several occasions when they had the prior
14 tenant -- because I think the new one
15 only had it since July of this year -- of
16 '24, I'm sorry -- has had to make mod-
17 repair the fence between my property and
18 their property.

19 And that fence I was told by Gene
20 Barnum was put in up in the interest of
21 allowing me my privacy and my home. That
22 fence is in such disrepair, you could be
23 blind and see the disrepair that fence is
24 in. And nobody's done anything to fix
25 that currently.

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2 So why should I, you know, buy
3 into the fact: Oh, wait a minute, let me
4 put a 12,000-square-foot building up
5 there and everything's going to be
6 improved and beautiful. I just don't
7 feel like anything's going to help the
8 situation regarding my property at this
9 point from what I've seen of the current,
10 the way it is now.

11 MS. TOMM ADDONA: Because the --
12 well, it's going to be linked to site
13 plans. And if the applicant does not do
14 what's required by those site plans,
15 they're not going to get a certificate of
16 occupancy and they're not going to be
17 able to operate.

18 MS. PERROTTO: I understand that.
19 But when Lavinia -- I'm in the house 30
20 years; I think I closed on it when they
21 started building Old Lavinia's. And I
22 was always told by Gene Barnum at that
23 point in time and then subsequently
24 George had somebody -- would always have
25 somebody come out and repair that fence

1 Proceedings

2 because it was the only thing that
3 separated me from the commercial
4 property. And that fence has not been
5 touched in the last four years, three,
6 four years. It's, it's a disgrace, the
7 fence. And I didn't look at this one in
8 a year.

9 So again, that speaks to my lack
10 of confidence in this building being put
11 up and being maintained. For years the
12 grass was overgrown. Now it looks like
13 whoever is there currently is maintaining
14 the property.

15 So I do have some real concerns
16 about allowing something that's 2,000
17 square feet to 12,000 square feet and
18 feeling like my home is going to be --
19 not even taken into account, what's being
20 done.

21 MR. MCCREEDY: Mr. Chairman,
22 would it be acceptable to ask the
23 applicant, would they consider installing
24 a new fence along the eastern property
25 line in addition to the screening and

1 Proceedings

2 landscaping that you proposed?

3 MR. BEHRENS: Sorry. Where? In
4 the back here?

5 MR. McCREEDY: Yeah.

6 MR. BEHRENS: A fence on top of
7 that -- on top of the berm?

8 MR. McCREEDY: Behind the berm.

9 MR. BEHRENS: Behind the berm?

10 We'll look into it.

11 MS. PERROTTO: I mean, there's a
12 fence there that was --

13 MR. McCREEDY: Take, take the
14 fence down, put a new one in.

15 MS. PERROTTO: Yeah. Which I
16 believe was required when they --

17 MR. McCREEDY: I can't attest to
18 what's currently there now or what
19 implications the current owner/occupier
20 is handling, is managing the property.
21 All I could say is that we can certainly
22 facilitate improving the situation
23 through the mechanism of the approvals of
24 this Board.

25 MS. PERROTTO: I get a fence and

1 Proceedings

2 a 12,000-square-foot building?

3 MR. McCREEDY: Got a what?

4 MS. PERROTTO: I get a fence and
5 12,000-square-foot building?

6 MR. McCREEDY: I mean, I can't
7 offer you the property, so.

8 MS. PERROTTO: But again, it's a
9 residential community. And I understand
10 it's a commercial property, but there's a
11 couple of variances being requested.
12 Based on the parking alone, I would, you
13 know, hesitate to go ahead and say put up
14 12,000 square feet.

15 MR. KAUKER: Mr. Chairman, I have
16 a question, if I could. Just driving by
17 there, I noticed the lights are pretty
18 bright.

19 Do they impact you at all?

20 MS. PERROTTO: I feel like I'm in
21 prison, honestly. It's -- I notice that
22 all the time. I mean, I'm not going to
23 complain about it.

24 MR. KAUKER: Okay. Just, just a
25 question, because we can obviously make

1 Proceedings

2 sure that they're not as impactful.

3 MS. PERROTTO: It looks like a
4 prison yard. But I understand that's
5 probably also for security.

6 MR. KAUKER: So we can do
7 something maybe with the height of the
8 building to shield the lights to make
9 sure that they don't spill over and
10 aren't as visible from the property.

11 I just, I just happened to notice
12 that driving by tonight. I looked at it
13 and I said, "Wow, those lights are very
14 bright."

15 MS. PERROTTO: Yeah, yes. It's
16 been an infringement on my property. And
17 I bought that, as I said, 30 years ago in
18 a residential community.

19 MR. KAUKER: Thank you.

20 CHAIRMAN CORALLO: Mike, the
21 lights from the existing building?

22 MR. KAUKER: No. The lights in
23 the parking lot.

24 MS. PERROTTO: The parking lot.

25 MR. WIDMER: The parking lot.

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CHAIRMAN CORALLO: Oh, in the parking lot.

MR. WIDMER: -- on the building --

THE REPORTER: One at a time.

MR. BEHRENS: We appreciate that.

We do have a lighting plan with the, with the site plan -- again, that Christie said would be -- the applicant would have to build. And it does show minimal to zero light spillage at that line.

MR. McCREEDY: With the new lighting?

MR. BEHRENS: With the new lighting. Shielded -- at, at that adjacent side: Shielded lighting, downward glare; not that big, kind of stadium lighting.

MR. KAUKER: I haven't done a thorough review. But do you show the, the height of the lights as well, the pole map of the lights on there?

MR. BEHRENS: Yes.

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2 MR. KAUKER: What's the height?

3 MR. MACHLIS: 18 feet.

4 MR. KAUKER: Look at that.

5 CHAIRMAN CORALLO: Okay. Got any
6 more?

7 MR. WEINBERG: Again, we...

8 CHAIRMAN CORALLO: All right. No
9 more questions? Ma'am, no more
10 questions?

11 MS. PERROTTO: I'm good.

12 CHAIRMAN CORALLO: All right. So
13 we will continue the public hearing in
14 our meeting on, on the 14th; all right?

15 MR. BEHRENS: And we'll look into
16 the fence idea. We'll look into the
17 fence idea, if that could be of help with
18 the neighbor then.

19 CHAIRMAN CORALLO: Well, I'm
20 going to say this to you: If you're
21 going to change the plans in any way,
22 you're going to confuse us even more. So
23 if you're going to do that, then we have
24 to go into a workshop situation.

25 You got these plans, the

1 Proceedings

2 consultants will look at it and we'll all
3 look at it based on this thing here. So
4 next meeting, everything's based on what
5 we have in front of us now other than
6 some little minor, minor things.

7 MR. WEINBERG: So let me ask like
8 this: When we were here last time, we
9 did say we'd be able to address most of
10 the comments but not all because we're
11 still waiting for sewer information.

12 So is there maybe a cut-off date
13 that the Board could give us, that we
14 know we need to get the plans in by a
15 certain date?

16 MR. McCREEDY: Two weeks before.

17 MR. WEINBERG: Two weeks before
18 the meeting? Okay.

19 MR. McCREEDY: That's our
20 standard, just so you know.

21 MR. WEINBERG: Yeah. Because we
22 would appreciate a more thorough review.
23 And again, there are going to be changes
24 and there's still comments that need to
25 be addressed.

1 Proceedings

2 CHAIRMAN CORALLO: All right.

3 Anything else?

4 MR. McCREEDY: Not right now.

5 MS. TOMM ADDONA: And when he
6 says two weeks before, like hard copies
7 in Annette's hands two weeks before, not
8 an email the Friday before and then hard
9 copies on Monday when the meeting's on
10 Wednesday.

11 MR. BEHRENS: We understand. We
12 worked -- we knew this was here and since
13 last time, we tried to get it in as fast
14 as possible.

15 MS. TOMM ADDONA: And we
16 appreciate that, but I think --

17 MR. BEHRENS: We understand --

18 THE REPORTER: One at a time.

19 MS. TOMM ADDONA: -- that's why
20 there wasn't a more comprehensive review.

21 MR. BEHRENS: Sure. And we are
22 not trying to rush your Board in this
23 process.

24 CHAIRMAN CORALLO: Because then
25 we have to put everything together, send

1 Proceedings

2 it to the Town for the zone change.

3 All right. So nothing else?

4 Have a motion to continue the
5 public hearing on this item for -- 'til
6 January 14, 2026.

7 Can I have a motion on that?

8 MR. WIDMER: I'll move it.

9 CHAIRMAN CORALLO: Moved by
10 Mr. Widmer.

11 MR. SAMBRATO: I'll second.

12 CHAIRMAN CORALLO: You'll second.
13 Mr. Sambrato. Okay.

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

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

18 CHAIRMAN CORALLO: Opposed?

19 So carried. All right.

20 And BNE's not on tonight.

21 And, I guess, motion to adjourn.

22 MR. GIZZI: I'll make a motion.

23 MR. WIDMER: Second.

24 CHAIRMAN CORALLO: Mr. Gizzi, and
25 Widmer to adjourn.

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Proceedings

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

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

CHAIRMAN CORALLO: Opposed?

So carried.

Before I forget, I want to wish
everybody a happy holiday and so on.

See you next year.

(Time noted: 8:14 p.m.)

1 Errata Sheet

2

3 NAME OF CASE: TOH Planning Board

4 DATE OF DEPOSITION: 12/10/2025

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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