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In Re:
TOWN OF HAVERSTRAW PLANNING BOARD MEETING

-----x

January 12, 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.

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

Page 2

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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, BOARD SECRETARY
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1 Proceedings
2 CHAIRMAN CORALLO: Good evening,
3 everyone. Welcome to the Town of Haverstraw
4 Planning Board, January 12th, 2022, 7:30 P.M.
5 Would everyone please stand for the
6 Pledge.
7 (Pledge of Allegiance.)
8 CHAIRMAN CORALLO: Michelle, would
9 you please read the roll call.
10 MS. CRAFFEY: Sal Corallo.
11 CHAIRMAN CORALLO: Present.
12 MS. CRAFFEY: Glenn Widmer.
13 MR. WIDMER: Here.
14 MS. CRAFFEY: Joe Michalak.
15 MR. MICHALAK: Here.
16 MS. CRAFFEY: Robert Sambrato.
17 MR. SAMBRATO: Here.
18 MS. CRAFFEY: Anthony Gizzi.
19 MR. GIZZI: Here.
20 MS. CRAFFEY: And Alternate Lester
21 Kahn.
22 MR. KAHN: Here.
23 CHAIRMAN CORALLO: Would someone
24 move for the adoption of minutes of
25 November 10th, 2021.

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1 Proceedings
2 MR. GIZZI: I'll move them.
3 CHAIRMAN CORALLO: Moved by
4 Mr. Gizzi.
5 MR. SAMBRATO: Second.
6 CHAIRMAN CORALLO: Mr. Sambrato
7 seconded. All those in favor signify by
8 saying "Aye."
9 (Whereupon, all the Board members
10 responded "Aye".)
11 CHAIRMAN CORALLO: Opposed?
12 So carried.
13 We were supposed to have a meeting
14 on December 8th. That was canceled, so we
15 don't have any minutes for that.
16 First item on the agenda is K'hal
17 Bnei Torah of Mount Ivy, 62 Riverglen,
18 Thiells. Section 25.12, Block: 01, Lot: 31.
19 It's Site Plan Approval to convert a
20 single-family home into a House of Worship,
21 expand structure, construct a parking lot, and
22 retaining wall. This is a continuation of a
23 Public Hearing.
24 I'm going to ask our attorney to
25 make an announcement.

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1 Proceedings
2 MS. ADDONA: Mr. Chairman, just
3 before we hear from the Applicant, I'll be
4 very brief. I just wanted to state for the
5 record and for the clarification of the
6 public, there was some comments made at the
7 last meeting regarding requiring a zone change
8 or a zone text amendment for this use. That
9 is not the case with this application. It is
10 a permitted use as required by Federal and
11 State Law.
12 So what they are here for tonight
13 and in this application is Site Plan Approval
14 and they will also be before the zoning board
15 for variances, but there will be no need to
16 amend the zoning in any respect. I just
17 wanted to clarify that.
18 CHAIRMAN CORALLO: Thank you.
19 All right. The procedure we're
20 going to do this evening, I'm going to call up
21 the applicant, his attorney, the engineer, to
22 come up. They're going to go over the project
23 again. The board up here will work with them,
24 correspond and everything like that.
25 After we've completed, I will open

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1 Proceedings

2 it up to the public and when the public comes

3 up, I'll give each one three minutes

4 approximately. You can come up to the dais

5 here. There's a pad up there. Please sign

6 your name, everything is being recorded, so we

7 have it written right.

8 So Mr. Emanuel, would you please

9 come up.

10 MR. EMANUEL: Thank you,

11 Mr. Chairman and thank you, Ms. Addona.

12 Good evening, Mr. Chairman, members,

13 Ira Emanuel, Emanuel Law, PC, New City,

14 attorney for the Applicant. I have with me

15 also Ken DeGennaro from Brooker Engineering of

16 Suffern.

17 We were here back in November, at

18 which point we had heard from many of the

19 members of the public, members of the

20 community. A number of questions were asked

21 at that time and at that time we said that we

22 would be responding in writing. We did so in

23 a letter to the board of December 2nd, 2021.

24 If the Board wants me to go through that

25 letter I'd be happy to do so. Otherwise, I'm

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2 and during TAC discussions the need for having

3 a dumpster was questioned. So we removed it

4 from the plan. At this point we have it back

5 on. I would prefer almost to keep it as like

6 a man bank (sic), sort to speak, dumpster,

7 since we don't believe we need it. But in the

8 event that perhaps the building inspector, of

9 if there's a reason why the town would want to

10 see it in place subsequently, then we have a

11 location to build it on the site plan. So

12 that's for your consideration.

13 Additionally, with respect to the

14 site plan, we did reconfigure the sidewalk in

15 the rear and that was based specifically on

16 comments from this board. We shifted the

17 sidewalk closer to the building to the east.

18 As a result, we also shifted the retaining

19 walls that are just west of that sidewalk,

20 start the encroachment into the conservation

21 easement. So we shifted those retaining walls

22 east as well and reduced the amount of

23 disturbance to the conservation easement in

24 addition to the height of some of the

25 retaining walls.

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2 happy to let it stand.

3 We've also reviewed a couple of

4 memos from Mr. Kauker. We submitted a

5 response with respect to that. There's no

6 need for me to go into that this evening up

7 here. That will stand on its own.

8 I would like to bring Mr. DeGennaro

9 up because there have been some modifications

10 to the plan mostly in response to requests

11 from the Planning Board or from your TAC

12 Committee. I can just go over those very

13 briefly and then we can turn it over to the

14 public or questions from the board.

15 CHAIRMAN CORALLO: Okay, thank you.

16 MR. DeGENNARO: Ken DeGennaro,

17 Brooker Engineering, 74 Lafayette Avenue,

18 Suffern, New York.

19 So, since the last Planning Board

20 meeting, we did make some slight modifications

21 to the site plan based on comments received

22 from the board. Those consist of, we added

23 the dumpster location back in the parking lot.

24 That's located at the end of the drive aisle.

25 That was on the original version of the plan

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1 Proceedings

2 We coordinated the floor area ratio

3 numbers with the architectural plan in our

4 site plan. We prepared a revised set of

5 building elevations for the structure,

6 existing and proposed. That wasn't in the

7 last submission. So now you have that for

8 your review.

9 And we coordinated the exterior

10 staircases that were shown in the

11 architectural plan so they matched the site

12 plan.

13 In addition, we added guide rails

14 along the sidewalk adjacent to the retaining

15 wall so that will extend the entire length of

16 that retaining wall.

17 And we added a map note saying that

18 a variance was required for front yard

19 parking.

20 And that sums up the major changes.

21 The building footprint, the parking layout,

22 that has stayed the same.

23 CHAIRMAN CORALLO: All right. Stay

24 there. I have a question for you.

25 On the northeast corner where you

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1 Proceedings

2 moved everything in, the sidewalk closer to

3 the building --

4 MR. DeGENNARO: Yes.

5 CHAIRMAN CORALLO: -- you removed

6 the exit door from the lower level out; am I

7 correct?

8 MR. DeGENNARO: On the northwest

9 corner?

10 CHAIRMAN CORALLO: Well, north.

11 There was two exits, one exit on one end of

12 the building which goes up. You have to go up

13 a couple of steps.

14 MR. DeGENNARO: You're correct.

15 It's shown on the site plan --

16 CHAIRMAN CORALLO: They're shown on

17 the site plan --

18 MR. DeGENNARO: -- but not on the

19 architectural plan. It was removed from the

20 architectural plan and that is not correct.

21 CHAIRMAN CORALLO: You gave the

22 symbol that the exit was still going to be

23 there. I don't have the architectural plan.

24 I just have the site plan.

25 MR. DeGENNARO: It shows on the site

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2 the rear and then the southern property. So

3 the majority of it, it's not in the

4 conservation easement in the rear, but it is

5 in the conservation easement to the south

6 along the side property line. However, there

7 has been a historic encroachment in that

8 conservation easement because there's an

9 existing driveway there already. We can

10 provide the actual percentages. And it's

11 similarly for the retaining wall. The

12 retaining wall is less. I would probably say

13 that's about maybe sixty percent of the

14 retaining wall is within the conservation

15 easement, and again, that includes both sides.

16 MR. WIDMER: Okay.

17 CHAIRMAN CORALLO: Anything else?

18 MR. WIDMER: No.

19 CHAIRMAN CORALLO: Anybody?

20 Glenn, you have anything?

21 Mike, anything right now?

22 MR. McCREEDY: No.

23 MR. KAUKER: No.

24 CHAIRMAN CORALLO: Okay, thank you.

25 Now, we're going to open it up to

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2 plan that we are keeping that door because we

3 need it for ADA access.

4 CHAIRMAN CORALLO: Oh, you need it.

5 Okay. I thought you were going to take it

6 out. All right. I have no problem with it

7 being there. I just thought it was removed.

8 Okay. I have no problem.

9 Anybody on the board have any other

10 questions right now?

11 MR. WIDMER: I don't know if you can

12 answer it today or the next time. What

13 percentage of the retaining walls are going to

14 be located in the easement? And also, what

15 percentage of the parking lot is going to be

16 located in the easement?

17 MR. DeGENNARO: What actual

18 percentages I would have to respond to that

19 and do the calculations.

20 MR. WIDMER: Right. I didn't think

21 you could give it off the top of your head.

22 You know, work that out for us.

23 MR. DeGENNARO: With respect to the

24 parking lot, that number will be high because

25 again, the conservation easement wraps around

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2 the public. Raise your hand, I'll call you

3 up. Come up to the podium. There's a pad

4 there. Please sign your name there, but still

5 give your name to the young lady to your right

6 and where you live.

7 MR. CALLIGARIS: Eugene Calligaris,

8 53 Riverglen Drive.

9 I can answer that gentleman's

10 question about the easements, but first, I'd

11 like to say, zoning, it doesn't have to be a

12 zoning change, however, the property does not

13 conform to the town code which requires an

14 acre. Okay? This lot is 53,000 square feet.

15 The easements for conservation that were

16 dedicated to the town when that development

17 was put in in 1983, the easements are

18 41,000 square feet. There's 100 feet across

19 the back, there's 100 feet across the side,

20 the south side. The proposed parking lot is

21 completely in the easement. The house sits on

22 10,000 square feet.

23 To put in these retaining walls --

24 well, the reason they have to put in these

25 retaining walls is they're going to be

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 2 bringing in truckloads of fill to fill up the
 3 backyard because the slope of the property is
 4 about 30 percent. So I don't know why they
 5 picked this piece of property to put a house
 6 of worship on. It's got to be the least
 7 favorable.
 8 And not only that, the impact it's
 9 going to have on the neighborhood is going to
 10 be -- it's going to be sizable. The street in
 11 front of Riverglen is 32 feet wide. That's
 12 like a drive. It's not even a major
 13 thoroughfare like Rosman. It's going to be a
 14 bottleneck. There's going to be parking on
 15 both sides of the street. It's going to be a
 16 traffic hazard. Emergency vehicles are going
 17 to have a hard time coming down that street,
 18 plows. They're parking on the street already
 19 at night when they're not supposed to.
 20 But my big thing is the conservation
 21 easements. The conservation easement is
 22 100-foot. It goes from all the way down
 23 Riverglen, up Stonecrest, wraps around, goes
 24 to Dawson, all the way around Dawson, and it
 25 also adjoins town property. And it was

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 2 I've moved here three and a half years ago and
 3 in addition to the aesthetic beauty of the
 4 community, the neighbors are lovely, the
 5 Jewish people have always been very family and
 6 community orientated and the synagogue is the
 7 center of our community. Any person who
 8 belongs to an entity that is greater than
 9 themselves has that stabilizing factor in the
 10 world, be it a religious entity,
 11 non-religious, and I see that our communities
 12 is blessed with many such entities. You have
 13 a beautiful church on Rosman. The police and
 14 fire station with the police and fire
 15 department being involved not just in the
 16 safety, but with Santa driving around throwing
 17 candies. They were even kosher. My kids were
 18 so excited. So to the patriotism with the
 19 flags all over. Shout out to my brother
 20 in-law who is stationed in Queens right now.
 21 The synagogue is another such entity
 22 that lends to community unity and I want to
 23 just say that I came here to vouch for every
 24 member of the synagogue who wants to be part
 25 and lend to the community as a whole, not just

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 2 dedicated to the town in '83. So now I guess
 3 as homeowners, if you don't really think this
 4 conservation easement means anything, I guess
 5 we can start putting stuff up on our
 6 backyards, too, because I haven't been able
 7 to.
 8 And as far as zoning goes, you know,
 9 it's basically to promote an orderly pattern
 10 of development, separate incompatible land
 11 uses and preserve the quality of life. So I
 12 hope you take this all into consideration in
 13 making your decision.
 14 CHAIRMAN CORALLO: Thank you very
 15 much.
 16 Next.
 17 MS. SIMON: Good evening. My name
 18 is Tzipporah Simon, and I live on 15 Valley
 19 Drive, which I think is the most beautiful
 20 block in the entire community.
 21 So first off I want to thank you for
 22 making this meeting at this time because now
 23 my cousin has to spend time with the kids, so
 24 that's great.
 25 I want to say that this community,

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 2 the Jewish community. But we have, I can tell
 3 you, excerpts from our synagogue chats. We
 4 are constantly mentioning throughout the
 5 holidays, which is at night, remind your kids
 6 not to be too loud outside, not to walk on
 7 peoples' property. It is a constant. We are
 8 conscious of the community that we belong to,
 9 not just the Jewish community, but the
 10 Haverstraw community. And any relationship be
 11 it between family, friends or community,
 12 communication, open communication is key.
 13 So I vouch for the willingness of
 14 every member of the Jewish community to
 15 communicate with our neighbors. There is no
 16 reason for communication to be with hateful
 17 vitriol. Instead, approach your neighbor.
 18 Anyone who wishes to approach any Jewish
 19 member of the community and says in a
 20 respectful way, I'm concerned about this,
 21 please discuss it with your synagogue board or
 22 on the synagogue chat, we are here. Talk to
 23 us. Communication will build healthy
 24 relationships, a healthy community.
 25 So I am standing here just as a

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 2 representative of every Jewish member of the
 3 synagogue. Anyone who has concerns, approach
 4 your Jewish neighbors. You'll find us. I
 5 know you will come. They are concerned about
 6 this.
 7 Immediately after the court last
 8 time, the synagogue board members purchased
 9 plenty of reflector belts and gave them out to
 10 every single member. But why I ask you, did
 11 that concern have to be brought up in the
 12 manner that it was? Why not just approach the
 13 synagogue board or any member, I'm concerned
 14 about this. We will take your concerns. Any
 15 concerns, approach us. Talk. We're here.
 16 Talk to us. Open communication.
 17 Thank you for providing this
 18 platform. We really appreciate it.
 19 CHAIRMAN CORALLO: Thank you very
 20 much.
 21 MS. VARGAS: Stephanie Vargas, 2
 22 Ambery Lane.
 23 Good afternoon. My name is
 24 Stephanie Vargas. I live on Ambery Lane.
 25 I've been a long time resident of North

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 2 increasingly difficult to navigate the road
 3 safely.
 4 With a house of worship comes more
 5 traffic, both vehicular as well as foot. This
 6 low density residential street will no longer
 7 be safe with such dramatic increase in
 8 traffic.
 9 Lastly, the neighborhood is in close
 10 proximity to a commercial area, Rt. 202. We
 11 also have Rosman Road which is heavily
 12 populated. This area is much more capable of
 13 handling the amount of traffic, as well as all
 14 the other needs of a house of worship. This
 15 high density residential area is well within
 16 walking distance of the homes on Riverglen,
 17 therefore, it would be more feasible for the
 18 house of worship to be conveniently located if
 19 it moved to a commercial lot on Route 202.
 20 So while I do understand that it is
 21 in high need and I do agree there needs to be
 22 a house of worship built somewhere. I do
 23 believe that the place that they are choosing
 24 is inappropriate.
 25 Thank you for your time.

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 2 Rockland. I come before you with you three
 3 separate points. I first have a petition here
 4 signed by numerous residents that they do not
 5 want this to be built in this neighborhood for
 6 three separate reasons. There are more
 7 signatures on the way.
 8 We believe that re-purposing this
 9 private home as a house of worship will change
 10 the integrity of the neighborhood. There's
 11 more congestion making it difficult for the
 12 emergency vehicles to navigate the area. It
 13 will put a strain on the local resources such
 14 as the sewer system and water supply.
 15 In regards to the traffic, I also
 16 come with pictures of the neighborhood which I
 17 know is redundant because I'm well aware that
 18 you all know where it is. The road is a low
 19 density residential road. As shown in the
 20 pictures on the side of the street parking is
 21 in effect year round during the day and
 22 overnight April to November. As demonstrated
 23 in one of the pictures by a vehicle parked on
 24 the road, there are vehicles utilizing the
 25 side of the street parking. It becomes

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 2 CHAIRMAN CORALLO: Thank you very
 3 much.
 4 MR. SELTZER: Daniel Seltzer, 20
 5 Dunnigan Drive.
 6 Correct me if I'm wrong, but I think
 7 at the last meeting that you mentioned that
 8 the occupancy of this building would be 102?
 9 I'll take silence as no correction
 10 needed.
 11 Now, which brings to my mind what
 12 other uses potentially a building of that
 13 expected occupancy is going to have. A place
 14 of worship is wonderful, but is it going to be
 15 a childcare place? Is it going to be a
 16 school? Is it going to provide entertainment
 17 and meet-ups for the younger set of the group?
 18 So, that is something that's on my
 19 mind because if it's going to be just a
 20 synagogue, and we have a number of synagogues
 21 in the area, nobody I don't think has come in
 22 and said we need to do any kind of variances
 23 or whatever. So that is what is on my mind.
 24 I think the last time we were
 25 together I mentioned the parking and changes

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 2 that were going to be needed to the road and I
 3 think I just heard that the parking is going
 4 to be more towards the back and so forth and
 5 they were looking for, at that time, 25 or 27
 6 parking spots.
 7 Now, when I look at that property I
 8 say to myself, where are they going to park
 9 25, 27 SUV's, minivans and get people in and
 10 out in a safe manner from that property even
 11 though it's one acre or one whatever. It
 12 almost looks impossible. Which means it's all
 13 going to flow onto Riverglen/Dunnigan and
 14 those streets are just not made for it.
 15 They're not wide enough to have parking on
 16 both sides and have safe passage through.
 17 Thank you.
 18 CHAIRMAN CORALLO: Thank you.
 19 MS. AGUILAR: Hi. How are you? My
 20 name is Nina Aguilar, 16 Harding Avenue. I'm
 21 here with a few questions, a few comments.
 22 My first question/comment -- so my
 23 first question is Section 167.58 states a
 24 minimum lot area to be one acre for a house of
 25 worship. A portion of this applicant's

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 2 4,626 for a total of 8,202. When the
 3 applicant says it's currently 3,576, are they
 4 including the basement, porch or garage space?
 5 Because in the section I believe, in the town
 6 code it specifically says that you can't
 7 include basement, you can't include garage for
 8 square footage. So again, that contradicts
 9 it.
 10 My other issue is that even if what
 11 the applicant is adding on for square footage
 12 is cut in half, it still isn't subordinate to
 13 the size of the current home. Meaning that
 14 that addition exceeds what the current home
 15 is, it's not subordinate which the town code
 16 says in building -- if I wanted to build a
 17 garage because my husband loves mechanics, it
 18 has to be subordinate to the size of it.
 19 It also has to conform to the
 20 neighborhood. I can't even find a home that's
 21 3,000 square feet of livable space. The
 22 neighborhood is 1800 to 2900 square feet. So
 23 the structure completely -- you know, someone
 24 just spoke about the aesthetics of the
 25 community. That completely does not conform

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 2 property, 62 Riverglen, is 1.217 acres.
 3 However, I believe more than one-third of that
 4 acre encroaches on an easement is an easement
 5 and slope.
 6 In the Town's code, the Town of
 7 Haverstraw specifically defines net buildable
 8 acreage as the total acreage on which
 9 residential and non-residential development
 10 can occur and which is the base for
 11 calculating aggregate density. Net buildable
 12 acreage is calculated by excluding
 13 non-buildable land such as wetland, slopes and
 14 existing public right-of-ways, otherwise to
 15 me, known as an easement.
 16 So I guess my question is, is this
 17 an application to do it, or is this an
 18 application for a variance because the town is
 19 contradicting what these chapters are saying.
 20 There's not an acre.
 21 My second question is, the applicant
 22 is currently tapped from my understanding at
 23 205,048 square feet of a single-family
 24 residence. The application mentions it is
 25 currently 3,576 and only adding an additional

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 2 with the aesthetics of the community. It
 3 doesn't conform, you know, basically with what
 4 the square footage of homes are. It's a
 5 monster structure. Aesthetically and morally
 6 doesn't fit the area.
 7 The last person mentioned parking.
 8 The amount of spaces, they said 102 people for
 9 occupancy. The Town Code Section 167.58 says
 10 one parking space shall be required for every
 11 four worshipers. So adding that up, that's 88
 12 people. So that doesn't match either with
 13 occupancy.
 14 In addition to occupancy, who's
 15 enforcing that? Just because you're counting
 16 cars doesn't mean that's how many people are
 17 in there.
 18 Additionally, because someone
 19 brought it up about the community, I just
 20 wanted to rhetorically ask if everyone is
 21 aware of the identity of the community of
 22 people who live here, and for the most part I
 23 see it's people that escaped density. It's
 24 people that escaped New York City. It's
 25 people that escaped other countries. They're

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2 escaping density. Everyone wants to have that

3 suburban life where last year I think it was

4 US News and World rated Rockland County the

5 safest community in all of the US. Why is

6 that? You know, we have Westchester across

7 the river who is much more influential. It's

8 because Rockland County has an identity. It

9 has an identity of family which again conforms

10 to all of us that live here. However --

11 CHAIRMAN CORALLO: Can you bring it

12 to the closing now.

13 MS. AGUILAR: Sure. Kids ride their

14 bikes down the street. When you're opening a

15 house of worship in a residential area, any of

16 us that lives on a residential sheet if

17 someone drives there you kind of know who they

18 are. They're going there for a purpose.

19 They're not cutting through. They're not

20 going to a store. You're inviting basically

21 you're inviting to take away that identity of

22 a suburban neighborhood by opening it to a

23 non-residential.

24 Thank you.

25 CHAIRMAN CORALLO: Thank you.

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1 Proceedings

2 23 cars or 24 cars, if we enhance the

3 neighborhood, we walk, we are friendly to each

4 other, we're good to each other. That's the

5 important thing.

6 So I agree why we chose it as a

7 family was because it was a friendly

8 neighborhood where we get on with each other

9 and I think this house of worship, yes, we can

10 argue over the science and the norms of it,

11 but it should be a good thing. I think it is

12 going to be a positive and that's why I think

13 all my friends want to live here and why we're

14 going to pay good money to live here. We want

15 our kids to grow up here. We want our kids to

16 ride their bicycles and walk up and down the

17 street and just because you have a Jewish

18 person living next door to you doesn't mean

19 it's going to be dangerous or it doesn't mean

20 they're going to change the neighborhood.

21 They're going to enhance it and that's what I

22 wanted to do say.

23 CHAIRMAN CORALLO: Thank you.

24 I don't see anymore hands.

25 Ma'am.

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2 MR. BRAHAM: David Braham, 13

3 Hillside Drive.

4 I agree with the last thing the lady

5 previously just said. We came to escape. I

6 moved here from London. My wife moved here

7 from Manhattan. We wanted green. We wanted

8 clear air. We wanted a life where we can walk

9 up and down. But why don't we enhance the

10 neighborhood? My neighbor across the road

11 escaped and is a landscaper and he helps us

12 out and we help him out. My next door

13 neighbors, we help them out. Why can't we

14 enhance the neighborhood? We can all work

15 together.

16 We assume that this house of worship

17 is going to be a negative thing and not a

18 positive thing. The way you believe. The way

19 we want to do things. We believe in a greater

20 good out there. Surely that's a value that we

21 should all live by. It's a value whoever we

22 believe in, we should all try and do some good

23 for the community and why can't we enhance it

24 and that's what I wanted to debate with.

25 Whether the madame was right whether there's

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2 MS. SELTZER: My name is Sandra

3 Seltzer. 20 Dunnigan Drive, so-called Pomona.

4 We welcome the Jewish population.

5 My husband and I are Jewish ourselves. We

6 enjoy waving to people and giving them a good

7 Shabbos greeting if we see them in the street

8 on a Saturday and we're walking down our

9 driveway to collect the mail. This is not the

10 issue. Safety is the issue. The street that

11 they want to build or convert into a synagogue

12 is narrow. There's not enough room for

13 parking on the street and it's been indicated

14 a lot of these families, and rightfully so,

15 with their wonderful little kids and big

16 families, they need bigger vans. They park

17 overnight on religious holidays which I can

18 well understand. What about our snow plowing?

19 What about people having to get out of their

20 driveways and having cars parked on both sides

21 of a narrow street? It is inconvenient.

22 It is not that we don't welcome the

23 Orthodox community. By any means we welcome

24 them. They're very friendly and I don't mind

25 interacting, and our families don't mind

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 2 interacting. It's the idea of safety and that
 3 to me, is a very important issue in our
 4 neighborhood.
 5 CHAIRMAN CORALLO: Thank you.
 6 Anyone else right now?
 7 MR. BARTFELD: My name is David
 8 Bartfeld. 54 Dunnigan Drive.
 9 I would just like to express that we
 10 are very thankful to the community at large
 11 and to this board for welcoming us into this
 12 neighborhood. We do feel very welcome and we
 13 do appreciate it. We get along very nicely
 14 with most of our neighbors and we do
 15 appreciate that very much.
 16 Obviously, a place of worship is
 17 very important to us and this is understood by
 18 everyone. We need a place where we can pray
 19 together. All these questions about safety
 20 are important to us as well. I think as
 21 members of the community we all have little
 22 children and families and we want them to be
 23 safe and these worries of parking, whatever,
 24 are worries and concerns to us as well and we
 25 would like to work together with the community

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 2 before, on the Sabbath and almost all major
 3 holidays, we don't drive and it needs to be in
 4 walkable distance to the community. So this
 5 is truly a local need.
 6 Now, we bring our children with us
 7 to experience our culture, as studies have
 8 shown how important culture is in the
 9 development of their brain. And walking with
 10 them on main roads can be very unsafe. This
 11 is besides the point that unfortunately, not
 12 two few times there have been drivers on Route
 13 202 who have had an interesting good morning
 14 to a certain noticeable minority which
 15 involves a lot of honking, middle fingers and
 16 "F" bombs and in the neighborhood itself,
 17 thank God we never had those experiences. I
 18 think that it's safer and smarter to have this
 19 house of worship in the community itself that
 20 it's serving. Perhaps, this is the reason
 21 that there are other neighborhoods in
 22 Haverstraw that also have their house of
 23 worship in their neighborhoods as well.
 24 Thank you for listening.
 25 CHAIRMAN CORALLO: Thank you.

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 2 and with this board in order to figure out a
 3 way how to make it that it should be in a safe
 4 and proper manner.
 5 Thank you.
 6 CHAIRMAN CORALLO: Thank you.
 7 Okay.
 8 MR. SOBA: Asher Soba, 10 Van Wort
 9 Drive.
 10 So group prayer is a must in
 11 traditional Judaism and that's why I believe
 12 that the smartest way to do things would be to
 13 have an official infrastructure with proper
 14 planning for it.
 15 Now, as I just heard that some
 16 people are nervous for people from the greater
 17 county coming in causing traffic and chaos.
 18 Now, this is strictly for the people in the
 19 actual immediate neighborhood, people who live
 20 in Haverstraw. The people of Monsey don't
 21 need the synagogue. They do not want it.
 22 They will never be there. There's hundreds of
 23 their own.
 24 The reason why we can't go to their
 25 synagogue is because as has been mentioned

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 2 All right. Seeing no one else wants
 3 to speak, we're going to try to continue with
 4 our business that we have to deal with.
 5 MS. ADDONA: So Mr. Chairman, for
 6 the record and for the public who made
 7 comments tonight, what we're going to do is,
 8 obviously you've seen there's a stenographer
 9 here taking down everything you said. When we
 10 get that transcribed, we are going to provide
 11 it to the applicant and ask that they provide
 12 responses to the substantive issues that were
 13 raised tonight.
 14 In addition, we can take care of
 15 some procedural business. This is another
 16 step in what will be a continuing process for
 17 this board.
 18 At the meeting for those of you who
 19 were here on November 10th, you may have heard
 20 that the Planning Board in addition to
 21 granting Site Plan Approval also declared
 22 itself to be lead agency pursuant to the State
 23 Environmental Quality Review Act, which is a
 24 separate review in addition to site plan
 25 review that the Planning Board is going to do.

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2 It declared its intent in November and

3 circulations were sent out to all interested

4 and involved agencies notifying them. They

5 have had thirty days to respond to advise if

6 they objected to the Planning Board being lead

7 agency. They have not, and therefore, tonight

8 the Planning Board is in a position to

9 formerly declare itself lead agency for that

10 environmental review and to also adopt the

11 Environmental Assessment Form Part 2 which

12 identifies certain additional issues that the

13 applicant will have to address.

14 So if the board is so inclined, I'll

15 read the resolution in the record.

16 CHAIRMAN CORALLO: Would you read

17 that, please.

18 MS. ADDONA: Yes.

19 "RESOLUTION OF THE TOWN OF

20 HAVERSTRAW PLANNING BOARD.

21 Declaring Lead Agency and Adopting

22 Environmental Assessment Form, Part 2.

23 Application of K'hal Bnei Torah of

24 Mount Ivy.

25 62 Riverglen Drive, Thiells, New

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1 Proceedings

2 WHEREAS, more than 30 days have

3 elapsed since the Planning Board's Notice of

4 Intent was circulated and the Planning Board

5 has not received responses from any involved

6 or interested agencies, and

7 NOW THEREFORE,

8 BE IT RESOLVED, the Planning Board

9 hereby declares itself lead agency for a

10 coordinated review of the Proposed Project

11 pursuant to SEQRA; and

12 BE IT FURTHER RESOLVED, the Planning

13 Board hereby adopts the Full Environmental

14 Assessment Form, Part 2 prepared by Town

15 Planner, Michael D. Kauker, PP, AICP dated

16 January 12, 2022."

17 CHAIRMAN CORALLO: Would someone

18 make a motion to accept this.

19 MR. MICHALAK: I make that motion.

20 MR. WIDMER: Second.

21 CHAIRMAN CORALLO: Mr. Michalak.

22 Second by Mr. Widmer. All those in favor

23 signify by saying "Aye".

24 (Whereupon, all the Board members

25 responded "Aye".)

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2 York.

3 Tax lot 25.12-1-31, R-25 zoning

4 district.

5 WHEREAS, the Applicant, K'hal Bnei

6 Torah of Mount Ivy has submitted a site plan

7 application to the Town of Haverstraw Planning

8 Board to convert and expand an existing

9 single-family home to a house of worship,

10 which use is permitted in the R-25 zoning

11 district subject to the requirements of the

12 Zoning Code, and make other related

13 improvements including a parking lot and

14 retaining wall (the "Proposed Project"); and

15 WHEREAS, the Applicant submitted a

16 Full Environmental Assessment Form, Part 1

17 pursuant to the State Environmental Quality

18 Review Act ("SEQRA"); and

19 WHEREAS, at its November 10th, 2021

20 meeting the Planning Board determined that

21 this is an Unlisted action and declared its

22 intent to be lead agency, and on December 3,

23 2021 the Planning Board's Notice of Intent to

24 be Lead Agency was sent to the involved and

25 interested agencies; and

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2 CHAIRMAN CORALLO: Opposed?

3 So carried.

4 MS. ADDONA: So now the Planning

5 Board is officially lead agency and that just

6 means that they can formerly continue to

7 review the environmental impacts that have

8 been discussed at the last few meetings and

9 that will be a continuing process for the

10 applicant. I guess the next step would be to

11 discuss process and moving forward with this

12 application.

13 MR. EMANUEL: Yes. Thank you.

14 We're happy to move forward. We

15 invite the board to continue this to the

16 February meeting of the board. We believe

17 that we will be able to address most, if not

18 all, the items that are on the EAF Part 2.

19 We'll get as far as we can and if we need to

20 go further, we will do that at the March

21 meeting, which I would anticipate we're going

22 to have a March meeting on this anyway.

23 So if it's okay with the board, we'd

24 like an adjournment or continuation rather, to

25 the February meeting.


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2 We also understand that we need to
3 make an application to the ZBA and we will be
4 making that application so that the ZBA will
5 have an opportunity to review it and
6 hopefully, at the March meeting everything
7 will sort of more or less come together.
8 MS. ADDONA: Just for the record,
9 the February meeting is on the 9th of
10 February, the second Wednesday of the month.
11 The planning board meeting is at 7:30. If
12 there is a zoning board meeting, as the
13 applicant mentioned there may be, that would
14 be at seven o'clock preceding the planning
15 board meeting.
16 CHAIRMAN CORALLO: A motion to
17 continue this public hearing to February 9th?
18 MR. SAMBRATO: I'll make that
19 motion.
20 MR. GIZZI: Second.
21 CHAIRMAN CORALLO: For the record,
22 the motion was made by Mr. Sambrato and
23 seconded by Mr. Gizzi. All in favor?
24 (Whereupon, all the Board members
25 responded "Aye".)

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

1
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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: January 17, 2022
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2 MR. EMANUEL: Thank you very much.
3 We'll see you then.
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1 Errata Sheet
2
3 NAME OF CASE: In Re: TOWN OF HAVERSTRAW PLANNING BOARD MEETING
4 DATE OF DEPOSITION: 01/12/2022
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 _____
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21 From _____ to _____
22 Page ____ Line ____ Reason ____
23 From _____ to _____
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| <p>"</p> <hr/> <p>"SEQRA 35:18</p> <hr/> <p>0</p> <hr/> <p>01 4:18</p> <hr/> <p>1</p> <hr/> <p>1 35:16</p> <p>1.217 23:2</p> <p>10 31:8</p> <p>10,000 13:22</p> <p>100 13:18,19</p> <p>100-foot 14:22</p> <p>102 21:8 25:8</p> <p>10th 3:25 33:19 35:19</p> <p>12 36:16</p> <p>12th 3:4</p> <p>13 27:2</p> <p>15 15:18</p> <p>16 22:20</p> <p>167.58 22:23 25:9</p> <p>1800 24:22</p> <p>1983 13:17</p> <hr/> <p>2</p> <hr/> <p>2 18:21 34:11,22 36:14</p> <p>20 21:4 29:3</p> <p>202 20:10,19 32:13</p> <p>2021 3:25 6:23 35:19,23</p> <p>2022 3:4 36:16</p> <p>205,048 23:23</p> <p>23 28:2</p> <p>24 28:2</p> <p>25 22:5,9</p> | <p>25.12 4:18</p> <p>25.12-1-31 35:3</p> <p>27 22:5,9</p> <p>2900 24:22</p> <p>2nd 6:23</p> <hr/> <p>3</p> <hr/> <p>3 35:22</p> <p>3,000 24:21</p> <p>3,576 23:25 24:3</p> <p>30 14:4 36:2</p> <p>31 4:18</p> <p>32 14:11</p> <hr/> <p>4</p> <hr/> <p>4,626 24:2</p> <p>41,000 13:18</p> <hr/> <p>5</p> <hr/> <p>53 13:8</p> <p>53,000 13:14</p> <p>54 30:8</p> <hr/> <p>6</p> <hr/> <p>62 4:17 23:2 34:25</p> <hr/> <p>7</p> <hr/> <p>74 7:17</p> <p>7:30 3:4</p> <hr/> <p>8</p> <hr/> <p>8,202 24:2</p> <p>83 15:2</p> <p>88 25:11</p> <p>8th 4:14</p> | <p>A</p> <hr/> <p>able 15:6</p> <p>accept 36:18</p> <p>access 11:3</p> <p>acre 13:14 22:11, 24 23:4,20</p> <p>acreage 23:8,12</p> <p>acres 23:2</p> <p>across 13:18,19 26:6 27:10</p> <p>Act 33:23 35:18</p> <p>action 35:21</p> <p>actual 11:17 12:10 31:19</p> <p>ADA 11:3</p> <p>added 7:22 9:13, 17</p> <p>adding 23:25 24:11 25:11</p> <p>addition 8:24 9:13 16:3 24:14 25:14 33:14,20,24</p> <p>additional 23:25 34:12</p> <p>Additionally 8:13 25:18</p> <p>Addona 5:2 6:11 33:5 34:18</p> <p>address 34:13</p> <p>adjacent 9:14</p> <p>adjoins 14:25</p> <p>adopt 34:10</p> <p>Adopting 34:21</p> <p>adoption 3:24</p> <p>adopts 36:13</p> <p>advise 34:5</p> <p>aesthetic 16:3</p> <p>Aesthetically 25:5</p> <p>aesthetics 24:24 25:2</p> | <p>after 5:25 18:7</p> <p>afternoon 18:23</p> <p>again 5:23 11:25 12:15 24:8 26:9</p> <p>agencies 34:4 35:25 36:6</p> <p>agency 33:22 34:7,9,21 35:22,24 36:9</p> <p>agenda 4:16</p> <p>aggregate 23:11</p> <p>ago 16:2</p> <p>agree 20:21 27:4 28:6</p> <p>Aguilar 22:19,20 26:13</p> <p>AICP 36:15</p> <p>air 27:8</p> <p>aisle 7:24</p> <p>all 4:7,9 5:19 9:23 11:6 14:22,24 15:12 16:19 19:18 20:13 22:12 26:5, 10 27:14,21,22 28:13 30:19,21 32:2 33:2 34:3 36:22,24</p> <p>Allegiance 3:7</p> <p>almost 8:5 22:12 32:2</p> <p>along 9:14 12:6</p> <p>already 12:9</p> <p>also 5:14 6:15 7:3 8:18 11:14 14:25 19:15 20:11 24:19 32:22 33:21 34:10</p> <p>Alternate 3:20</p> <p>always 16:5</p> <p>am 10:6 17:25</p> <p>Ambery 18:22,24</p> <p>amend 5:16</p> <p>amendment 5:8</p> <p>amount 8:22 20:13 25:8</p> | <p>an 4:25 12:8 13:13 15:9 16:8 23:4,15, 17,20,25 26:8,9 31:13 32:13 35:8, 21</p> <p>announcement 4:25</p> <p>another 16:21 33:15</p> <p>answer 11:12 13:9</p> <p>Anthony 3:18</p> <p>any 4:15 5:16 11:9 16:7 17:10,18 18:13,14 21:22 26:15 29:23 36:5</p> <p>Anybody 11:9 12:19</p> <p>anymore 28:24</p> <p>Anyone 17:18 18:3 30:6</p> <p>anything 12:17, 20,21 15:4</p> <p>applicant 5:3,21 6:14 23:21 24:3,11 33:11 34:13 35:5, 15</p> <p>applicant's 22:25</p> <p>application 5:9, 13 23:17,18,24 34:23 35:7</p> <p>appreciate 18:18 30:13,15</p> <p>approach 17:17, 18 18:3,12,15</p> <p>Approval 4:19 5:13 33:21</p> <p>approximately 6:4</p> <p>April 19:22</p> <p>architectural 9:3, 11 10:19,20,23</p> <p>area 9:2 19:12 20:10,12,15 21:21 22:24 25:6 26:15</p> <p>argue 28:10</p> |
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