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In Re:  
  
TOWN OF HAVERSTRAW PLANNING BOARD MEETING  
  
-----x

February 9, 2022  
7:30 p.m.

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

DRAFT

SANDY SAUNDERS REPORTING  
254 South Main Street, Suite 216  
New City, New York 10956  
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3 APPEARANCES:  
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5 SAL CORALLO, CHAIRMAN  
6  
7 JOSEPH MICHALAK  
8 ANTHONY GIZZI  
9 GLENN WIDMER  
10 ROBERT SAMBRATO  
11 GLENN McCREEDY, CONSULTING ENGINEER  
12 MICHAEL D. KAUKER, PLANNING CONSULTANT  
13 CHRISTIE ADDONO, PLANNING BOARD ATTORNEY  
14 MICHELLE CRAFFEY, SECRETARY  
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1 Proceedings  
2 CHAIRMAN CORALLO: Good evening,  
3 everyone. Welcome to the Town of Haverstraw  
4 Planning Board. February 9th, 7:30 P.M.  
5 Please stand for the Pledge.  
6 (Pledge of Allegiance.)  
7 CHAIRMAN CORALLO: Michelle, would  
8 you please read the roll call.  
9 MS. CRAFFEY: Sal Corallo.  
10 CHAIRMAN CORALLO: Present.  
11 MS. CRAFFEY: Glenn Widmer.  
12 MR. WIDMER: Here.  
13 MS. CRAFFEY: Joe Michalak.  
14 MR. MICHALAK: Here.  
15 MS. CRAFFEY: Robert Sambrato.  
16 MR. SAMBRATO: Here.  
17 MS. CRAFFEY: Anthony Gizzi.  
18 MR. GIZZI: Here.  
19 MS. CRAFFEY: Alternate Lester Kahn.  
20 CHAIRMAN CORALLO: He's absent.  
21 All right. Would someone move to  
22 adopt the minutes from 1/12/22?  
23 MR. WIDMER: I'll move it.  
24 CHAIRMAN CORALLO: Moved by  
25 Mr. Widmer.

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1 Proceedings  
2 MR. MICHALAK: I'll second.  
3 CHAIRMAN CORALLO: Second by  
4 Mr. Michalak. All those in favor signify by  
5 saying "Aye."  
6 (Whereupon, all the Board members  
7 responded "Aye".)  
8 CHAIRMAN CORALLO: Opposed?  
9 So carried.  
10 All right. This is the first item  
11 on the agenda, K'Hal Bnei Torah of Mount Ivy,  
12 62 Riverglen, Thiells. Section 25:12, Block:  
13 01, Lot: 31. Site Plan Approval. Convert  
14 single family home into a House of Worship.  
15 Expand structure; construct a parking lot; and  
16 retaining wall. This is a continuation of the  
17 public hearing.  
18 All right. Here's what we're going  
19 to do.  
20 Good evening, Ira.  
21 We're going to have the applicant's  
22 attorney, engineer explain everything that's  
23 going on, to the board. We will listen and we  
24 will respond where we have to and after they  
25 finish, we will turn it over to the audience.

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1 Proceedings  
2 Everyone will have three minutes to speak and  
3 we'll go on from there.  
4 Mr. Emanuel, please begin.  
5 MR. EMANUEL: Thank you,  
6 Mr. Chairman. Mr. Chairman, would it all  
7 right if I took my mask off?  
8 CHAIRMAN CORALLO: Yes. I might  
9 take mine off.  
10 MR. EMANUEL: Thank you,  
11 Mr. Chairman, members, Ira Emanuel, Emanuel  
12 Law, New City, P.C., attorney for the  
13 applicant.  
14 This is as was said, is a  
15 continuation of a public hearing. We've been  
16 here twice before with this public hearing.  
17 At the latest TAC meeting the chairman and TAC  
18 had asked that we go through all the aspects  
19 of the project again, even though all of this  
20 information is available in the Planning  
21 Board's clerk's office.  
22 We understand that it's difficult  
23 for people sometimes to get out there and to  
24 read the material and so we were asked to make  
25 a presentation starting from the beginning

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1 Proceedings  
 2 effectively, and working our way all the way  
 3 through the project, so that everybody who is  
 4 here has a good understanding of what it is  
 5 that the congregation is seeking.  
 6 So with that, if you'll grant me  
 7 that indulgence, the property is at 62  
 8 Riverglen Drive in Thiells. It's on the west  
 9 side of Riverglen Drive, about 100 feet north  
 10 of Dunnegan Drive. It's in a R-25 zoning  
 11 district. The property is currently improved  
 12 with a one family house. There's a 100 foot  
 13 deep conservation easement affecting the  
 14 property. It's on the south side and the west  
 15 side of the property. And currently, the  
 16 driveway for the house intrudes into that  
 17 conservation easement.  
 18 The total lot area is 1.217 acres,  
 19 but your code requires that we take certain  
 20 deductions for certain features. In this  
 21 case, steep slopes.  
 22 After making those deductions, we  
 23 are left with a, what we refer to as a net lot  
 24 area of 1.0 acres. That's slightly above 1.0  
 25 acres, but it's not worth the extra decimals.

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1 Proceedings  
 2 engineer, your planning consultant, Chairman  
 3 Corallo, Chairman Bochnik I know attended a  
 4 few of those committee meetings well and  
 5 Mr. Kauker was there are as well, as well as  
 6 Mr. McCreedy.  
 7 During that time, various aspects of  
 8 the project were reviewed, considered and  
 9 altered. Perhaps the most important  
 10 alterations during that review period prior to  
 11 getting to public hearings, was a reduction in  
 12 the overall size of the project.  
 13 The original project called for a  
 14 sanctuary capable of holding 200 seats. The  
 15 planning board was -- excuse me, the TAC  
 16 committee was concerned about the number of  
 17 parking spaces that would be required, whether  
 18 or not they could actually be accommodated,  
 19 the fact that the appropriate number of  
 20 parking spaces probably could not be  
 21 accommodated without paving over a significant  
 22 portion of the lot, including the conservation  
 23 easement.  
 24 So the size was brought down from  
 25 200 seats to 119 seats. It was then further

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1 Proceedings  
 2 Under your code, and this is a point  
 3 that I want to make because it was brought up  
 4 previously, under your code there is no  
 5 deduction required for the lot area for the  
 6 conservation easement. We've met with the  
 7 building inspector, we've gone through the  
 8 code and the conservation easement does not  
 9 get deducted from the lot area. So we have  
 10 the 1.0 lot area. That is the minimum that is  
 11 required for a house of worship under your  
 12 code.  
 13 Houses of worship are permitted in  
 14 all zoning districts in the Town of Haverstraw  
 15 as of right. So we don't need any special  
 16 permits. We don't need any variances to allow  
 17 a house of worship. When we say as of right,  
 18 we mean, of course, subject to site plan  
 19 approval from this board.  
 20 The congregation was organized in  
 21 2017. It started this project in January of  
 22 2021. So a little over a year ago was when it  
 23 made its first appearance before your TAC  
 24 committee, which is the committee composed of  
 25 your consultants, your attorney, your

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1 Proceedings  
 2 reduced from 119 seats to 107 seats and the  
 3 reason that number was picked was because that  
 4 would correspond to the number of parking  
 5 spaces that we could comfortably fit on the  
 6 lot. We could fit 27 parking spaces which  
 7 actually equates to 108 seats, but there's 107  
 8 seats that are proposed.  
 9 In addition, and again working with  
 10 TAC, a driveway was straightened out and  
 11 relocated, and especially, the parking area  
 12 itself, was moved forward closer to Riverglen  
 13 Drive. The main purpose of doing that was to  
 14 keep that parking area further away from the  
 15 conservation easement, especially the one to  
 16 the south -- excuse me, the easement to the  
 17 west. The conservation easement to the west  
 18 serves as a protection between the park that's  
 19 in the rear and any uses including single  
 20 family houses along Riverglen Drive. On the  
 21 south, on the other side of the conservation  
 22 easement, is another house.  
 23 Now, protection of that house is  
 24 important, but it doesn't necessarily need a  
 25 conservation easement in order to do that.

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2 When Mr. DeGenero goes through the site, he'll

3 talk about some of the protections that we are

4 putting in place for that neighbor to the

5 south.

6 So with that, I'd like to turn it

7 over to Mr. DeGennaro so he can walk everybody

8 through the site and give you some more

9 details about it and then we'll come back to

10 me, I'll talk a little bit about the

11 operations. I'll talk about some of the

12 community concerns that had previously been

13 raised and also, the variances that we need.

14 CHAIRMAN CORALLO: Okay, thank you.

15 MR. EMANUEL: Thank you.

16 MS. ADDONO: Mr. Chairman, before

17 Mr. DeGenero starts, for the benefit of the

18 board, in respect to the issue that

19 Mr. Emanuel raised regarding the calculations

20 of the net lot area, this issue has been

21 reviewed by the consultants and I'll let

22 Mr. McCreedy and Mr. Kauker speak to this

23 also, but I think we're all in agreement that

24 based upon the plans that have been presented

25 and the calculations that have been provided,

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2 So during -- like Mr. Emanuel said,

3 the shape of the addition did change several

4 times during the TAC review. One of the ideas

5 was to keep the existing building in place

6 basically as is from the front to maintain the

7 residential facade of the structure. The

8 addition goes in the rear and the roofline of

9 the existing structure goes north/south

10 parallel to Riverglen Drive.

11 Our new roof in the back matches

12 that ridge and goes and slopes downhill. So

13 really if you're in the street looking head

14 on, you wouldn't see the addition toward the

15 sanctuary area. So the sanctuary area is

16 really a two-story addition that we're

17 proposing. There's a gathering room in the

18 basement floor elevation and there's the main

19 sanctuary above that.

20 There are renovations that are

21 proposed in the existing structure and those

22 renovations include adding study space, a

23 women's sanctuary, coat rooms, a small

24 kitchen, a nursing station, and just other

25 closet space that would support the principal

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2 that that is an accurate number.

3 MR. EMANUEL: Thank you.

4 MR. DEGENERO: My name is Ken

5 DeGennaro from Brooker Engineering, Suffern,

6 New York, engineer for the applicant.

7 So tonight on these two boards we

8 have an existing conditions plan and the

9 proposed conditions layout plan. As you can

10 see, the orange shaded structure here is the

11 existing house. The gray is the existing

12 driveway. The light green is the grassy area

13 of the property. Dark green in the back is

14 more of the wooded undisturbed areas.

15 So you can compare this to the

16 proposed conditions plan, which again, has the

17 same orange rectangle for the existing

18 building, which is to remain, and this

19 additional orange rectangle behind the

20 existing building.

21 The gray area here is the parking

22 area. The brownish areas are sidewalks within

23 the site and the lighter green is the limited

24 disturbance. The darker green is what's going

25 to remain undisturbed.

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2 house of worship use.

3 The parking here, again, that's 27

4 proposed spaces and we went through several

5 iterations as to how to lay this parking area

6 out. We had versions where we started north

7 on Riverglen Drive and had to switch back

8 coming across the front lawn, versions where

9 we went behind the house which would have more

10 encroachment into the conservation easement.

11 I think we had three different versions of

12 that.

13 We finally settled again I think

14 after five TAC meetings that we went to, on

15 this configuration of the parking lot, and

16 that like Mr. Emanuel said, brings the

17 pavement of the parking to the limits of the

18 conservation easement on the west side, the

19 side facing the town park. It shifts the

20 parking closer to Riverglen Drive. The

21 thought there was we can screen the parking

22 area from Riverglen Drive with Evergreens and

23 as well provide the screening on the south

24 side of the property to the residential.

25 So additional features that were

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1 Proceedings  
 2 discussed during the TAC meeting included  
 3 grading of this area. So the existing  
 4 topography slopes downhill to the west in a  
 5 steeper manner than what is really allowed for  
 6 a parking lot. Therefore, we have to bring in  
 7 fill to be able to grade out the parking lot.  
 8 We could have eliminated the retaining walls  
 9 and graded out that fill area which would have  
 10 had more disturbance to the rear yard and the  
 11 side yard to the south. In order to minimize  
 12 the disturbance, we added these retaining  
 13 walls.  
 14 So the retaining wall on the south  
 15 adjacent to the residential property is -- so  
 16 the parking lot varies in distance to that  
 17 property line. It goes in 27 feet along the  
 18 east side to 60 feet along the west side of  
 19 the parking lot. The retaining wall that's in  
 20 place that's proposed along that, varies from  
 21 the height of nine feet along the west side  
 22 and tapers down to zero as you walk toward  
 23 Riverglen Drive.  
 24 The retaining walls in the rear,  
 25 there are two of them, and they have been

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1 Proceedings  
 2 the new impervious areas, including the  
 3 addition and the parking lot will be directed  
 4 to the underground storage system and  
 5 gradually released to produce an overall net  
 6 reduction in peak runoff rates to the local  
 7 and state codes.  
 8 In terms of utilities, the site is  
 9 already served by existing utility  
 10 connections. Those will be reused.  
 11 So those are the big picture points  
 12 of the evolution of this layout and I'll turn  
 13 it back over to Mr. Emanuel.  
 14 MR. EMANUEL: So with respect to how  
 15 the facility will operate. This is a house of  
 16 worship. It's a synagogue. It will be  
 17 operating seven days a week, but at various  
 18 times during the day. Worship services,  
 19 Sunday through Friday. You'll have morning  
 20 and evening prayers and there may be some  
 21 study, some study sessions.  
 22 Morning prayers, Sunday through  
 23 Friday are held 6:30 A.M. and 7:10 A.M. for  
 24 about thirty minutes each. Evening prayers at  
 25 8:30 P.M. and 10 P.M. for about fifteen

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1 Proceedings  
 2 reduced in height. Originally they were  
 3 combined height of about 20 feet and they've  
 4 been reduced in height to about 17 feet and  
 5 that total width only occurs along the short  
 6 period right behind the driveway and it again  
 7 tapers down to smaller walls.  
 8 Another talking point during TAC was  
 9 lighting. So we're proposing two pole mounted  
 10 fixtures in the parking lot that shine towards  
 11 the building away from the residential  
 12 properties. We've provided an Isolux curb  
 13 with our lighting plan that demonstrates that  
 14 the foot candle produces 0.0 to the property  
 15 lines. So the lighting will be contained in  
 16 that parking area.  
 17 We've also providing a fence along  
 18 the parking area to shield any light spillage  
 19 from headlights.  
 20 In terms of stormwater drainage, we  
 21 are providing a detention system, a low grade  
 22 in the parking lot and that's been pretty  
 23 steady throughout the design process. It's  
 24 been tweaked a little bit, the actual  
 25 location, but all the stormwater runoff from

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1 Proceedings  
 2 minutes each. And there's study and lectures  
 3 between eight P.M. and 10:30 P.M. on a regular  
 4 basis and this is Sunday through Thursday  
 5 basically.  
 6 On the Sabbath, which begins Friday  
 7 evening and ends on Saturday evening, the  
 8 Friday night service will begin about twenty  
 9 minutes before sundown and be about an hour in  
 10 duration, and obviously, the actual time of  
 11 that will vary as the seasons change.  
 12 Sabbath morning prayers are at about  
 13 8:30 in the morning. They last for about two  
 14 hours. Sabbath evening prayers begin about an  
 15 hour before sundown and last for about thirty  
 16 minutes. And then again, there are Saturday  
 17 night prayers at nightfall for about fifteen  
 18 minutes.  
 19 As with most religious  
 20 congregations -- and by the way, on the  
 21 religious holidays, the important religious  
 22 holidays, will be on the same schedule as the  
 23 Sabbath services.  
 24 There is no regular Hebrew day  
 25 school. The children from the congregants

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1                                   Proceedings  
 2     will probably attend a religious day school  
 3     somewhere else. There is no daycare center.  
 4     There's no on-site catering. It's a synagogue  
 5     and will function as a synagogue.  
 6             There will be in addition to worship  
 7     services, there will be study sessions. There  
 8     will be occasional lectures. There will be  
 9     occasional meetings of groups of congregants.  
 10    As with any religious institution, there is  
 11    social action participation, there's  
 12    charitable functions, there are other lectures  
 13    and those things will take place along with  
 14    life cycle activities.  
 15             Over the past two sessions of this  
 16    board, there was some community concerns that  
 17    were raised and the major ones I'll go over  
 18    here with you. The first major one is traffic  
 19    and parking, and I note that we received  
 20    yesterday a report from the town's traffic  
 21    engineer -- traffic consultant rather. We  
 22    have not really had an opportunity to digest  
 23    it. We have taken a look at it. There are  
 24    certain assumptions contained within it, that  
 25    we don't think are appropriate, but we'll

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1                                   Proceedings  
 2     before sundown, park the car, leave it there  
 3     until the Sabbath or the holiday is over,  
 4     about 24 or sometimes 48 hours later. In  
 5     between they'll walk back and forth.  
 6             The rest of the congregants will  
 7     walk back and forth because they live in the  
 8     neighborhood. That's the whole purpose of  
 9     this is to provide for a neighborhood place of  
 10    worship, for people who live in the area.  
 11             So that's why we feel that the 27  
 12    parking spaces is sufficient, in addition to  
 13    meeting your code your general code  
 14    requirement for a sanctuary of that size.  
 15             With respect to other issues  
 16    regarding traffic, you know, this congregation  
 17    will support community supported mitigation  
 18    measures. We've heard some discussion about  
 19    limited parking to one side of the street.  
 20    We've heard some discussion about limited  
 21    parking in relation to intersections or  
 22    driveways. All of that sounds fine. We're  
 23    not going to propose something on behalf of  
 24    the community. The community has made its  
 25    understanding quite well known. We've seen

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1                                   Proceedings  
 2     respond to those in writing and in detail.  
 3             We will note that the roads that  
 4     we're talking about here are standard  
 5     subdivision roads, roads defined throughout  
 6     the Town of Haverstraw in residential areas,  
 7     similar setting for other houses of worship  
 8     and other schools along similar types of  
 9     roads. We've got parking for 27 cars. Let me  
 10    talk a little bit about the use of the  
 11    parking.  
 12             We've had some discussion about it  
 13    in the past. It's been set forth in the  
 14    narratives, but again, Orthodox Jews are not  
 15    permitted to drive on the Sabbath. They're  
 16    not permitted to drive on certain major  
 17    religious holidays. So why do we need a  
 18    parking area? Well, we need a parking area  
 19    because although most congregants will walk to  
 20    services, especially on the Sabbath and on  
 21    holidays, there are some who live further  
 22    afield. And one of the customs that has  
 23    arisen, is that those folks will come prior to  
 24    the beginning of the holiday, prior to the  
 25    beginning of the Sabbath, in other words

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1                                   Proceedings  
 2     that in the past few sessions. I'm sure we'll  
 3     hear from it again. We will support what the  
 4     community supports. That's not going to be an  
 5     issue.  
 6             With respect to the number of people  
 7     that are going to be using the sanctuary  
 8     again, as with most religious institutions,  
 9     most religious places of worship, you have  
 10    higher usage on the Sabbath and on religious  
 11    holidays then you do during the week. So  
 12    during the Sabbath and religious holidays,  
 13    they will get close to the 107 capacity. But  
 14    during the week, you're probably going to see  
 15    30 to 35 people there.  
 16             Are some of them going to drive  
 17    there? Yes. Are some of them going to walk  
 18    there? Yes. During the day if somebody parks  
 19    on the street, now it wouldn't be the worst  
 20    thing in the world, people park on the street  
 21    all the time, but the parking lot will be  
 22    there and be available and will be able to  
 23    handle the needs of the congregation.  
 24             There was concern about the size of  
 25    the building. People saying it's just too

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1 Proceedings  
 2 big. We did an interesting exercise. We took  
 3 a look at what the requirements are for a  
 4 single family house and one of the things that  
 5 we learned is that the standards that the town  
 6 has for a single family house are very  
 7 different from the standard that it has for a  
 8 house of worship. There are regulations that  
 9 are imposed on houses of worship that are not  
 10 imposed on houses. And so, you got to do a  
 11 couple of different types of calculation. I'm  
 12 not going to go through that calculation here.  
 13 It's in the materials that we have sent.  
 14 Suffice it to say, and perhaps  
 15 people don't realize this because frankly, I  
 16 didn't realize until I sat down and actually  
 17 did the math, that a single family house,  
 18 about two and half times the size of what's  
 19 being proposed here, could be built with only  
 20 a building permit, without variances, without  
 21 site plan approval, with no involvement from  
 22 any board whatsoever. I just wanted to put  
 23 that out there as a point of reference.  
 24 Concerns were raised with respect to  
 25 property values. Again, details were included

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 2 will of course work with the planning board to  
 3 get that in.  
 4 Lastly, we do need variances. Most  
 5 of the variances are a result again, of these  
 6 different requirements that are imposed for  
 7 houses of worship as opposed to single family  
 8 houses and it's not necessarily because we're  
 9 making any change there. It's because we're  
 10 dealing now with a different set of  
 11 regulations.  
 12 So, we need variances for lot width,  
 13 street frontage, front yard, and again, front  
 14 yard is because we are proposing moving the  
 15 parking area closer to Riverglen Drive, side  
 16 yard, floor area ratio, the number of parking  
 17 spaces. And the number of parking spaces is  
 18 because there's an additional requirement of  
 19 parking spaces for the gathering room. The  
 20 gathering requires an additional nine parking  
 21 spaces and because the gathering room and the  
 22 sanctuary are not going to be used at the same  
 23 time, we believe can make that case to the  
 24 Zoning Board of Appeals.  
 25 And lastly, parking in a required

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 2 in the narratives, but property values in the  
 3 Riverglen Drive area have risen much faster  
 4 than similar values in the Bobenco Drive area,  
 5 which I understand has similar type of  
 6 housing. Property values have risen  
 7 approximately 55 percent in the Riverglen area  
 8 versus approximately 20 percent over the same  
 9 period of time in the Bobenco Drive area. So  
 10 clearly, the change in demographics that is  
 11 being seen is not hurting housing values.  
 12 Other concerns, our neighbor to the  
 13 south was particularly concerned about, is he  
 14 going to be able to see the parking area, and  
 15 we're going to work very hard with this board  
 16 to try to minimize the visual impact of that  
 17 parking area. The parking area is below  
 18 Riverglen Drive. As Mr. DeGenero said, we're  
 19 going to be providing screening, Evergreen  
 20 screening, fencing, and we'll work with the  
 21 board to ensure that the visual impact of that  
 22 parking area is mitigated. That's certainly  
 23 something that we don't have impinging on the  
 24 residential area. And if there's other  
 25 screening or landscaping that's needed, we

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1 Proceedings  
 2 front yard. Again, because we moved the  
 3 parking area closer to Riverglen Drive.  
 4 So with that, Mr. Chairman, if the  
 5 board has questions, we'll be happy to try to  
 6 answer them. Otherwise, we would like to hear  
 7 from the public and your other consultants.  
 8 CHAIRMAN CORALLO: I have a  
 9 question, Mr. Emanuel.  
 10 MR. EMANUEL: Yes, sir.  
 11 CHAIRMAN CORALLO: When you spoke  
 12 about the floor area ratio where you can have  
 13 a single family house and you could build a  
 14 house as big as you want to do with the shul,  
 15 but the floor area ratio, that piece of  
 16 property was .08 and the most you can go is  
 17 1.0, now you're adding another --  
 18 MR. EMANUEL: Well, we do need to  
 19 get a variance.  
 20 CHAIRMAN CORALLO: Okay. I thought  
 21 you said you could build a house without going  
 22 through the planning board.  
 23 MR. EMANUEL: No, you can. You can.  
 24 And the reason for that is there is no FAR for  
 25 residences. There's no FAR maximum for

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 2 residences. So in order to calculate it, it's  
 3 based upon development coverage times the  
 4 number of stories. And so we had to kind of  
 5 back into a similar situation. And this is  
 6 set out in the narrative that I submitted, the  
 7 letter that I submitted on December 2nd, we  
 8 went through all those calculations. It's an  
 9 interesting quirk.  
 10 CHAIRMAN CORALLO: Does anyone else  
 11 have any questions right now?  
 12 MR. WIDMER: I had a question for  
 13 Mr. DeGenero from the last meeting I believe.  
 14 I was asking the percentages of how  
 15 much the easement -- the retaining wall is  
 16 going to be and the conservation easement and  
 17 also, what percentage of the parking lot is  
 18 going to be in the conservation easement. I  
 19 was wondering if you were able to calculate  
 20 that.  
 21 MR. DEGENERO: Well, we didn't do  
 22 the actual calculation, but just looking at it  
 23 graphically, we kind of treated the easement  
 24 in two aspects, the easement to the west and  
 25 the easement to the south and at TAC we were

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 2 answer, but I would say approximately,  
 3 80 percent of the parking lot is in the  
 4 conservation easement to the south. And the  
 5 retaining walls, it looks like it is about 50  
 6 percent.  
 7 MR. WIDMER: You had mentioned you  
 8 are going to do some screening from Riverglen.  
 9 MR. DEGENERO: And to the south.  
 10 MR. WIDMER: Along Riverglen also?  
 11 MR. DEGENERO: Yes, we're going to  
 12 wrap the Evergreen trees along the parking  
 13 stalls.  
 14 MR. WIDMER: On the upper part of  
 15 the driveway, what is the distance between  
 16 Riverglen and the parking lot there  
 17 approximately?  
 18 MR. DEGENERO: It's 18.3 feet to the  
 19 right-of-way.  
 20 MR. WIDMER: You're going to put  
 21 screening in there? Isn't that going to block  
 22 the line of sights?  
 23 MR. DEGENERO: No, because it's set  
 24 back from the throat of the entranceway, that  
 25 screen adjacent to the parking stall right

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1 Proceedings  
 2 concerned with the easement to the west  
 3 because that basically faces the town park and  
 4 there was already this encroachment and  
 5 disturbance to the shed in the conservation  
 6 easement to the south. So to answer the  
 7 question, the majority of the parking lot is  
 8 within the conservation easement to the south,  
 9 but it's not the conversation easement to the  
 10 west.  
 11 MR. WIDMER: Okay. So you would  
 12 say -- I mean is the parking lot 5 percent,  
 13 50 percent, 90 percent in the easement?  
 14 MR. DEGENERO: So, I'm not quite  
 15 sure I understand.  
 16 MR. WIDMER: I just want to know  
 17 what percentage --  
 18 MR. DEGENERO: Of the overall  
 19 easement?  
 20 MR. WIDMER: Right. And same with  
 21 the retaining wall, how much of the retaining  
 22 wall is in the conservation easement?  
 23 MR. DEGENERO: So the overall  
 24 conservation easement just looking at this  
 25 area here and we will give you the exact

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1 Proceedings  
 2 here. So when a car pulls out, he's going to  
 3 be up here past the screening. So, no, it  
 4 wouldn't block the line of sight.  
 5 MR. WIDMER: Okay, thank you.  
 6 MR. DEGENERO: Sure thing.  
 7 CHAIRMAN CORALLO: Anyone else?  
 8 MR. WIDMER: Another question as far  
 9 as the lighting. Are the lights going to be  
 10 on photocell all night long? Are they going  
 11 to be on timers?  
 12 MR. EMANUEL: They're not going to  
 13 be all night long. I don't know that we've  
 14 decided whether they're going to be on timers,  
 15 on motion detectors or what, but certainly  
 16 there's no reason to have them on all through  
 17 the night. There will be some low level  
 18 security lighting around the building, but  
 19 certainly, the big lights will certainly not  
 20 be on all night long.  
 21 CHAIRMAN CORALLO: Okay, thank you.  
 22 We'll open this up to public participation  
 23 right now.  
 24 Raise your hand, I'll recognize you.  
 25 When you come up to the podium, give the young



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1 Proceedings

2 lady your name and address. There's a pad

3 there. Please sign the pad so we have the

4 spelling of your name correct and we'll

5 continue from there. Everyone has three

6 minutes.

7 Your three minutes is going.

8 MS. HARPER: Oh, I thought it

9 started when I was writing my name.

10 CHAIRMAN CORALLO: I'm sorry.

11 MS. HARPER: I thought you mentioned

12 to write my name.

13 CHAIRMAN CORALLO: I'll start now.

14 MS. HARPER: All right. Dear

15 supervisors, Town Board --

16 CHAIRMAN CORALLO: Sorry, can you

17 just state your name.

18 MS. HARPER: My name is Maddalena

19 Harper. I live at 4 Marino Blvd, Pomona.

20 Dear Supervisor, Town Board and

21 Zoning Board of Appeals, I'm submitting this

22 letter on behalf of my clients, residents of

23 the Town of Haverstraw who recently formed

24 Citizen's United to Protect Our Neighborhood,

25 in Haverstraw. I am writing with regard to

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1 Proceedings

2 by deed, have a conservation purpose, are in

3 perpetuity, require stewardship and

4 monitoring, are permanent, and may only be

5 extinguished by a court. Conservation

6 easements are required to remain in natural

7 state to protect environmental resources. A

8 conservation easement is created for the

9 benefit and protection of the land, resources,

10 and all the residents in the area.

11 The Applicant was on notice when it

12 purchased Lot 11, that future development of

13 the property is limited due to the existing

14 conservation easements.

15 In 2020 when another neighbor,

16 Mr. Irwin Neiderman, 8 Stonecrest Drive,

17 Thiells, New York, removed dying trees from

18 the conservation, he was issued a summons to

19 appear in court for violating the conservation

20 easement. He was fined and made to restore

21 the area in 2021. He only cleared dead trees

22 to prevent them from falling and harming his

23 grandchildren. He was told that a

24 conservation easement as defined by the Town

25 is an undeveloped area used to protect,

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1 Proceedings

2 the proposed House of Worship on 62 Riverglen

3 Drive, Thiells, NY, as identified as Lot 11 on

4 the 1984 Carlton Hill subdivision map attached

5 below. And the map is on there. In this

6 letter it will be referred to as Lot 11.

7 We strongly believe that the Town

8 cannot approve the current application because

9 among other things, it does not comply with

10 many of Haverstraw's longstanding bulk table

11 land use regulations, and it encroaches on a

12 100-foot conservation easement buffer, which

13 runs with the land.

14 To be clear, this is not an RLUIPA

15 issue, the neighbors oppose the proposed

16 encroachment of the conservation easement.

17 Please note that on the Carlton Hill

18 subdivision map reproduced below, the 100 foot

19 conservation easement is outlined in pink.

20 Lot 11 is the most constrained lot in the

21 subdivision as it has 100-foot conservation

22 easements on both the south and west side of

23 the lot. The other lots in the subdivision

24 only have a conservation easement on one side.

25 Conservations easements are conveyed

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1 Proceedings

2 improve or enhance lands due to special

3 enviromental or other conditions such as a

4 privacy, and was advised that he could not

5 even remove any dead trees that had fallen as

6 the purpose of the conservation easement was

7 to keep the vegetation in those areas

8 undisturbed.

9 The proposed Site Plan shows 27

10 paved parking spaces in the conservation

11 easement, in a parking lot approximately

12 60 feet by 126 feet. If removal of some dead

13 trees is not allowed, then certainly a large

14 paved parking lot is not allowed within a

15 conservation easement.

16 Equal application of the law and

17 regulations to both private individual and

18 religious institutions is necessary.

19 Variances.

20 Once again, to be clear, this is not

21 a RLUIPA matter, the neighbors do not oppose

22 the use of the lot for a religious use,

23 however, the neighbors do oppose the

24 overburdening of a single small lot with the

25 proposed disproportionately large structure.

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1 Proceedings

2 The applicant is seeking an

3 unusually large amount of significant area

4 variances, without showing of any hardship.

5 It is not the Town's application to change its

6 long existing laws and bulk standards for the

7 benefit of one applicant - religious or not.

8 Lot 11 is the smallest lot in the

9 entire subdivision. The buildable acreage of

10 Lot 11 is less than one acre, due to the

11 existing conservation easements. All the

12 other lots in the subdivision have at least

13 one acre of buildable area.

14 Roof frontage for Lot 11 is only

15 44 feet. All the other lots in the

16 subdivision have frontage of a hundred plus

17 feet.

18 The proposed new structure is 8,202

19 square feet structure, is over three times

20 larger than the existing structures. The

21 current structure on the lot is only

22 2,548 square feet, and the other structures in

23 the well planned 1983 Carlton Hill subdivision

24 average approximately, 2500 square feet.

25 CHAIRMAN CORALLO: Thank you.

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1 Proceedings

2 building on a very small lot cannot be

3 reasonable basis for the granting of excessive

4 variances and encroachment into

5 well-established conservation easements --

6 CHAIRMAN CORALLO: Okay, that's it.

7 If I have time later on I'll call you back up.

8 MS. HARPER: Somebody will give up

9 their time.

10 CHAIRMAN CORALLO: Excuse me?

11 MS. HARPER: Somebody is willing to

12 give up their time.

13 CHAIRMAN CORALLO: You're not taking

14 somebody else's time.

15 MS. ADDONO: The letter has been

16 submitted and it's part of the public record.

17 CHAIRMAN CORALLO: If nobody else

18 raises their hand you can come.

19 MS. COHEN: Linda Cohen. 2

20 Stonecrest Drive, Thiells, New York.

21 CHAIRMAN CORALLO: Can you sign the

22 paper there, please. Put your name.

23 MS. COHEN: RLUIPA. The Equal Terms

24 provision of RLUIPA states: "No Government

25 shall impose or implement a land use

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1 Proceedings

2 You're getting close. You're the lady that

3 gave us this?

4 MS. HARPER: Yes.

5 CHAIRMAN CORALLO: I'm not going to

6 discuss it because I haven't had a chance to

7 read it. I don't know if the applicant has

8 received it or not.

9 MS. HARPER: I'm reading it right

10 now. That's the copy of what I'm reading.

11 CHAIRMAN CORALLO: That's fine you

12 want to read something, but the applicant,

13 myself and this board has not had time to

14 review it and what you're saying, to check it

15 out, all right? So continue for another

16 minute.

17 MS. HARPER: If granted the large

18 size and amount of variances would result in

19 de-facto zone change. The Town Board cannot

20 grant a proposed zone change of a single lot,

21 for a single applicant, as that would be the

22 epitome of spot zoning.

23 Nor can the applicant can show that

24 there is any hardship. The applicant's

25 self-created desire to build an oversized

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1 Proceedings

2 regulation in a manner that treats a religious

3 assembly or institution on less than equal

4 terms with a non-religious assembly or

5 institution." 42 U.S.C 2000cc.

6 Nor does a Town Board have an

7 obligation to treat a religious institution on

8 better than equal terms with a non-religious

9 assembly or institution.

10 Equal protection is a two-way

11 street.

12 RUIPLA is a shield, and not a sword

13 to allow religious institutions to violate

14 non-religious neighbors' rights, nor was it

15 enacted to allow religious organizations to

16 demand the removal of conservation easements

17 and changes to well established zoning

18 standards to suit their desires. RUIPLA

19 allows a religious institution to be able to

20 create a place of worship in residential and

21 commercial zones within the town. However, it

22 does not create exemptions from land use

23 regulations of size, building to lot ratio,

24 frontage, and other bulk table standards, for

25 religious organizations.

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1 Proceedings

2 Here, the issue is not whether or

3 not the Town is permitted to allow a religious

4 use of the lot within a residential neighbor,

5 as under RLUIPA it may. But RLUIPA does not

6 require a Town to abandon enforcement of its

7 well established land use regulations with

8 regarding to net buildable acreage, size of

9 structures and encroachment on existing

10 conservation easement in order to grant a

11 religious organization more favorable zoning

12 than non-religious neighbors. Rather, RLUIPA

13 was designed to prevent a Town from enacting

14 new laws and regulations prohibiting religious

15 assembly. This is not the case here.

16 Fear of RLUIPA litigation should not

17 be a valid basis for the Town to treat a

18 religious organization more favorably than

19 other town residents. The Town cannot allow

20 construction of large religious structures

21 within the conservation easement, when the

22 Town refused to allow a neighbor to even

23 remove a single dead tree from within the same

24 conservation easement. And there are pictures

25 we can show you of that dead tree lying across

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1 Proceedings

2 CHAIRMAN CORALLO: And thank you.

3 MS. COHEN: -- and the concerns

4 expressed by other neighbors.

5 CHAIRMAN CORALLO: Who else wants to

6 speak?

7 Sir, come on up.

8 MR. CALLIGARIS: Eugene Calligaris.

9 CHAIRMAN CORALLO: Just sign your

10 name.

11 MR. CALLIGARIS: I'll sign after my

12 three minutes. Calculation for a minimum lot

13 area --

14 CHAIRMAN CORALLO: I'm not going to

15 let you speak until you sign because then

16 you'll walk away and you won't sign.

17 MR. CALLIGARIS: It's been stated

18 here that the lot conforms for a house of

19 worship which is an acre. It does not. You

20 said you spoke -- the town attorney said you

21 discussed it with the building inspector. I

22 refer you to Town Code 167-62 --

23 MS. ADDONO: (A).

24 MR. CALLIGARIS: Calculation,

25 minimum lot area. No more than 50 percent of

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2 two homes 8 Stonecrest and 10 Stonecrest

3 because we're not allowed to remove it.

4 The Town can ask the applicant to

5 mitigate its proposed use of Lot 11 to revise

6 the size and impacts of the proposed house of

7 worship, so that it fits within the

8 constraints of the existing lot to ensure

9 environmental protections, community

10 character, style and size of structures.

11 CHAIRMAN CORALLO: Can you come to a

12 conclusion, please.

13 MS. COHEN: RLUIPA was designed to

14 prevent discrimination against religious

15 institutions. It was not enacted to allow for

16 discrimination against non-religious residents

17 of a town. RLUIPA does not require a town to

18 discard its well-established community

19 planning tools -- bulk tables, land use

20 regulations, and conservation easements just

21 because a religious institution makes an

22 application which does not comply with these

23 land use standards.

24 Thank you for your time and

25 consideration of our concerns --

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1 Proceedings

2 the following shall be counted as any part of

3 a minimum lot area requirement under this

4 chapter. Any land under water, within

5 easements or a right-of-way for overhead

6 utilities --

7 MS. ADDONO: Right, this isn't an

8 easement or right-of-way for overhead

9 utilities.

10 MR. CALLIGARIS: No, no, no. Well,

11 it depends on how you want to peruse the

12 words, right?

13 MS. ADDONO: We're confined to what

14 the words says and it says easements or

15 right-of-way for overhead utilities.

16 MR. CALLIGARIS: No, it says

17 easements or right-of -- way. It says or.

18 MS. ADDONO: For overhead utilities.

19 MR. CALLIGARIS: It says easements

20 or right-of-ways. You know, I'm not

21 intelligent.

22 CHAIRMAN CORALLO: You can continue.

23 All right. Next.

24 MS. AGUILAR: So my name is N. Maria

25 Aguilar, 16 Harding.

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1 Proceedings

2 I just want clarification on the lot

3 being one acre. The applicant themselves note

4 the property as 1.217. The application -- the

5 applicant also notes under the environmental

6 constraints that there is a 10,353 square feet

7 that's greater than 25 percent for a slope.

8 Mathematically that's equivalent to .23767 of

9 an acre. Again, not taking the conservation

10 easement into consideration, the slope does

11 not grant the applicant one acre. 1.217 minus

12 0.23 is under one acre. So again, I wanted to

13 clarify where that is, that's not even

14 bringing up the easement. That's just the

15 slope because the protection over the

16 25 percent from my understanding is there's

17 protection for that for the land.

18 Also mentioning the drainage

19 analysis. I feel it fails to mention the risk

20 of what happens if the proposed detention

21 facility fails or overflows or in general the

22 risk of the applicant tearing down trees, not

23 just one or two, but a significant amount. I

24 rhetorically ask what's the purpose of a tree

25 besides producing oxygen and the beauty of

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1 Proceedings

2 times the size, I'm sure maybe they can do

3 that if you have an empty block, but when you

4 have a neighborhood you usually tend to have

5 to conform to those codes.

6 By doing this it now creates other

7 neighbors that adjoin that conservation

8 easement that could potentially say me too, I

9 want to tear down the trees and build until

10 everyone is entitled to do the same. This is

11 the cancer of density and how it is created

12 and I personally want to leave my children

13 with land and trees that drove my family to

14 this very place thirty plus years ago. It's a

15 simple message that even a classic Disney

16 Pocahontas movie teaches a five and six year

17 old.

18 So if the applicant loves the

19 community and the people in the way that it

20 described in the last meeting, then I ask for

21 everyone to put everything aside and listen to

22 the community and the concerns about density

23 and understand the consequences that this

24 application poses to the land and environment

25 and the future of climate change and the risk.

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1 Proceedings

2 them that the applicant and the worshipers

3 have addressed many times, the beauty and

4 aesthetics of the community. The main purpose

5 is not that it's visibly pretty, it's that

6 they absorb and suck up ground water runoff.

7 Taking a significant amount of trees down

8 risks the flooding of the conservation

9 easement behind it. That entire area could be

10 flooded and disturb its current habitat.

11 The proposed detention facility only

12 seems to serve the proposed property and

13 everything in front of that retaining wall.

14 It protects the applicant. It does not

15 protect the things that need to be protected

16 most, which is the land behind it.

17 My other concern is by building this

18 addition, the Applicant not only now creates a

19 monestrous sized structure that potentially

20 allows others to point out and say I want a

21 2,000 square foot addition as well, or I want

22 a 3,000 square foot garage because it conforms

23 to the neighborhood because now 62 River Glen

24 is now double the size. While the applicant's

25 attorney has addressed that you can build two

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2 The whole section of this entire block backs

3 into a conservation easement which the

4 watershed agricultural council defines as

5 something that allows people to protect the

6 land they love. They preserve land for future

7 generations by restricting or conditioning to

8 protect conservation values.

9 The national conservation easement

10 data base defines the conservation easement as

11 a legal agreement that potentially limits the

12 use of land in order to protect its

13 conservation values to protect the property

14 and future generations.

15 I can go on about who and how it's

16 defined, but at the end of the day I just want

17 to remind the applicant, they purchased the

18 site with purchasing a duty to protect a

19 portion of that land, not rip out trees and

20 build something more than double the size of

21 the current existence.

22 The Town also has a duty to protect.

23 I know someone could come up right here and

24 say that they promise that they'll protect and

25 their care, and I believe them, trust me.

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 2 However, this is a planning board to plan for  
 3 the future. Can we promise that a hundred  
 4 years from now the next person will care for  
 5 it as much as you will and this is why we have  
 6 conservation and protection toward the land.  
 7 Thank you, and I appreciate --  
 8 CHAIRMAN CORALLO: Thank you very  
 9 much.  
 10 Anyone else want to speak?  
 11 Seeing no one else wants to speak,  
 12 what we're going --  
 13 MR. COYLES: I got a question, sir.  
 14 CHAIRMAN CORALLO: Come on up.  
 15 MR. COYLES: John Coyles, 4 Ormian  
 16 Drive, Pomona.  
 17 For the parking lot just quick  
 18 because I know you guys are saying you wanted  
 19 to cover up with like Evergreens or whatever,  
 20 but do you guys have like an arborist or  
 21 anybody, anybody with a degree in horticulture  
 22 or anything like that?  
 23 MR. DEGENERO: We're working with  
 24 planning board to select the appropriate  
 25 species.

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1 Proceedings  
 2 CHAIRMAN CORALLO: -- Mr. Sambrato.  
 3 All those in favor signify by saying "Ayes."  
 4 (Whereupon, all the Board members  
 5 responded "Aye".)  
 6 CHAIRMAN CORALLO: Opposed?  
 7 So carried.  
 8 We have another item that doesn't  
 9 pertain to what you're here for.  
 10 MR. EMANUEL: Thank you,  
 11 Mr. Chairman. Thank you, members.  
 12 CHAIRMAN CORALLO: Next item on the  
 13 agenda.  
 14 MS. ADDONO: The next item on the  
 15 agenda is Oak Tree, LLC, 22 Rosman Road,  
 16 Garnerville, Section 25.05, Block:01, Lot:42,  
 17 Section 25.05, Block:02 Lot:08. Resolution  
 18 extending Preliminary Approval.  
 19 Town of Haverstraw Planning Board.  
 20 Extension of Preliminary Site Plan Approval.  
 21 Application by Oak Tree Apartments,  
 22 LLC, 22 Rosman Road, Garnerville ("the  
 23 Property")  
 24 Town of Haverstraw Tax Map Parcels  
 25 26.09-2-8 and 26.05-1-42. LA-17 Zoning

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 2 MR. COYLES: Are any of you familiar  
 3 with Evergreens. For instance, Evergreens are  
 4 trees that are grown year round. They produce  
 5 privacy a lot of times. It's like spruces and  
 6 other trees. But they need sunlight to grow.  
 7 And any of you guys have passed that house  
 8 during the day? Year round it's shade. So  
 9 that would never grow and it would never  
 10 happen and it would just be an eyesore. So  
 11 that's my question and my concern. Thank you.  
 12 CHAIRMAN CORALLO: Thank you very  
 13 much.  
 14 Anyone else want to say anything?  
 15 All right, we're going to --  
 16 MR. COYLES: Have a good night.  
 17 CHAIRMAN CORALLO: -- leave the  
 18 public hearing open to our next meeting.  
 19 March 9th. We have a resolution that will  
 20 keep the public hearing open to our next  
 21 meeting which will be March 9th.  
 22 MR. WIDMER: I'll move that.  
 23 CHAIRMAN CORALLO: Thank you,  
 24 Mr. Widmer. Second by --  
 25 MR. SAMBRATO: Second.

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1 Proceedings  
 2 District.  
 3 WHEREAS, by resolution dated  
 4 August 11, 2021, (the "Resolution"), the  
 5 Planning Board granted preliminary site plan  
 6 approval to the Applicant Oak Tree Apartments,  
 7 LLC ("Applicant") to demolish all existing  
 8 structures on the Property and construct a  
 9 228-unit multi-family residential development  
 10 with interior roads, parking, recreational  
 11 facilities and other related improvements (the  
 12 "Proposed Project"); and  
 13 WHEREAS, the Resolution contained  
 14 numerous conditions the Applicant is required  
 15 to comply with prior to returning to the  
 16 Planning Board for consideration of final site  
 17 plan approval; and  
 18 WHEREAS, pursuant to Zoning Board  
 19 Code Section A-173.9(E), preliminary site plan  
 20 approval will remain in effect for six months  
 21 from the date of the resolution, but the Board  
 22 may extend the approval for an additional six  
 23 months when requested by the applicant; and  
 24 WHEREAS, the Applicant has requested  
 25 that the preliminary site plan approval be

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1 Proceedings

2 extended and advised the Board that the

3 applicant is currently working on complying

4 with the conditions of the Resolution,

5 including obtaining approval for the Proposed

6 Project from the applicable utility providers

7 and Rockland County Department of Health; and

8 NOW THEREFORE.

9 BE IT RESOLVED, the Planning Board

10 hereby extends the preliminary site plan

11 approval set forth in the Resolution until

12 August 11th, 2022.

13 Dated as of February 9, 2022.

14 CHAIRMAN CORALLO: Thank you. Could

15 somebody move on --

16 MR. MICHALAK: I'll move it.

17 MR. GIZZI: Second.

18 CHAIRMAN CORALLO: Second by

19 Mr. Gizzi.

20 Motion to adjourn the meeting.

21 MR. WIDMER: Move that.

22 CHAIRMAN CORALLO: Mr. Widmer.

23 MR. MICHALAK: I'll second.

24 CHAIRMAN CORALLO: Second by Mr.

25 Michalak.

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1

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


3

4

5 Certified to be a true and accurate

6 transcript of the stenographic minutes taken

7 within.

8 

9

10 Debbie Kline,

11 Senior Court Reporter.

12

13 Dated: February 14, 2022

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2 Thank you.

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1 Errata Sheet

2

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

4 DATE OF DEPOSITION: 02/09/2022

5 NAME OF WITNESS:

6 Reason Codes:

7 1. To clarify the record.

8 2. To conform to the facts.

9 3. To correct transcription errors.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24

25

(	<b>200</b> 8:14,25	<b>62</b> 4:12 6:7 31:2 43:23	<b>added</b> 14:12	<b>Allegiance</b> 3:6
<b>(A)</b> 40:23	<b>2000cc</b> 37:5	<b>6:30</b> 16:23	<b>adding</b> 12:22 25:17	<b>allow</b> 7:16 37:13, 15 38:3,19,22 39:15
<b>0</b>	<b>2017</b> 7:21	<b>7</b>	<b>addition</b> 9:9 12:3, 8,14,16 16:3 18:6 20:12 43:18,21	<b>allowed</b> 14:5 33:13,14 39:3
<b>0.0</b> 15:14	<b>2020</b> 32:15	<b>7:10</b> 16:23	<b>additional</b> 11:19 13:25 24:18,20	<b>allows</b> 37:19 43:20 45:5
<b>0.23</b> 42:12	<b>2021</b> 7:22 32:21	<b>7:30</b> 3:4	<b>ADDONO</b> 10:16 36:15 40:23 41:7, 13,18 48:14	<b>along</b> 9:20 14:20 15:5,17 18:13 19:8 28:10,12
<b>01</b> 4:13	<b>22</b> 48:15,22	<b>8</b>	<b>address</b> 30:2	<b>already</b> 16:9 27:4
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