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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.

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
Riccald.

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

1 Proceedings

2 read the, the notice.

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

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

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

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

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

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

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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.

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

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

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

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

Proceedings

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

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

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

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

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available for patrons of the studio.
After 10 a.m., there would be a shared
situation.

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

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

So the --

CHAIRMAN CORALLO: Sorry. Hold
on.

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

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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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

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Proceedings

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

MR. WIDMER: Okay.

MR. MCCREEDY: What was the first one? Sorry.

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

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

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

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

MR. EMANUEL: And there's one instructor.

CHAIRMAN CORALLO: Then you create a problem though.

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

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

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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

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Proceedings

be for every area.

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

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

MS. TOMM ADDONA: I see, okay. So technically the max occupancy would be 60.

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

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

MR. EMANUEL: Benches inside, cubbies, whatever.

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

MR. EMANUEL: My guess is that

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

CHAIRMAN CORALLO: Okay, well.

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

CHAIRMAN CORALLO: Mike, you see
anything right now?

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

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

But we are still waiting for the
30 days to be up and/or to receive
comments from County Planning which
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

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

MR. EMANUEL: Yes.

CHAIRMAN CORALLO: All right. Anything else?

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

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

MR. EMANUEL: Drive safe tonight.

CHAIRMAN CORALLO: Take care.

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

I'm going to ask our attorney to 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

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Proceedings

Saturday morning.

MR. BEHRENS: No problem.

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

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

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

MR. BEHRENS: Sure.

CHAIRMAN CORALLO: I just want to get that clear.

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

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

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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

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to do because --

MR. WEINBERG: Just makes it work better.

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

THE REPORTER: One at a time.

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

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

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

I mean, that's not my thing, that's -- you know, where you put it inside. I just -- and anyway, that's where I'm at right now. I can't go into 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

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substantive comments were addressed.

CHAIRMAN CORALLO: Okay.

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

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

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

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

MR. BEHRENS: So we will show

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

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

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

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

CHAIRMAN CORALLO: We'll get to
that.

MR. WEINBERG: Yeah.

CHAIRMAN CORALLO: The other
thing I mentioned to you at the very end,
but the governor had declared that you
cannot put gas in new buildings. So the
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,

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one 10-foot diameter --

THE REPORTER: One at a time.

CHAIRMAN CORALLO: Now you have three. All right.

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

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

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

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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

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you going to --

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

MR. MACHLIS: Aaron Machlis, Bild Architecture.

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

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

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

MR. MACHLIS: We're going to tuck

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it in and screen it, so.

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

MR. MACHLIS: Yeah, yeah.

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

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

CHAIRMAN CORALLO: All right.

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

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

MS. TOMM ADDONA: I think what Mr. Widmer is getting at is if that affects the height of the building and whether that affects the zoning 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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MR. McCREEDY: I think that's kind of a give and take, because if we're asking them to screen it for visual aesthetics, we shouldn't be penalizing them for it.

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

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

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

MR. McCREEDY: Fair enough.

MS. TOMM ADDONA: And I think if they're already going to the Zoning Board for a variance, and if they had to add another one for the purposes of providing adequate screening, I think that would 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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MR. KAUKER: Well, it's the full form. But essentially the, you know, the way we prepared it was we reviewed the SEQRA Part I that was submitted by the applicant, reviewed the application; and the Part II that's before you this evening identifies what are known as potential moderate to large impacts.

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

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

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

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the next meeting, you can respond to...

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

CHAIRMAN CORALLO: Written form; all right?

MR. BEHRENS: To any of the moderate --

MR. KAUKER: To large.

MR. BEHRENS: Identified as "yes."

MR. KAUKER: Correct.

MR. BEHRENS: Got you.

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

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

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

CHAIRMAN CORALLO: Okay.

MR. BEHRENS: We will address those in writing.

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

MR. BEHRENS: Okay.

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

MR. BEHRENS: I believe in our 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. PERROTTTO: 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

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would have said that, because --

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

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

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

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

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

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

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

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

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

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

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

CHAIRMAN CORALLO: Offset?

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

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

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

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

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

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

MS. PERROTTO: Well, I actually
did go in the day after I sent it to her.
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. PERROTTTO: 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

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

MR. BEHRENS: The elevation.

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

MR. WIDMER: Two feet higher
than?

MR. WEINBERG: Than the parking.

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

MR. WIDMER: But the land's
sloping?

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

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

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building.

MR. WEINBERG: Here?

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

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

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

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

MR. BEHRENS: Correct.

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

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

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CHAIRMAN CORALLO: Do you want to
come up again?

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

CHAIRMAN CORALLO: Okay.

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

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

1 Proceedings

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

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landscaping that you proposed?

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

MR. McCREEDY: Yeah.

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

MR. McCREEDY: Behind the berm.

MR. BEHRENS: Behind the berm? We'll look into it.

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

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

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

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

MS. PERROTTO: I get a fence and

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a 12,000-square-foot building?

MR. McCREEDY: Got a what?

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

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

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

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

Do they impact you at all?

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

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

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sure that they're not as impactful.

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

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

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

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

MR. KAUKER: Thank you.

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

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

MS. PERROTTO: The parking lot.

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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MR. KAUKER: What's the height?

MR. MACHLIS: 18 feet.

MR. KAUKER: Look at that.

CHAIRMAN CORALLO: Okay. Got any
more?

MR. WEINBERG: Again, we...

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

MS. PERROTTO: I'm good.

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

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

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

You got these plans, the

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

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

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

MR. McCREEDY: Two weeks before.

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

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

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

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CHAIRMAN CORALLO: All right.

Anything else?

MR. McCREEDY: Not right now.

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

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

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

MR. BEHRENS: We understand --

THE REPORTER: One at a time.

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

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

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

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it to the Town for the zone change.

All right. So nothing else?

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

Can I have a motion on that?

MR. WIDMER: I'll move it.

CHAIRMAN CORALLO: Moved by Mr. Widmer.

MR. SAMBRATO: I'll second.

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

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

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

CHAIRMAN CORALLO: Opposed?

So carried. All right.

And BNE's not on tonight.

And, I guess, motion to adjourn.

MR. GIZZI: I'll make a motion.

MR. WIDMER: Second.

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

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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.)

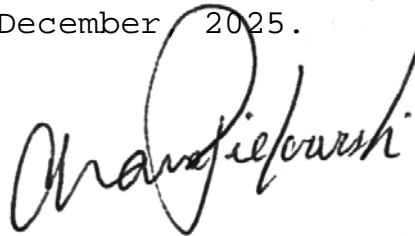
CERTIFICATION

STATE OF NEW YORK)
) ss
COUNTY OF KINGS)

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 25th day of December 2025.

A handwritten signature in cursive script, reading "Chana Piekarski", is written over a horizontal line.

CHANA PIEKARSKI

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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22 Page _____ Line _____ Reason _____

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