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CONDENSED

In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

-----x

February 14, 2024
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
(845) 634-7561

Page 2

1

2 APPEARANCES:

3

4 SAL CORALLO, CHAIRMAN

5 GLENN WIDMER

6 ANTHONY GIZZI

7 ROBERT SAMBRATO

8 WILLIAM RICCALDO

9 GLENN McCREEDY, CONSULTING ENGINEER

10 MICHAEL D. KAUKER, PLANNING CONSULTANT

11 CHRISTIE ADDONO, PLANNING BOARD ATTORNEY

12 ANNETTE HENDRIE, SECRETARY

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Page 3

Proceedings

1 CHAIRMAN CORALLO: Good evening.

2 I'd like to welcome you to the Town of

3 Haverstraw Planning Board, February 14, 2024,

4 7:30 P.M. Will everyone please stand for the

5 Pledge.

6 (Pledge of Allegiance.)

7 CHAIRMAN CORALLO: Would you please

8 read the roll.

9 MS. HENDRIE: Sal Corallo.

10 CHAIRMAN CORALLO: Present.

11 MS. HENDRIE: Glenn Widmer.

12 MR. WIDMER: Here.

13 MS. HENDRIE: Robert Sambrato.

14 (No response.)

15 MS. HENDRIE: Anthony Gizzi.

16 MR. GIZZI: Here.

17 MS. HENDRIE: William Riccaldo.

18 MR. RICCALDO: Here.

19 CHAIRMAN CORALLO: Quorum is

20 present. Next item on the agenda the adoption

21 of minutes from January 10, 2024.

22 MR. WIDMER: I'll make that motion.

23 CHAIRMAN CORALLO: Motion made by

24 Mr. Widmer. Second by Mr. Gizzi. All those

25 in favor signify by saying "Aye."

Page 4

Proceeding

1 (Whereupon, all the Board members

2 responded "Aye")

3 CHAIRMAN CORALLO: Opposed?

4 So carried. I'd like to have our

5 attorney say something right now.

6 MS. TOMM ADDONA: For the benefit of

7 the public, I want to make everyone aware

8 that items 3 and 4 on the agenda this evening

9 have been adjourned. Item 3 is BNE

10 Letchworth, 100 Secor Road, Thiells, Section

11 19.16, Block: 01, Lot 14, for Site Plan

12 Approval.

13 The applicant has requested an

14 adjournment in order to consider some

15 additional provisions to the plans before

16 coming to the Planning Board.

17 And item 4 is East Gate, 321 Route

18 202, Pomona, Section 25:19, Block: 01, Lots:

19 19 and 20, which is for Site Plan Approval for

20 a proposed two-story office building and for

21 the continuation of a public hearing. So

22 because this is a continuation of a public

23 hearing, I would just ask the board to

24 entertain a motion to adjourn the public

25 hearing to March 13th.

Page 5

Proceedings

1 CHAIRMAN CORALLO: Okay. So can I

2 have a motion, item number 4, East Gate, would

3 someone make a motion that we adjourn the

4 public hearing to our meeting in March,

5 March 13th?

6 MR. WIDMER: I'll move that.

7 CHAIRMAN CORALLO: Moved by

8 Mr. Widmer.

9 MR. GIZZI: Second.

10 CHAIRMAN CORALLO: Second by

11 Mr. Gizzi. All those in favor signify by

12 saying "Aye."

13 (Whereupon, all the Board members

14 responded "Aye".)

15 CHAIRMAN CORALLO: Opposed?

16 So carried.

17 Thank you.

18 We're going to go on to the first

19 item of the agenda, Marion Shrine, 174 Floris

20 Lane, Stony Point, Section 20.13, Block: 01,

21 Lot: 01 in Haverstraw. Second 2009, Block:

22 01, Lot: 33, which is in Stony Point. This

23 project is here for Site Plan Approval to

24 install ground mounted Solar Array to generate

25 electricity delivered directly to Orange &

Page 6

Proceedings

1 Rockland Utility grid.
 2 We're looking for an update for the
 3 board with the progress with all agencies.
 4 Thank you.
 5 MS. KNAICH: I'll have Kai give you
 6 an update on the plans.
 7 MR. NYBRO: Good evening, everyone.
 8 We are here this evening to discuss the
 9 further development of our plan set for the
 10 Marion Shrine Solar project. Previously, we
 11 received comments from Rockland County
 12 regarding our initial application. They
 13 itemized I think it was 24 different comments
 14 which the town obviously has seen as well.
 15 We are here to, first of all,
 16 acknowledge all of the comments and to state
 17 that we plan to comply fully with all of the
 18 comments made by Rockland County. A number of
 19 these items do require extensive engineering
 20 work, including what's called a SWPPP, a
 21 Stormwater Pollution Prevention Plan. With
 22 the time limit that we had to be here before
 23 you all, we were not able to fully develop
 24 that plan set. What we were able to do was
 25 provide a civil plan set. It's about a ten

Page 7

Proceedings

1 page package which has been submitted that
 2 outlines our initial plan for dealing with
 3 drainage, which is a major concern for the
 4 project, and as well as obviously for the
 5 communities surrounding the project.
 6 What this plan shows is stormwater
 7 retention and some minor berms in order to
 8 direct any additional flow from the site
 9 resulting from the removal of trees and the
 10 installation of the project. So the plan set
 11 that we've submitted shows within the middle
 12 of each solar array a small berm which would
 13 help collect and direct water to underground
 14 drainage systems which would then be routed
 15 downhill into a linear underground retention
 16 stem. It's outlined within the plans here.
 17 We also have included tables for the
 18 existing conditions for the drainage on-site
 19 as it is today, according to our civil
 20 engineers of course, as well as the proposed
 21 conditions post-construction. So how much
 22 additional flow will be created by the
 23 installation of this project.
 24 The proposed means and methods for
 25 dealing with that increased flow, water flow,

Page 8

Proceedings

1 will be contained by the proposed, you know,
 2 as it is described, water retention systems.
 3 So the full SWPPP and engineering plan are
 4 still underway.
 5 We all are continuing with a full
 6 tree survey which was requested or required by
 7 the county. So we'll be doing a full survey
 8 with types of trees, diameter of trees and
 9 location of trees, so we can have a complete
 10 view of how many trees will have to be removed
 11 for the project. Again, that was not
 12 available tonight. So we will be presenting
 13 that as we further develop the project.
 14 Other items within the list of
 15 comments which are in progress, include the
 16 tree removal plan which, of course, will
 17 contain that full tree survey, as well as
 18 decommissioning plans, which was mentioned in
 19 the comments, but we are going to need some
 20 additional information from the town as to the
 21 exact requirements for you as far as how the
 22 decommissioning will be treated.
 23 MS. TOMM ADDONA: I can definitely
 24 provide you some guidance on that, I'm sure in
 25 conjunction with the other consultants, but

Page 9

Proceedings

1 that's a very important point for the board
 2 and for the public to be aware of this, that
 3 there is a planned plan in place so that if
 4 this isn't operating, there's a plan and
 5 there's funds, there's decommissioning bonds
 6 in place in order to remediate the site and
 7 bring it back to where it was before.
 8 MR. NYBRO: Yes, of course, and
 9 that's industry standard for this type of
 10 project. There is guidance from New York
 11 State, from CERTA, an agency on how
 12 municipalities, it's not a specific
 13 regulation, it's guidance on how
 14 municipalities should deal with it, and of
 15 course we would comply, but there are
 16 variables. I think we would need specific
 17 direction from O & R. But again, full
 18 intention to comply with that once we
 19 understand exactly what's required.
 20 So these are things that we're
 21 continuing to develop, but we wanted to stay
 22 on the agenda today and I think we do have
 23 something to discuss with our initial drainage
 24 and stormwater plans if you have any
 25 questions.

Page 10

Proceedings

1 CHAIRMAN CORALLO: I have here --
2 did you get anything from the Town of Stony
3 Point here yet?
4 MR. NYBRO: We've heard no comments
5 from Stony Point.
6 CHAIRMAN CORALLO: No comments from
7 Stony Point, okay.
8 MR. NYBRO: We did reach out to
9 state DEC with our plans. They immediately
10 requested similar things to what the county
11 has asked for. So in progress everything that
12 we receive will be provided to the Town and
13 will also go to the DEC. So the Stormwater
14 Retention Plan.
15 They also requested what's called a
16 Soil Slope Class Analysis. I'm not a civil
17 engineer, but that is in progress right now.
18 I should have that this week. It will go
19 directly to the DEC. So we are continuing
20 that process with them which, of course, will
21 inform this Board's SEQRA determination and
22 process.
23 CHAIRMAN CORALLO: All right
24 Anybody have any questions?
25 All right. Let me ask you something

Page 12

Proceedings

1 that will be brought on site.
2 MR. WIDMER: As far as drainage,
3 there won't be any increase of drainage to the
4 neighboring properties?
5 MR. NYBRO: If we took no measures
6 to deal with the drainage flow, there would be
7 increased off site. What we tried to portray
8 with the new civil set is the means and
9 methods we will implement will retain that
10 water, prevent any increased flow offsite. So
11 there will be zero increased flow offsite
12 post-construction because of the measures that
13 we're implementing.
14 MR. WIDMER: That's very important.
15 MR. NYBRO: Understood.
16 CHAIRMAN CORALLO: If it's required
17 you're going to put a retention pond on there
18 for the water if necessary?
19 MR. NYBRO: So what's required and
20 what we're proposing is an underground
21 retention area. So when we say "pond", you're
22 not going to see a body of water. It's
23 essentially, it's about 10 feet wide, but
24 running as a strip along the east and west
25 sides of the array as indicated the plans. So

Page 11

Proceedings

1 here. When you're working all this out,
2 you're going to work your cut and fills and
3 how much dirt is everything going to be
4 staying on site or are you going to be taking
5 fill out of the area?
6 MR. NYBRO: The grading plan has
7 been submitted. That is in the initial civil
8 set. There is a minor amount of grading as
9 far as we're concerned for the size of the
10 project. There is not going to be soil
11 removed from the site. There is fill required
12 to come in to achieve the grading that we
13 need. It's minor. It is listed in the civil
14 plans. Off the top of my head I don't
15 remember what the number is, but I can find it
16 for you if you give me a moment.
17 CHAIRMAN CORALLO: All right. Go
18 ahead
19 MR. NYBRO: Importing 119 cubic
20 yards. So we're not planning to level the
21 site. We simply have a maximum grade that the
22 solar wrapping can allow, that can be built
23 upon and there's only a few minor spots that
24 exceed that currently. So the 119 cubic
25 yards, the imported top soil is the only thing

Page 13

Proceedings

1 it's almost 800 feet long, but only 10 feet
2 wide and it's an underground retention system
3 so there are underground pipes that run
4 throughout the array to check any drainage,
5 any stormwater and direct it to those
6 underground retention areas.
7 MR. BEHN: Mr. Chairman, I have a
8 comment.
9 MS. TOMM ADDONA: Please state your
10 name for the record.
11 MR. BEHN: George Behn, Building
12 Inspector for the Town of Haverstraw.
13 Kai and Glenn, please, comment on
14 this. I haven't seen any geotechnical work
15 being done up there which is --
16 MR. McCREEDY: This is very
17 preliminary at this point. We haven't gotten
18 into detail yet. This is not a complete set
19 of plans.
20 MR. NYBRO: I can provide them to
21 you.
22 MR. BEHN: We're going to need that.
23 MR. NYBRO: Sure.
24 CHAIRMAN CORALLO: Anything else?
25 All right.

Page 14

Proceedings

1 MS. TOMM ADDONA: The applicant as
 2 part of this application prepares an
 3 Environmental Assessment Form, Part I, which
 4 provides certain information to identify any
 5 potential adverse impacts. So what Mike has
 6 done is he reviewed that and prepared an EAF,
 7 Part II, which is basically the board's
 8 response to that, and determining based upon
 9 the information that's been provided to date,
 10 what the items are that could potentially have
 11 a moderate to large significant adverse
 12 environmental impact.

13 So as far as SEQRA goes, if the
 14 board were comfortable with that at this
 15 point, the board could adopt that
 16 Environmental Assessment Form Part II which
 17 would then go back to the applicant which they
 18 would have the benefit of that input when
 19 they're going through this process of
 20 preparing these additional materials for the
 21 board's review. So procedurally it's one of
 22 the steps for SEQRA. Anything else?

23 MR. KAUKER: No, I think you covered
 24 everything. I was going to basically say the
 25 same thing. The Board needs to adopt the

Page 16

Proceedings

1 to hold at least one public hearing before
 2 making a final SEQRA determination, so if
 3 there's anything for the public to comment on
 4 during that time, they have an opportunity to
 5 do so. But obviously, the public hearing
 6 would be in relation to your ultimate site
 7 plan and subdivision application. So if you
 8 have any thoughts on that.

9 MR. NYBRO: I think at this time I
 10 welcome input from the entire team, especially
 11 from Glenn, from George, as far as what level
 12 of detail in the engineering do we need to
 13 achieve and get past that point before we open
 14 it up. Does it make more sense to continue
 15 for us to develop it before we go to an open
 16 public hearing? Or is it really just up to
 17 us?

18 MS. TOMM ADDONA: Once the public
 19 hearing is open it will stay open until you're
 20 ready for approval. So if you want to refine
 21 and develop some of the project some more,
 22 that doesn't preclude you from coming before
 23 the board, having discussions with the board
 24 and with the consultants and we encourage
 25 that, but at some point we will have to notice

Page 15

Proceedings

1 document and transmit it to the applicant, but
 2 just to summarize, it identifies a number of
 3 potential interests that you'll have to take a
 4 look at. Obviously, drainage is one of them.
 5 Visual impact would be another one as well.

6 MR. NYBRO: Understood.

7 CHAIRMAN CORALLO: I'm going to ask
 8 for a motion to adopt Part II of the EAF.

9 MR. RICCALDO: I'll move it.

10 MR. WIDMER: Second.

11 CHAIRMAN CORALLO: Motion by Mr.
 12 Riccaldo. Second by Mr. Widmer. All those in
 13 favor signify by saying "Aye."
 14 (Whereupon, all the Board members
 15 responded "Aye".)

16 Opposed?

17 So carried.

18 MS. TOMM ADDONA: I guess
 19 procedurally the only other thing we could
 20 discuss with the applicant if the board is so
 21 inclined, as you saw earlier we had a public
 22 hearing with the Zoning Board. If you wanted
 23 to start the process of noticing a Public
 24 Hearing for the Planning Board, generally the
 25 past practice has been for the Planning Board

Page 17

Proceedings

1 a public hearing and that will happen before a
 2 SEQRA determination is made.

3 MR. NYBRO: I think we probably need
 4 the next meeting cycle to allow us to develop
 5 this and to discuss with you all one time
 6 again before we're ready to open it up to the
 7 public.

8 MS. TOMM ADDONA: And the other
 9 thing is you don't have to come back next
 10 month if you're not ready. If you're only
 11 submitted it and then there hasn't been time
 12 for sufficient review, then you can let the
 13 board and the building department know when
 14 you're ready to come back on the agenda
 15 because you don't have a public hearing
 16 noticed. And the same thing with the Zoning
 17 Board. They did notice a Public Hearing, but
 18 if you requested we can put that on the agenda
 19 and announce it at the meeting so you try to
 20 stay alive.

21 MS. KNAICH: So we'll keep the
 22 March 13th for now and then we'll see where
 23 we're at.

24 CHAIRMAN CORALLO: You have to get
 25 the materials to us with some time for us to

Page 18

Proceedings

1 look at it.

2 MS. KNAICH: Oh, yes. I worked with

3 Annette and Christie getting everything here.

4 MR. McCREEDY: I would consider that

5 maybe a workshop meeting would be very

6 appropriate considering that the plans are

7 still being developed. Some of the geotech

8 reports I would expect to see, and more

9 importantly, the drainage analysis would be

10 important. So not to say that you shouldn't

11 continue to move forward with the process, but

12 I think a workshop would be appropriate at

13 some point, especially considering you may

14 want to go through the EAF Part II with your

15 draft response potentially for us to review.

16 MR. NYBRO: Good idea.

17 CHAIRMAN CORALLO: I'm just going to

18 let you know our workshop that we have, you're

19 not going to make the next one which is next

20 Thursday. So that's too soon. March 28th?

21 MS. TOMM ADDONA: That may actually

22 be feasible to get on the March 28th workshop

23 and then come back to the Planning Board

24 MS. KNAICH: That's more realistic.

25 CHAIRMAN CORALLO: So that's what

Page 20

Proceedings

1 been in front of the board on. We've been in

2 front of the board on this project a few

3 times. This project actually had a former

4 life that many of you may remember. At one

5 point there was an application to put in a

6 small strip center and a daycare center on

7 this site. We worked on that for a couple of

8 years. It became obvious that the traffic

9 could not be adequately taken care of and so

10 the applicant has gone back and we have this

11 new project for a mini storage facility on the

12 site.

13 A mini storage facility as many of

14 you know, generates almost no traffic. It's

15 almost the polar opposite of what we were

16 talking about before. There are a number of

17 other changes that are beneficial with this

18 project versus the prior one. In addition to

19 the significant reduction in projected traffic

20 flows, we also are only going to be taking

21 access off of Central Highway. No access will

22 be taken off of Route 202 as was previously

23 discussed.

24 So we're here for this proposed mini

25 storage facility. Currently, the property is

Page 19

Proceedings

1 we'll set up. You'll come to the workshop on

2 the 28th of March. We'll put you in for the

3 April meeting. April 10th. All right?

4 MS. KNAICH: Great. Thank you very

5 much. Have a great evening.

6 MR. NYBRO: Thank you.

7 CHAIRMAN CORALLO: Anybody have any

8 more questions?

9 See you then.

10 Next item on the agenda is

11 Garnerville Min Storage, 3 West Ramapo Road,

12 Garnerville, Section 26.09, Block: 04, Lot:

13 33. Site Plan Approval. Proposed Mini

14 Storage/Self Storage Facility, 3 Stories.

15 Total of 36,200 Sq. Feet.

16 Would the applicant please come

17 forward and give the young lady your name.

18 MR. EMANUEL: The young lady knows

19 me, but I'll give my name for the record

20 anyway. Good evening, everybody, Mr.

21 Chairman, Members of the Board. Ira Emanuel,

22 Emanuel Law, PC, New City. I'm the attorney

23 for the applicant.

24 We are here for a -- this is the

25 first I guess formal official meeting we've

Page 21

Proceedings

1 zoned R-15 I believe it is, which does not

2 allow for a mini storage facility. We have a

3 petition in front of the Town Board to change

4 the zoning to the C District. A C District

5 extends across Route 202 and so this would be

6 an extension of the C District as outlined in

7 our narrative summary.

8 The Town Board, of course, cannot

9 act until the SEQRA determinations have been

10 made and so what we're asking for this evening

11 is for this board to declare itself notice of

12 intent to be lead agency and to set a public

13 hearing for your March 13th meeting. That way

14 we can get everything underway. Once the

15 Negative Declaration is granted, assuming that

16 it is granted, we would then be able to go to

17 the Town Board. Hopefully, we would be able

18 to get the zone change and then we do need a

19 couple of small variances because the code

20 with respect to -- this is classified as

21 retail, and it's not your typical retail

22 situation. So we don't need all of the

23 parking areas. We don't need some of the

24 other things that would normally accrue to a

25 residential district, but we can get to that

Page 22

Proceedings

1 at a later point at time.

2 I think it's important now that we

3 go through the plan, go through the layout.

4 We have Ryan Nasher, our architect James --

5 Ryan Nasher, the engineer, James Dankovich.

6 So Ryan will take you through the layout.

7 James will discuss some of the features of the

8 building. So with that.

9 MR. NASHER: Thank you. Ryan Nasher

10 from Atzl, Nash and Zigler. We are the

11 surveyor.

12 Tonight we're representing

13 Garnerville Mini Storage. We are proposing a

14 warehouse, the proofing of the building, 3600

15 some changes. So it's a three story, total

16 108,600 to be exact. 3 story. The variance

17 is not for the height for the building, but

18 it's the number of the storage we need the

19 variance for.

20 The access to the site is going to

21 be from the County Highway. There is no

22 access from Route 202. It's a corner lot from

23 the intersection of Route 202 and the County

24 Highway.

25 The connection, the sewer and th

Page 24

Proceedings

1 Evergreen, including the Green Giant

2 Arborvitae.

3 We also prepared the lighting plan

4 that shows 10 foot candlelight at the property

5 line. So it doesn't really impact on the

6 neighbor property and also from the driver who

7 is driving on Route 202 and also the highway.

8 That's pretty much -- we went to the

9 workshop and pretty much went through, one of

10 my comments that we understand that we have to

11 apply for the sewer calculation for the permit

12 from the Joint Regional. We also have to get

13 (inaudible) from the water company. We're

14 working on it. Anything that needs to be put

15 in then we can maybe start work on it. One of

16 the things that I review which is the test

17 (inaudible) to the compression package that is

18 proposed to the town to Route 202. If there's

19 any comment from your consultant we're going

20 to take it, we're going to set up a test

21 schedule and we'll do at the eyewitness from

22 your office.

23 MR. McCREEDY: Not now.

24 MR. NASHER: That's pretty much it.

25 If you have any questions.

Page 23

Proceedings

1 water is going to be on the County Highway.

2 The drainage is kind of tricky. The way it's

3 been designed, we are taking the water from

4 the rooftop and the parking lot, taking it to

5 the corner to a catch basin and it is designed

6 as per the state guidelines from the state

7 DEC, that provide the water quality for the

8 structure and also provide zero negative run

9 off for the overall site. That grade from

10 behind the building is taken from the swale

11 and going around the building and get to the

12 proposed underground installation practice.

13 If you look at the building from the

14 parking lot it shows 35 feet tall, but behind

15 the building the grade goes up which is

16 17 feet out there. So the height of the

17 building, actually the height from the

18 building behind from the neighbor property is

19 going to be 17 feet tall. So it's not really

20 impacting.

21 We prepared intensive landscaping

22 plan. The total of the trees to remain at the

23 site, total 18. Anything that has been

24 removed we are providing with a replacement of

25 the tree with a shade tree and also the

Page 25

Proceedings

1 CHAIRMAN CORALLO: I have one

2 question. All that drainage going down to

3 that one catch basin, that goes I guess onto

4 the highway, Route 202?

5 MR. NASHER: Correct.

6 CHAIRMAN CORALLO: Are the exiting

7 pipes in that area large enough to handle all

8 that water? Right now it's just dirt and

9 grass. We have to make sure that there's it's

10 going to create a problem downstream. You

11 know what I'm saying?

12 MR. NASHER: Yes. That's a good

13 question. Let me walk you through. So the

14 way, there is a way it has to be, the

15 hydrology, you have to study what is the

16 existing, how much flow is getting to the

17 existing catch basin on Route 202. You're

18 going to find out how like much flow is

19 increasing and mass what is there now, or

20 less. So at this point that's my point of

21 interest. All the water before it gets to the

22 existing system, we have the underground

23 system there which does takes the water going

24 into the underground, that's the full water

25 quality. The remaining is through the

Page 26

Proceedings

1 hydraulic structure for one in a hundred. All
 2 those one in a hundred does not exceed what is
 3 the allowable flow. So this is as it's been
 4 designed.

5 CHAIRMAN CORALLO: What's the
 6 distance of the building from the property
 7 line because there's houses completely on two
 8 sides?

9 MR. NASHER: Well, I'm going to
 10 start from the sides. To the south is 50 feet
 11 from the property line. If I go to the west
 12 which is from the residential side, it's 60
 13 linear feet. To the north is 29 linear feet.
 14 And to the front we have at least a 100 feet.

15 MR. WIDMER: How many parking spots
 16 are available?

17 MR. NASHER: We have proposed six
 18 parking space plus four loading dock. I'm
 19 sorry, I shouldn't say loading dock, it's
 20 loading berth.

21 MR. WIDMER: And how many employe
 22 would be there typically?

23 MR. NASHER: It's one. Going be
 24 one.

25 MR. WIDMER: So five parking spots

Page 28

Proceedings

1 thing and get an access code enter gate
 2 and access the facility through the sliding
 3 doors.

4 Typically, our customers are that
 5 coming in their own vehicles or rented box
 6 trucks. Most customers are households, small
 7 businesses and they're using their own
 8 personal vehicle most of the time.

9 The entire facility is climate
 10 controlled and access controlled with security
 11 cameras and 24 hour security observation.

12 This is the first floor of the
 13 building showing the elevator lobby and the
 14 lobby off to the side which are accessed
 15 through sliding doors. The upper floors are
 16 all elevator access, climate controlled units.
 17 Second and third floor are similar footprints
 18 right now. We haven't laid out interior units
 19 yet. That's going to be up for discussion
 20 with the operator.

21 This evaluation is that front
 22 elevation along Central Highway. It is at
 23 grade level. So all the access will be ADA
 24 accessible, grade level access. So this is
 25 the tallest side of the building. We've used

Page 27

Proceedings

1 available?

2 MR. NASHER: Correct. Plus the four
 3 loading berths.

4 MR. WIDMER: For the public,
 5 customers, what have you.

6 MR. NASHER: Correct.

7 CHAIRMAN CORALLO: Anything else
 8 from anybody?

9 MR. EMANUEL: Says we do have our
 10 architect here. We wanted you to show you
 11 what the building is going to look like. I
 12 believe we have some sections also which will
 13 illustrate the impact.

14 I'll turn it over to James
 15 Dankovich.

16 MR. DANKOVICH: Good evening. I'm
 17 James Dankovich from BWD Architects. Let me
 18 walk you through the site plan a little bit.
 19 As Ryan mentioned, the site generally slopes
 20 from the area in the back corner down to the
 21 intersection, so the grade is very high on the
 22 back side of the building. We're entering
 23 about at the street level on this side where
 24 our main office is where customers can come
 25 rent a unit, buy boxes, tape, that sort of

Page 29

Proceedings

1 a muted tone color palet to help not create
 2 something that's too energetic or bright or
 3 lively for that corner because we know we do
 4 have a residential neighbor.

5 We also have used this mansard gable
 6 roofline to help reduce the visual impact of
 7 the height of the building. As Ira mentioned,
 8 the max allowed height is 35 feet which we are
 9 under. But the maximum number of stories is
 10 two and half stories. So we are a three story
 11 building. Using that mansard roof helps
 12 diminish the appearance of being 3 stories.
 13 So one of the benefits we have in this case is
 14 self storage has a shorter story height than a
 15 lot of commercial buildings do, so that's why
 16 we can fit under that 35 foot height limit.

17 This next elevation is along Route
 18 202. Oh, sorry. This next elevation is Route
 19 202. This is the low corner by our loading
 20 right here and the grade slopes up a
 21 significant amount along this side. So that
 22 33-foot elevation on this side reduces down to
 23 22 feet on this corner. By the residential
 24 lot here and along this 202. And as Ryan
 25 mentioned, that's 60 feet back from the

Page 30

Proceedings

1 residential lot line. This continues the
2 design from the front with the muted color
3 palet and sort of breaking up the facade to
4 try to reduce the visual impact.
5 This is the elevation along the rear
6 lot line where again it's low at the office
7 and slopes up to the back so that the total
8 height of the building at this back corner,
9 which is where the side yard and rear yard
10 meet behind the houses, is 19-foot-7.
11 And then back to this sheet. This
12 is the elevation along the side yard line
13 where the building, the first two stories are
14 mostly underground, the first story being
15 completely below grade at this point with only
16 one full story above grade along that side.
17 And then this is the elevation along
18 US Route 202.
19 Do you have any questions?
20 CHAIRMAN CORALLO: Are you going to
21 do a cut and fill operation? Have you gotten
22 to that point yet?
23 MR. DANKOVICH: I don't believe we
24 have calculated anything to that yet.
25 CHAIRMAN CORALLO: Are you going to

Page 32

Proceedings

1 top soil.
2 All right. I had this question at
3 the workshop but for purpose of the other
4 members, you show windows on that. They're
5 not real windows. Can you explain that
6 because when I saw them on the floor plan.
7 MR. DANKOVICH: These windows along
8 here are door display areas that show doors
9 for units to help demonstrate what the
10 building facility is for, but these other
11 units, these windows units along here, those
12 are fake windows just to provide rhythm on the
13 facade so it's not a large blank facade
14 because one of the things we try to do with
15 self storage is to make sure we have a really
16 good thermal envelope and the best way to do
17 that is not to put in actual windows that we
18 don't actually need because it's not like
19 there's someone trying to work by daylight,
20 anything like that.
21 CHAIRMAN CORALLO: I understand.
22 Fake windows. All the time they would have to
23 be cleaned, that don't like an eye sore three
24 or four years down the line.
25 MR. DANKOVICH: Yes, proper building

Page 31

Proceedings

1 take all of the dirt out in the back to have
2 the below grade part of the building?
3 MR. NASHER: We can provide the
4 information. We didn't do one, but we could
5 work on the cut and fill.
6 CHAIRMAN CORALLO: Just want to know
7 how much dirt you're taking out. You got to
8 take all the dirt out, I call that the west
9 side, I don't know what you call that. Is
10 that the south? Because you'll be low grade.
11 So you're going to take out 500 yards, 100
12 yards, I don't really know either. So you'll
13 take that out. Do you need to bring any fill
14 to the front?
15 MR. NASHER: Well, typically the way
16 it works, if you have a cut and use the cut
17 for the fill, it has to be taken out. That's
18 the way it works. The only dirt you're going
19 to bring in which is the top soil for the
20 landscaping. Like I said, we haven't done the
21 cut and fill but, we'll provide the
22 information.
23 CHAIRMAN CORALLO: Well, being that
24 a big part of that area is graded area you're
25 probably going to save some of that for your

Page 33

Proceedings

1 maintenance would be important as it is for
2 all buildings.
3 CHAIRMAN CORALLO: My other
4 question, in the back because of the grade, I
5 don't know how far you got with the retaining
6 walls and so on, the properties to the south
7 and west side.
8 MR. DANKOVICH: The retaining is
9 along this portion of the loading area.
10 CHAIRMAN CORALLO: That's a little
11 one there, but in the back.
12 MR. EMANUEL: You're talking about
13 the existing retaining walls?
14 CHAIRMAN CORALLO: Well, we talked
15 about that existing retaining wall that's on
16 202. We mentioned to you about removing it,
17 the little one. But I'm talking about the
18 back where the houses are on both sides.
19 MR. EMANUEL: The existing walls in
20 the back?
21 CHAIRMAN CORALLO: There's no walls
22 there.
23 MR. EMANUEL: No, there are some
24 walls and we discussed that at the workshop
25 and I know that Ryan and Glenn have had

Page 34

Proceedings

1 further discussions and continue to have
 2 further discussions on how to deal with them.
 3 CHAIRMAN CORALLO: All right. The
 4 people that are back there, I want to make
 5 sure they're protected. You have to show us
 6 the landscaping plan later on.
 7 MR. NASHER: Just to give you more
 8 information, after the workshop I went to the
 9 site to take a look at it so. So those
 10 guardrails, they are bolted into the wall
 11 structure. I also discussed this matter with
 12 Glenn this afternoon. We decide to have a
 13 site (inaudible) to see how we can figure
 14 things out, so we have a tentative schedule
 15 for next week. So we'll figure it out
 16 together, what's the right way to do it.
 17 MR. WIDMER: Now you said in the
 18 back corner the closest was 50 feet on the
 19 boundary?
 20 MR. NASHER: 60 feet on the property
 21 line to the building.
 22 MR. WIDMER: Is that the minimum of
 23 allowable distance there?
 24 MR. NASHER: The rear setback is 3
 25 feet. We have way more than what is

Page 36

Proceedings

1 Highway as well. So we're working with a
 2 landscape architect to prepare a landscaping
 3 plan to provide screening.
 4 A couple of other things about the
 5 project and this came up at some of the
 6 earlier workshops. Many of us have memories,
 7 perhaps not so fond of the old Spazo (sic)
 8 storage facility that basically looked like
 9 garages. This is not the case here. You saw
 10 the elevations. It's a pretty handsome
 11 building. It certainly doesn't look like an
 12 old garage. There are not going to be any
 13 over head roll up doors.
 14 So the loading berths are going to
 15 have electric doors on these spiders, so
 16 you're not going to have that clackity,
 17 clackity, clack every time someone goes in and
 18 out of one of them.
 19 The hours of operation are also
 20 going to be limited from six A.M. to ten P.M.,
 21 so nothing late at night. There is no live-in
 22 manager. Everything in terms of entry and
 23 exit is going to be operated electronically
 24 with either a key fob or electronic pass key
 25 or something like that. So one person on site

Page 35

Proceedings

1 allowable.
 2 MR. WIDMER: And that was the
 3 closest point to any boundary?
 4 MR. NASHER: No. No, the clothes
 5 point, north you have 29 feet.
 6 MR. McCREEDY: I think his question
 7 was to residential properties. So that's the
 8 closest to residential.
 9 MR. NASHER: Closest to residential?
 10 Just before I answer your question. It's
 11 50 feet on the County Highway side. From the
 12 County Highway side it's 50 feet to the south
 13 and to the west is 60 feet. So the minimum
 14 for residential is 50 feet.
 15 MR. EMANUEL: No, the minimum we
 16 provided is 50 feet. What's the minimum
 17 required?
 18 MR. NASHER: The required? Minimum
 19 side yards 25. That is minimum to be
 20 provided. What is proposed is 50. It's
 21 double.
 22 MR. EMANUEL: Right. And again, we
 23 don't have the landscaping on there yet. We
 24 are very much aware that we have residences to
 25 the south and to the west and across Central

Page 37

Proceedings

1 to manage the office to take care of new
 2 rentals or closing out.
 3 There will be a little bit of a
 4 retail area to sell packing goods, tape,
 5 boxes. That sort of thing. But otherwise,
 6 it's going to be a very, very minimal impact
 7 in terms of the number of people that are
 8 going to be going in and out at any time.
 9 MR. RICCALDO: Are you going to
 10 double the drainage on the 202 side, the way
 11 it comes down the hill?
 12 MR. NASHER: When you say double the
 13 drainage, what do you mean double the
 14 drainage?
 15 MR. RICCALDO: Because that's where
 16 it comes down more on that side where the hill
 17 was all the time.
 18 MR. EMANUEL: Mr. Riccaldo, you're
 19 concerned that currently there's more runoff
 20 on that side than there is in the back?
 21 MR. RICCALDO: Yes.
 22 MR. EMANUEL: Okay. So that would
 23 be taken care of as far as the draining
 24 calculations that Ryan is doing. We have a
 25 system that will capture the water as it's

Page 38

Proceedings

1 coming down. The current flow will be
 2 interrupted and changed simply because of the
 3 building that we're putting up and because of
 4 the parking lot we're putting up and as part
 5 of that also, there are various pipes, swales
 6 and attachments that will collect the water,
 7 transport it to the retention structure at
 8 that northeast corner. At that point it will
 9 be retained and metered out into the
 10 stormwater system. Does that help?
 11 MR. RICCALDO: Yes.
 12 MR. EMANUEL: Good. No, I'm not a
 13 civil engineer.
 14 MR. McCREEDY: You sounded pretty
 15 good though. You were pretty close.
 16 MR. NASHER: I agree.
 17 CHAIRMAN CORALLO: Anybody on the
 18 board have anything else?
 19 All right. What we'll do tonight is
 20 I want to have a motion to declare the
 21 Planning Board to be lead agency. Can I have
 22 a motion for intent to be lead agency. Can I
 23 have a motion for that?
 24 MR. GIZZI: I'll make the motion
 25 CHAIRMAN CORALLO: Motion made by

Page 40

Proceedings

1 application.
 2 But as the applicant mentioned, they
 3 do have to go to a variety of different boards
 4 for approvals, including the Zoning Board and
 5 the Town Board. So if the board is so
 6 inclined, all you would be doing is opening a
 7 Public Hearing and then it would just remain
 8 open for the duration of the application,
 9 however long that might be.
 10 CHAIRMAN CORALLO: Can I have a
 11 motion to set a Public Hearing for our meeting
 12 on March 13th?
 13 MR. WIDMER: I'll move that.
 14 CHAIRMAN CORALLO: Moved by
 15 Mr. Widmer.
 16 MR. GIZZI: I'll second.
 17 CHAIRMAN CORALLO: Second by
 18 Mr. Gizzi. All those in favor signify by
 19 saying "Aye."
 20 (Whereupon, all the Board members
 21 responded "Aye".)
 22 CHAIRMAN CORALLO: Opposed?
 23 We got to get these plans out. So
 24 we have roughly thirty days that we have to
 25 give everybody.

Page 39

Proceedings

1 Mr. Gizzi.
 2 MR. RICCALDO: I'll second.
 3 CHAIRMAN CORALLO: Second by
 4 Mr. Riccaldo. All those in favor signify by
 5 saying "Aye." Can I have motion all those in
 6 favor signify by saying "Aye."
 7 (Whereupon, all the Board members
 8 responded "Aye".)
 9 CHAIRMAN CORALLO: Opposed?
 10 So carries.
 11 We need to circulate to all, you
 12 know who they are. If you don't know, Annette
 13 will tell you and we'll go from here. We need
 14 thirty days to get that intent.
 15 MS. TOMM ADDONA: The applicant has
 16 also requested that a Public Hearing be
 17 noticed for March on this application. The
 18 noticing has to happen based upon the fact
 19 that the board just declared its intent to be
 20 lead agency. At that point, the GML referrals
 21 will also go out, but the applicant has
 22 requested that the Public Hearing be noticed
 23 when we open on March 13th. Certainly this
 24 board would not close the public hearing until
 25 it's ready to issue a final vote on the

Page 41

Proceedings

1 MR. EMANUEL: We'll work with
 2 Annette.
 3 MR. McCREEDY: We wouldn't have it
 4 for the next meeting anyway. So no action
 5 could be taken at the Public hearing.
 6 MS. TOMM ADDONA: Technically, if
 7 all of the other boards respond that they
 8 don't object to this board being lead agency,
 9 I think that's something we have to look at
 10 but the only involved agencies are the Zoning
 11 Board and the Town Board.
 12 MR. McCREEDY: The GML.
 13 MS. TOMM ADDONA: GML, absolutely.
 14 That's the ultimate resolution for a site
 15 plan, yes.
 16 MR. EMANUEL: The idea of getting
 17 GML is something even I won't fantasize about.
 18 CHAIRMAN CORALLO: If we have a
 19 problem, we'll open the public hearing and
 20 we'll extend it if we don't have all the
 21 information.
 22 MR. EMANUEL: We just want the
 23 flexibility.
 24 CHAIRMAN CORALLO: Thank you,
 25 gentlemen.

Proceedings

1 MR. EMANUEL: Thank you much and I
 2 will vouch for each and everyone of you as to
 3 where you are on Valentine's Day.
 4 CHAIRMAN CORALLO: Can I have a
 5 motion to adjourn the meeting.
 6 MR. WIDMER: I'll move that.
 7 MR. RICCALDO: Second.
 8 CHAIRMAN CORALLO: Motion made by
 9 Mr. Widmer. Second by Mr. Riccaldo.
 10 (Whereupon, all the Board members
 11 responded "Aye".)
 12 CHAIRMAN CORALLO: Opposed?
 13 So carried.

* * * *

CERTIFICATION

1
 2
 3
 4 Certified to be a true and accurate
 5 transcript of the stenographic minutes taken
 6 within.

7
 8 Debbie Kline

9 Debbie Kline,
 10 Senior Court Reporter.

11
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 13 Dated: February 19, 2024
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1 Errata Sheet
 2
 3 NAME OF CASE: In Re: TOWN OF HAVERS PLANNING BOARD MEETING
 4 DATE OF DEPOSITION: 0 14/2024
 5 NAME OF WITNESS:
 6 Reason Codes:
 7 1. To clarify the record.
 8 2. To conform to the facts.
 9 3. To correct transcription errors.
 10 Page ____ Line ____ Reason ____
 11 From _____ to _____
 12 Page ____ Line ____ Reason ____
 13 From _____ to _____
 14 Page ____ Line ____ Reason ____
 15 From _____ to _____
 16 Page ____ Line ____ Reason ____
 17 From _____ to _____
 18 Page ____ Line ____ Reason ____
 19 From _____ to _____
 20 Page ____ Line ____ Reason ____
 21 From _____ to _____
 22 Page ____ Line ____ Reason ____
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