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In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

-----x

April 10, 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

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3 APPEARANCES:  
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5 SAL CORALLO, CHAIRMAN  
6  
7 WILLIAM RICCALDO  
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  
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1 Proceedings  
2 MR. GIZZI: Second  
3 CHAIRMAN CORALLO: Second by Mr.  
4 Gizzi. All those in favor signify by saying  
5 "Aye."  
6 (Whereupon, all the Board members  
7 responded "Aye.")  
8 CHAIRMAN CORALLO: The meeting that  
9 we were supposed to have on March 13th was  
10 canceled. I'm going to go onto today's  
11 meeting. I'm going to ask our attorney to do  
12 item number 4, for one second, East Gate, 321  
13 Rt. 202, Pomona.  
14 MS. ADDONA: For the benefit of the  
15 public, anyone that may be here tonight on  
16 that application, it was adjourned to the  
17 Planning Board's May meeting on request of the  
18 applicant.  
19 CHAIRMAN CORALLO: This meeting will  
20 be taken up on May 8th. Okay, thank you.  
21 First item on the agenda is Marian  
22 Shrine, 174 Filors Lane, Stony Point, Section:  
23 20.13: Block: 01, Lot: 01 in Haverstraw.  
24 Section 20.09, Block: 01, Lot: 33 in Stony  
25 Point. They're here for site plan approval,

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1 Proceedings  
2 CHAIRMAN CORALLO: Good evening,  
3 everyone. Welcome to the Town of Haverstraw  
4 Planning Board, April 10th, 2024, 7:30 P.M.  
5 Would everyone please stand for the  
6 Pledge.  
7 (Pledge of Allegiance.)  
8 CHAIRMAN CORALLO: Ms. Soto, please  
9 read the roll call.  
10 MS. SOTO: Sal Corallo.  
11 CHAIRMAN CORALLO: Present.  
12 MS. SOTO: Glenn Widmer.  
13 MR. WIDMER: Here.  
14 MS. SOTO: Robert Sambrato.  
15 MR. SAMBRATO: Here.  
16 MS. SOTO: Anthony Gizzi.  
17 MR. GIZZI: Here.  
18 MS. SOTO: William Riccaldo.  
19 MR. RICCALDO: Here.  
20 CHAIRMAN CORALLO: Quorum is  
21 present. Would somebody move for the adoption  
22 of minutes of February 14th, 2024?  
23 MR. WIDMER: I'll move that.  
24 CHAIRMAN CORALLO: Moved by Mr.  
25 Widmer.

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1 Proceedings  
2 subdivision special permit information.  
3 Would you introduce yourselves to  
4 our people again.  
5 MS. KNARICH: I gave her a card  
6 earlier.  
7 CHAIRMAN CORALLO: Thank you very  
8 much.  
9 MS. KNARICH: Good evening, Chairman  
10 of the Board, Jennifer Knarich, on behalf of  
11 the applicant, Core Development Group.  
12 We're here this evening to provide  
13 an update on our progress with various boards,  
14 as well as with the Planning Board.  
15 Specifically, just to recap, since we were  
16 here last month we had -- I'm sorry, two  
17 months ago. We were here in February,  
18 Valentines Day, February 14th was the last  
19 time we were here. We met with the work  
20 session Planning Board on the 28th. We got  
21 initial feedback which Kai will go in to more  
22 detail on with respect to the plans in  
23 progress and last evening we had the  
24 opportunity to meet with the Town Board's work  
25 session and we received feedback which was

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1 Proceedings  
2 very similar to the feedback we were receiving  
3 from the Planning Board, but I'll let Kai get  
4 into more detail in that.  
5 This is Kai Nybro, Core Development  
6 Group.  
7 MR. NYBRO: Good evening. Kai Nybro  
8 from Core Development Group.  
9 As Jennifer said, we were last here  
10 on February 14th. Since then we had multiple  
11 meetings with different stakeholders on this  
12 issue, including the Town Board through a  
13 workshop, the Planning Board with the workshop  
14 as well, and we also conducted a community  
15 engagement event at the Marian Shrine location  
16 where we invited the neighbors, the adjacent  
17 property owners to visit and have an  
18 information session.  
19 Through those all of those  
20 engagements with the boards and the community  
21 we received very consistent feedback on our  
22 proposed plans for the solar project and the  
23 feedback really focuses on three main areas or  
24 issues which are all related.  
25 Number one is the removal of a

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1 Proceedin  
2 has not been submitted to the board at  
3 time.  
4 The other issues that we have  
5 discussed will result in a full tree survey on  
6 the entire area. We've only done half of that  
7 so far. So a tree survey as well as a tree  
8 removal plan which would again be part of our  
9 civil engineer's plan set and will be  
10 submitted to the board when ready. To all  
11 authorities when ready.  
12 Today what we are aiming to do is  
13 just really provide this feedback to you all,  
14 this brief update, and also, to see if we can  
15 indeed open up the public hearing for the  
16 project for next month according to your  
17 typical procedure.  
18 So then I'll stop there for  
19 questions.  
20 CHAIRMAN CORALLO: I'll start. You  
21 didn't show a plan. You have a plan where --  
22 I think all the residents want to know how far  
23 from behind their homes with the boundaries  
24 that we have that you're proposing to do. I'm  
25 going to use street names rather than say

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1 Proceedings  
2 significant amount of trees. In this case  
3 it's about thirteen acres of trees that are  
4 proposed to be removed to make room for the  
5 project.  
6 The second issue is the potential  
7 drainage or storm water run-off that could  
8 occur from the removal of those trees or from  
9 altering the current status of run-off on the  
10 site in any way.  
11 And the third issue, again very  
12 closely related to the trees, is the visual  
13 impact to the neighborhood, how will the  
14 neighbors see the proposed project through the  
15 trees or whatever the case may be.  
16 In response to those issues, we're  
17 doing multiple things to move the project  
18 forward. Number one, on the engineering side,  
19 we are continuing with a full SWPPP and  
20 drainage plan which will show our strategy,  
21 means and methods to maintain all water on  
22 site, retained water on-site and prevent any  
23 additional run-off from going to the adjacent  
24 center properties. That is in progress. It's  
25 not complete, so I can not share it today. It

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1 Proceedings  
2 north, south. We have people in Hemlock, I'm  
3 going to use Hemlock on one side, Bubenko and  
4 Lilian. So let's start -- I'm going to start  
5 with Hemlock and those streets over that way.  
6 Now, how far -- well, I want to see  
7 where you're going to put the fence, where the  
8 line is that you propose to cut the trees down  
9 to those properties. Do you have that here?  
10 MR. NYBRO: I do. I also have it in  
11 the plan sets that we've submitted. Right now  
12 the current design as it stands, the closest  
13 that the project gets to an adjacent property  
14 line is just about 100 deep which exceeds the  
15 minimum 70 feet from zoning.  
16 Now, it is larger than that in other  
17 areas. Closer to 150 feet. I will say that,  
18 because of all the feedback from the board and  
19 from the community, we are engaged in  
20 discussions with the host, that is the Marian  
21 Shrine leadership to see if we have  
22 flexibility to adjust the location of the  
23 solar arrays. What that would mean would be  
24 an increased setback from the other properties  
25 which also would result in fewer trees being

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1 Proceedings  
2 removed and more visual buffer between the  
3 properties. If there are more trees there, it  
4 would be less visible from properties. We are  
5 engaged actively in discussions with the host  
6 to see how we can accommodate all of those  
7 requests.  
8 So I can present to you what we have  
9 right now which is the same as the plan you've  
10 seen before, but what I'm trying to explain is  
11 that we are in the process of potentially  
12 adjusting that plan.  
13 CHAIRMAN CORALLO: All right. Well,  
14 I think we always see plans up here that we  
15 talk about. I don't know if the applicant,  
16 they kind of like to see what's happening  
17 here. That's the important part. I want to  
18 ask you, the two arrays where you're going to  
19 put the solar panels, each one is what, how  
20 big? Approximately three acres each?  
21 MR. NYBRO: No. Each array is  
22 approximately six and a half acres for a total  
23 of thirteen acres. And to your point, of  
24 course, when we have our public hearing and  
25 invite the engagement of the community we

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1 Proceedings  
2 is up there.  
3 So we'd like to see, you know, cut  
4 the trees down two reasons. One is, cut  
5 the trees down and you can still have the  
6 amount of square footage that your contract  
7 with the Marian Shrine is fulfilled, and also,  
8 we'll get the water further away from the  
9 residents on three sides.  
10 MR. NYBRO: That's exactly right.  
11 Right to the point, we have a meeting tomorrow  
12 with the Marian Shrine leadership to go over  
13 all of these details. So we hope to have  
14 greater clarity, therefore, how we can adjust  
15 the plan and then we can update that and  
16 submit it for consideration.  
17 CHAIRMAN CORALLO: When you do that  
18 on a subdivision we need to know all the metes  
19 and bounds of where you're going on that  
20 property. As you're going back unless you're  
21 going toward the Shrine itself, that's a long  
22 field, all right, and looking at the drawing  
23 it's kind of hard to tell how far up you're  
24 going there and so on.  
25 All right. That's from me.

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1 Proceedings  
2 will be prepared with all of those visuals.  
3 Hopefully also prepared to a greater level  
4 than they are right now so that we can present  
5 that to everyone who attends.  
6 CHAIRMAN CORALLO: Well, you're  
7 going to put the solar panels on two sides --  
8 MR. NYBRO: That's correct.  
9 CHAIRMAN CORALLO: -- of the  
10 subdivision, and also there's the special  
11 subdivision that will be worked out through  
12 the planning department and the special permit  
13 which goes to the town board which they have  
14 to approve.  
15 MR. NYBRO: Correct.  
16 CHAIRMAN CORALLO: So I'm trying to  
17 straighten out where we are with that. In  
18 other words, you have the two arrays, right?  
19 And then you have the centerpiece. How would  
20 you bring that in closer, that we make the  
21 centerpiece a little less. Bring it up from  
22 what I'm going to say Bubenko Drive, I don't  
23 know if that's the south side because when I  
24 look out my window I think I'm looking west,  
25 but it's actually northwest and so on, how it

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1 Proceedings  
2 Go ahead.  
3 MR. WIDMER: You said you have a  
4 meeting tomorrow.  
5 MR. NYBRO: That's correct.  
6 MR. WIDMER: So I recall our first  
7 meeting you had said this is how the Marian  
8 Shrine, you know, they want to keep that  
9 vacant piece in the middle vacant, but you  
10 said that's just the way it was and didn't  
11 really have any back up reason. Maybe you  
12 could ask them the reasoning behind that.  
13 Make our decision, you know, a little more  
14 knowledgeable, have some future plans or are  
15 they just looking at the open field or  
16 whatever? But seems to me if you can squeeze  
17 it into this middle more, makes a lot more  
18 sense. You're cutting down trees, but you're  
19 trying to be green also. So it's sort of --  
20 you know what I mean?  
21 MR. NYBRO: Oh, absolutely, and  
22 agree. From a construction perspective it  
23 makes more sense for us to build in a field.  
24 It eases lots of issues. We did have a  
25 requirement initially that we not use that

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1 Proceedings

2 field because it was going to be retained for

3 usage by the Marian Shrine.

4 So our efforts now are going to be

5 made to see how much they would be willing to

6 allow us to use the field, and we are hopeful

7 that there will be a reasonable compromise

8 there. I don't believe it will result in

9 using just the entire field. What we want to

10 minimize the amount of tree clearing and

11 impact to the others. I wish I had more solid

12 information for you tonight.

13 CHAIRMAN CORALLO: I could ask my

14 engineer for some questions, but he's waiting

15 for you to submit all the information to him.

16 So --

17 MR. McCREEDY: I have no comments

18 right now.

19 CHAIRMAN CORALLO: So he can't

20 respond.

21 MR. NYBRO: I think we received the

22 comments from the workshop. We understand

23 where we are.

24 CHAIRMAN CORALLO: All right.

25 don't think there's anything else right now.

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1 Proceeding

2 CHAIRMAN CORALLO: The next item on

3 the agenda is Garnerville Mini Storage, 3 West

4 Ramapo Road, Garnerville, Section 26:09,

5 Block: 04, Lot: 33. Site Plan Approval to

6 propose a Mini Storage/Self Storage Facility,

7 3 Stories high, total of 36,200 Square Feet.

8 We're opening the Public Hearing on this this

9 evening. Would the applicant's representative

10 introduce himself to --

11 MS. ADDONA: Mr Chairman, because

12 this is a public hearing before we let the

13 applicant speak, I'm going to read the Public

14 Hearing notice.

15 "Please take notice that the Town of

16 Haverstraw Planning Board does hereby schedule

17 a Public Hearing to consider the application

18 of Prime Space Capital, LLC., 3 West Ramapo

19 Road, Garnerville, for Site Plan Approval to

20 construct a 3-story/36,200 Sq. Ft. Mini

21 Storage-Self Storage Facility.

22 Said property being located on the

23 South side of US Rt. 202 and West of County

24 Route 33.

25 Said property is located on the Town

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1 Proceedings

2 So what we'll do is, can I have a motion to

3 set up a public hearing for our meeting on

4 May 8th?

5 MR. SAMBRATO: I'll move that.

6 CHAIRMAN CORALLO: Moved by

7 Mr. Sambrato.

8 MR. RICCALDO: I'll second it.

9 CHAIRMAN CORALLO: Second by

10 Mr. Riccaldo. All those in favor signify by

11 saying "Aye."

12 (Whereupon, all the Board members

13 responded "Aye".)

14 CHAIRMAN CORALLO: Opposed?

15 So carried.

16 So at the next meeting when you come

17 in just come in with the drawings. The

18 public will be also -- I want them to know

19 what's going on so they can start asking

20 questions too, so we can follow up on that,

21 okay?

22 MR. NYBRO: Of course.

23 CHAIRMAN CORALLO: Thank you very

24 much.

25 MR. NYBRO: Thank you all.

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1 Proceedings

2 of Haverstraw Tax Map, Section 26.09, Block

3 04, Lot 33.

4 Said Public Hearing shall be held on

5 March 13th, 2024 at 7:30 P.M. in the large

6 meeting room of Haverstraw Town Hall, One

7 Rosman Road, Garnerville.

8 All interested parties are invited

9 to attend and will be heard by the board.

10 By Order of the Planning Board of

11 the Town of Haverstraw." This is dated,

12 February 15th, 2024.

13 There was no meeting last month and

14 so this public hearing which was noted for

15 March was carried over to tonight.

16 CHAIRMAN CORALLO: Thank you.

17 Mr. Emanuel.

18 MR. EMANUEL: Good evening,

19 Mr. Chairman. Good evening, members. Ira

20 Emanuel, Emanuel Law, PC, New City, attorney

21 for the applicant.

22 This is a matter, application which

23 has been before you before. The project is

24 for a 108,000 more or less, square foot

25 mini-storage facility at the corner of Central

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1 Proceedings  
 2 Highway and Rt. 202. The property is  
 3 currently zoned for residential. We have a  
 4 petition before the Town Board to change the  
 5 zoning to the commercial district which does  
 6 allow mini-storage facilities.  
 7 We have had some discussion with the  
 8 Planning Board. We've had some discussion  
 9 with the Town Board. I am aware that the Town  
 10 Board has been looking at the zoning code with  
 11 respect to mini-storage facilities and I'll  
 12 refer to Ms. Addona to discuss that aspect of  
 13 things with you.  
 14 In the meantime, at your last  
 15 meeting on February 14th, this board declared  
 16 its intent to be lead agency under SEQRA for  
 17 purposes of both the site plan and the zoning  
 18 change.  
 19 This is our first session of a  
 20 public hearing and so for the benefit of the  
 21 public mostly, because the board has seen  
 22 this, we'll give a brief overview of what the  
 23 facility layout is going to be, what the  
 24 impacts are going to be, and then if there are  
 25 questions from the board, I'll be happy

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1 Proceedings  
 2 of floors, we're proposing three and it  
 3 allowed currently two and a half.  
 4 There is no setback that we need the  
 5 variance for, it really meets the code. In  
 6 terms of the drainage we took the run-off from  
 7 the proposed building going to the pond which  
 8 is 202 with the catch basin labeled as 1,2,3  
 9 and it provides the water quality and the  
 10 hundred year storage to provide the  
 11 underground package which is located to the  
 12 corner of the building.  
 13 We also did the erosion and the  
 14 sediment control plan for the site plan. We  
 15 did the landscaping and the lighting plan.  
 16 The lighting plan shows that it meets the code  
 17 for the foot candle analysis. The foot candle  
 18 analysis is the exceeding on the property line  
 19 which means the code for the IDS standards,  
 20 meaning when a driver is driving on Rt. 202 or  
 21 Central Highway doesn't have impact on the  
 22 driver's side for the lights. That's pretty  
 23 much about the site plan that we prepared for  
 24 you. Is there any questions that we can  
 25 answer?

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1 Proceedings  
 2 answer them.  
 3 With that, Ryan.  
 4 MR. NASHER: Good evening. Ryan  
 5 Nasher, from Atzl, Nasher & Zigler. We are  
 6 the engineers and the surveyor of the project.  
 7 Tonight we're representing Garnerville  
 8 Mini-Storage.  
 9 First of all, thank you, Ira, for  
 10 making a great presentation and give the  
 11 overview of the project. I'm going to give  
 12 just the overview what is merely prepared in  
 13 terms of the site plan. The plans show the  
 14 proposed building. We have calculated based  
 15 on the bulk table requirements on how many  
 16 parking spots. It's really required what has  
 17 been provided.  
 18 So this mini-storage is proposed to  
 19 be a three story building. The square foot of  
 20 the building tends to be about 38,000, total  
 21 is 109 and currently the way the bulk table  
 22 shows is three stories, but it's allowable two  
 23 and a half stories. So we need the variance  
 24 for the number of stories. It's not the  
 25 total -- it's actually like the total number

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1 Proceedings  
 2 We did the rendering for the  
 3 proposed building, how it looks like and we  
 4 have the architect who is sitting here.  
 5 MR. DANKOVICH: Good evening, I'm  
 6 James Dankovich from BWD Architects. Everyone  
 7 can hear me okay, right?  
 8 Just to run through the building  
 9 design and a little bit about the building  
 10 itself and the site some more. Sorry if I  
 11 repeat anything Ira and Ryan went over.  
 12 The proposed building is three  
 13 stories tall. The site is highly sloped on  
 14 the southwestern corner of the site which is  
 15 the far lower left. The site is about fifteen  
 16 feet higher than it is on the upper right side  
 17 of the site. So the building is tucked into a  
 18 hillside. It's a three-story building, but on  
 19 the rear elevations only about one and a half  
 20 stories of the building is out of grade. This  
 21 is a noncombustible building. It will be  
 22 fully sprinkled.  
 23 Our typical patrons are the small  
 24 business or family using their own personnel  
 25 vehicle or a rented box truck. They'll enter

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1 Proceedings  
2 off of Central Highway there. There will be a  
3 small office for rental units and sale of like  
4 locks and boxes and sort of tape, the types of  
5 things people need to package up their and  
6 bring them to a storage facility.  
7 Each Customer will have their own  
8 access code in order to access the gate, the  
9 doors in the facility and the elevator  
10 themselves, if they have an elevator unit. So  
11 the elevator won't operate if you don't put in  
12 your own unique code. That's the same thing  
13 for the gate and the doors.  
14 CHAIRMAN CORALLO: When you get that  
15 code you know who went into that building.  
16 MR. DANKOVICH: Yes. So it tracks  
17 who is entering and leaving, yes. And then  
18 they know how long people were there and  
19 understand know who has been in the facility  
20 on a particular day. So it's all part of  
21 their access control and security system.  
22 There will be a series of cameras indoor and  
23 out to track peoples' comings and goings in  
24 the elevator lobby, the elevator themselves  
25 the office and the loading areas to track

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1 Proceedings  
2 people feel safe and secure in putting their  
3 things there.  
4 The offices in that lower right  
5 corner along with some utility rooms and  
6 egress stairs and there will be a group of  
7 parking spaces outside the gate for new  
8 customers.  
9 The second and third floor looks  
10 very similar because they're all accessed by  
11 the elevator. They're all interior climate  
12 controlled units, very repetitive layout, not  
13 a lot going on on the upper stories other than  
14 storing peoples' goods.  
15 The next page is the third floor.  
16 As you can see, it's a very similar layout  
17 with access to the stairs and elevator and  
18 peoples' individual units.  
19 Can you go to the next page.  
20 This is the front elevation along  
21 Central Highway. On the left side is the  
22 entry to the office outside of the gate and  
23 then it shows in the middle there are three  
24 sliding glass doors for people to access the  
25 units. The design here is to be -- have a

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1 Proceedings  
2 whose out there and whose been coming in.  
3 MR. WIDMER: There will be a limit  
4 on the timeframe, is it 24 hours?  
5 MR. DANKOVICH: For the video  
6 surveillance?  
7 MR. WIDMER: No, on the access.  
8 MR. DANKOVICH: Usually it's nine in  
9 the morning until ten at night, but it varies  
10 on the operator what the exact hours are and  
11 what the demand is. If they find that nine in  
12 the morning on Saturday there's nobody there,  
13 they might start opening at ten.  
14 MR. WIDMER: Just the opposite.  
15 Rather not have people going in there at two  
16 in the morning.  
17 MR. DANKOVICH: So the upper floors,  
18 this is the first floor which shows a little  
19 bit more information about the elevator,  
20 storage units, the three storage access points  
21 which are along the parking lot. Each of  
22 those access points is going to be a sliding  
23 glass door, similar to what you'd see at a  
24 supermarket, at a Home Depot and Lowes. So  
25 it's very customer friendly. From experience

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2 more restrained color pallet to fit in with  
3 some of the more residential areas around it  
4 and to have a more residential feel than a lot  
5 of more modern facilities with glass and  
6 steel. This has a Mansard roof to help cover  
7 the third floor to alleviate the issue of it  
8 being a little taller than the two and a half  
9 stories described by the zoning code and then  
10 it has gable features to help give it more of  
11 a residential character.  
12 MR. EMANUEL: If I can interrupt and  
13 give you something about the height. Your  
14 code allows 35 feet for two and a half  
15 stories. We meet the 35 feet, but we have  
16 three stories proposed. So it's only the  
17 number of stories that is in excess of what  
18 the zoning code requires and what you would  
19 need a variance for under the present code.  
20 The overall height meets your requirements.  
21 MR. DANKOVICH: And that's primarily  
22 achieved because we don't have a very tall  
23 fourth floor self storage because we don't  
24 have bathrooms on the upper floors. So when  
25 you have apartment buildings and residences

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1 Proceedings  
2 you'll have plumbing on the upper floors,  
3 you'll have long runs of piping that will  
4 increase the fourth floor because you have to  
5 keep those pipes out of people's living  
6 spaces. Because we don't have a plumbing  
7 issue, we can have shorter floor to floors and  
8 it's limited by having an 8-foot tall unit and  
9 enough room for sprinklers above.  
10 Can we go to the next one.  
11 CHAIRMAN CORALLO: Can I ask you one  
12 question?  
13 MR. DANKOVICH: Sure.  
14 CHAIRMAN CORALLO: The only  
15 bathrooms you say are in the office where  
16 the --  
17 MR. DANKOVICH: Typically we provide  
18 two restrooms.  
19 CHAIRMAN CORALLO: You don't need  
20 one bathroom in the area where somebody that  
21 goes in there and uses the facility? I'm not  
22 talking about a lot. I'm talking about the  
23 ground floor because you're going to be  
24 closed. If they walk in at eight o'clock at  
25 night, your people, they're not going to be

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1 Proceedings  
2 office would be operating six days a week, but  
3 the facility would be open seven days a week.  
4 MR. DANKOVICH: So the office is  
5 closed on  
6 MR. EMANUEL: One day.  
7 MR. WIDMER: But it wouldn't be  
8 manned the whole time?  
9 MR. EMANUEL: This is not like the  
10 old style -- I know what you're talking about.  
11 The old style self-storage facilities would  
12 have an apartment within the facility where  
13 there would be a caretaker and that was  
14 because they didn't have the electronics  
15 available to them at that time and you needed  
16 somebody to watch what was going on, to let  
17 people in. We don't need that anymore. We  
18 got video, we got remote video camera  
19 surveillance available to us. We have the  
20 entry codes that we discussed earlier so that  
21 we can limit who is going in, who is going  
22 out. We know who is going in, who is going  
23 out because each unit has its own unique code.  
24 So we don't need that caretaker function like  
25 the old style facilities did.

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2 there.  
3 MR. DANKOVICH: Different operators  
4 handle it differently. Some prefer not to  
5 have people going in after hours because they  
6 don't know who's not around and sometimes  
7 people trash the bathroom. Other operators  
8 like to have one facing the storage area and  
9 one in the office. So they have two  
10 bathrooms, but they're both in that area to  
11 limit the length of their plumbing runs. So  
12 it really varies on the operator.  
13 CHAIRMAN CORALLO: Glenn had  
14 mentioned something about your time open.  
15 You're seven days a week operational?  
16 MR. DANKOVICH: Yes.  
17 CHAIRMAN CORALLO: We have to work  
18 what the hours are that some is going to be  
19 there, correct?  
20 MR. DANKOVICH: I think typically  
21 the office is not manned all the hours they're  
22 open.  
23 CHAIRMAN CORALLO: Very good. Thank  
24 you. Continue.  
25 MR. EMANUEL: Mr. Chairman, the

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2 MR. WIDMER: Right. So then maybe  
3 that puts a need for a bathroom for your  
4 customers then.  
5 MR. EMANUEL: Possibly. That's an  
6 internal situation.  
7 MR. DANKOVICH: Also, typically  
8 they're saying that rentals are about  
9 30 percent online now, so they have a lot less  
10 foot traffic, people coming in renting  
11 on-site. So people rent off site, get their  
12 code and they go there without having to visit  
13 the front office.  
14 So this is the elevation along the  
15 western property line and that shows where the  
16 hill comes up on the back side of the  
17 building. So that line at the far bottom of  
18 the page is actually where the first floor  
19 level is. The first story and a half are  
20 below grade there.  
21 This is the elevation along Ramapo  
22 Road. This continues the design from along  
23 the loading area with the gable features and  
24 then it steps back along the property line as  
25 it's sort of -- the property line isn't



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2 perpendicular to the building.  
3 I think we have one more page. This  
4 is the other property line on the south side  
5 where the hill slopes back down to the office  
6 on the right side with our utility room and  
7 egress stair.  
8 Do you have any questions?  
9 MR. EMANUEL: So again, back where  
10 most of the residences are the building is not  
11 going to present as 35 feet high. It's going  
12 to present 20 feet high, 25 feet high.  
13 MR. NASHER: 17 feet.  
14 MR. DANKOVICH: I think it's noted  
15 on there. I think there might be some minor  
16 adjustments to the grading.  
17 MR. EMANUEL: So it's going to be a  
18 lower profile as we get close to the adjacent  
19 residences, and again, we'll have a  
20 landscaping plan that will concentrate  
21 especially on the south and the west side  
22 where the residences are to further protect  
23 the view of the residences. The activity --  
24 all the residences are back here on the south  
25 and the west. The activity is on the east

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2 natural top soil that you want to use  
3 landscaping purposes. Anything that is not  
4 used is going to be tracked out.  
5 CHAIRMAN CORALLO: How about the  
6 trees on the east side and the south side?  
7 Are there trees there? Can you leave them  
8 in there or are you going to take them out and  
9 do landscaping?  
10 MR. NASHER: So our goal is to save  
11 the existing trees as possible and it looks  
12 like we're going to save existing, eighteen  
13 trees. Eighteen we're going to save, but the  
14 proposed landscaping we're going to give back,  
15 including the trees and the shrubs, 120. So  
16 we are providing way lot more what is there  
17 now.  
18 So the next page is going to show,  
19 we're going to show you what the landscaping  
20 will look like. So behind the proposed  
21 building we have the residential side. We are  
22 providing all screening, green acadian (sic)  
23 mixed with the shade trees with the side to  
24 the western highway side. These are all in  
25 the buffer area. We have some existing trees

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2 side such as it is. And so, you also got the  
3 building blocking and protecting the  
4 residences from noise.  
5 James mentioned before, that the  
6 entrance doors were going to be sliding doors  
7 and one of the benefits of that is that we  
8 don't need the big old overhead doors with all  
9 the noise that those overhead doors make when  
10 they lift up and when they come down. These  
11 are going to be doors that are going to be  
12 very similar to what you see in the  
13 supermarket. So they're absolutely quiet.  
14 They will make no noise. Will there be some  
15 noise from people loading and unloading? Yes,  
16 there will be, but again, it's focused again  
17 more towards the commercial area.  
18 CHAIRMAN CORALLO: You have a cut  
19 and fill operation there. Do you have to take  
20 all that dirt out on the west side, will that  
21 fill the other side or are you going to take  
22 it off-site?  
23 MR. NASHER: Well, typically what  
24 happens when you do that cut and fill, you  
25 really save the top soil because this is a

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2 that we can save and we're proposing the new  
3 trees there.  
4 In that swell there's trees that  
5 possibly what we show in the plan could be  
6 removed. We can modify the swell so we can  
7 save a couple of trees there.  
8 So anything they could save we could  
9 save it and then we're providing way more than  
10 what we have now.  
11 CHAIRMAN CORALLO: Any other  
12 questions? We have a report from the County  
13 Road, right?  
14 MR. NASHER: Yes.  
15 CHAIRMAN CORALLO: From the County  
16 Highway Department. Do you have any problems  
17 with what they told you to do there? Do you  
18 need a widening or --  
19 MR. NASHER: Well, one of the  
20 comments is to review the traffic and I think  
21 Ira represented very well, when you have a  
22 warehouse versus when you use daycare, it's  
23 going to create a lot less traffic, but the  
24 applicant has retained a traffic consultant  
25 TTS. They started the traffic report and,

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2 Ira, do you want to give a summary of the

3 numbers?

4 MR. EMANUEL: I don't have it with

5 me unfortunately. I don't know if we actually

6 finished. We submitted, I know we submitted a

7 parking study to the town board because they

8 request that. We can certainly supply that to

9 this board as well. I don't recall offhand.

10 The primary focal of it was parking. I don't

11 recall if it addressed traffic per se. But we

12 do know that traffic for self-storage

13 facilities is very, very minimal and so we

14 don't expect any traffic implications

15 whatsoever.

16 This in sharp contrast to the prior

17 proposal for this property which this board

18 remembers was for a daycare center and strip

19 center which would have provided much, much

20 more traffic. Mini storage is about as low

21 traffic generator as you can get.

22 CHAIRMAN CORALLO: Thinking about

23 traffic and parking, I have this letter from

24 TTS.

25 MR. EMANUEL: Yes.

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2 emergency door over the ? Will there be a

3 sidewalk going around to the parking lot?

4 MR. DANKOVICH: Right now we have a

5 landing there. I think we just have a

6 landing. It's only for emergencies. And then

7 the three lobbies and the two elevators are

8 together, so these other lobbies you can get

9 to that elevator, but it helps to alleviate

10 the amount of people standing in the elevator

11 lobby if they don't need to go up to the upper

12 floors.

13 MR. WIDMER: I was just thinking if

14 there was an emergency, is there some place

15 other than the front area that to get out?

16 MR. DANKOVICH: Yes, the first floor

17 can egress the grade.

18 MR. WIDMER: Another question. Has

19 the Fire Department seen this? Can the fire

20 trucks manage the driveway how it's designed?

21 MR. NASHER: We could supply the

22 information. We haven't showed them.

23 MR. WIDMER: Has it been submitted

24 to them?

25 MR. EMANUEL: That would normally

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2 CHAIRMAN CORALLO: I'm just curious,

3 because I when we talked about the number unit

4 in the storage room, you didn't have a number.

5 I'm looking at the number. Is that the number

6 that we're projecting right now, approximately

7 800?

8 MR. EMANUEL: That number was

9 generated. We're projecting 381 units -- I'm

10 sorry, 831. Sorry, 831. I'm doing this off

11 the top of my head. 831. Sorry.

12 CHAIRMAN CORALLO: All right.

13 That's where we are based on the storage

14 units.

15 MR. WIDMER: I have two questions.

16 One is for the -- going back to the design.

17 There's three elevators and a stairwell.

18 MR. NASHER: There's just two

19 elevator and two stairwells.

20 MR. WIDMER: Is there another

21 stairwell toward the back?

22 MR. DANKOVICH: There's a stair here

23 behind the storage office and then another one

24 on the front side there.

25 MR. WIDMER: So there would be an

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2 come through your building and planning

3 department. We certainly have no problem with

4 the Fire Department.

5 MR. WIDMER: Have you heard from

6 them?

7 MR. EMANUEL: We have not. I don't

8 know if the town has.

9 CHAIRMAN CORALLO: For the record,

10 the building inspector indicated that it was

11 sent to the Fire Department and as far as

12 we're aware, we have not received a response.

13 MR. BEHN: I did have a conversation

14 with the fire chief, but they're in transition

15 with one chief out and one chief in.

16 MR. EMANUEL: We have no problem

17 working with the Fire Department.

18 MR. WIDMER: You feel that a fire

19 truck could manage access?

20 MR. NASHER: Yes, we could supply

21 the information. If there's anything that's

22 needed for the firetruck planning radius plan,

23 we could provide that.

24 MR. EMANUEL: And we have that gate

25 there and obviously, we'll provide the Fire

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2 Department with access to get through that  
3 gate.  
4 CHAIRMAN CORALLO: You're going to  
5 have -- do you have a lighting drawing, right?  
6 MR. NASHER: Yes, lighting we have  
7 typicals in the parking lot and then we also  
8 have the wall packs and we did the parking  
9 analysis that shows when you put the lights  
10 how the -- what the lights will look like. If  
11 it's going to really impact the neighbors'  
12 property or on the street side, we have the  
13 number, it shows there's no impact.  
14 MR. EMANUEL: While he's doing that,  
15 as the board members know, the County Planning  
16 Department has a general policy of mimicking  
17 the light spilling over the property line, 0.1  
18 foot candles. Most of the time we can  
19 certainly achieve that. There may be a little  
20 bit of question about whether or not that's  
21 advisable at the driveway. That's a  
22 conversation that's been had from a lot of  
23 different communities with respect to driveway  
24 lighting, but with respect to the remainder,  
25 certainly at the rear property lines, that

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2 sorry, on the north side there's penetration  
3 for the emergency access, but other than that,  
4 none.  
5 CHAIRMAN CORALLO: Is the sprinkler  
6 system, is that going to be a live --  
7 MR. DANKOVICH: It will be a wet  
8 system.  
9 CHAIRMAN CORALLO: So you're going  
10 to constantly have heat in the building?  
11 MR. DANKOVICH: Yes.  
12 MR. EMANUEL: But again, let me  
13 emphasize this also in case somebody in the  
14 public asks the question. There is no  
15 accessible electricity, water, or any  
16 utilities within each of the units. So inside  
17 of the unit will not have an outlet that you  
18 can plug in. It won't have a faucet that you  
19 can use. Nobody is going to be able to live  
20 in those units. Not comfortably anyway.  
21 MR. WIDMER: Tamper proof lights?  
22 MR. EMANUEL: No, the individual  
23 units also will not have individual lights.  
24 It will be overhead lights, common lighting.  
25 MR. DANKOVICH: Units over a certain

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2 standard could be achieved.  
3 MR. NASHER: To answer your  
4 question, we have three lighting poles in the  
5 parking lot, one, two, three here. We have  
6 also the wall pack lighting on the building,  
7 and when we show how the impact is going to  
8 be, you can look at the property line here and  
9 it says not to exceed .1. That's the standard  
10 for the lighting. At .1 it's really dark.  
11 You can hardly see things.  
12 CHAIRMAN CORALLO: Are you going to  
13 have roads on the side of the building on the  
14 west side and the south side for the fire  
15 trucks to go up there at all or are they going  
16 to and anything from the street? The fireman  
17 is going to ask that question. I'm just  
18 curious.  
19 MR. NASHER: As of right now this is  
20 all vegetated area.  
21 CHAIRMAN CORALLO: I'll leave it up  
22 to the firemen to make that decision.  
23 MR. EMANUEL: There's also no wall  
24 penetration on those sides and there's no wall  
25 penetration on the north side either. I'm

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2 size will have lights, but there will be LED  
3 lights.  
4 MR. EMANUEL: Other than that it  
5 will be common lighting.  
6 MS. ADDONA: So, Mr. Chairman,  
7 members of the board, before the board opens  
8 up the Public Hearing I just want to briefly  
9 address something Mr. Emanuel referred at the  
10 beginning of this presentation which is that  
11 as part of this application the Town Board is  
12 going to be considering a zoning petition by  
13 the applicant to rezone this property from the  
14 R-15 District to the C District. This  
15 property is already located in the Route 202  
16 overlay district, which does contemplate  
17 commercial uses. It's also obviously on Route  
18 202 and in the vicinity of the commercial  
19 district.  
20 As part of that review, it came to  
21 the town's attention that the town does not  
22 actually have regulations in the zoning code  
23 that are specific to self-storage facilities.  
24 The use is permitted, but currently there are  
25 no regulations that are catered to this type

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 2 of use; most notably related to parking. If  
 3 you were to apply the retail standards that  
 4 Mr. Emanuel was discussing for what we were  
 5 looking at with the prior project, this  
 6 application would need a variance of over 700  
 7 parking spaces which isn't really reasonable  
 8 or reflective of this type of use given what  
 9 all the statistics and data tells us about how  
 10 little parking is really required for these  
 11 uses.  
 12 So in conjunction with this  
 13 application and in conjunction with the local  
 14 law that the Town Board will already be  
 15 considering with respect to the zone change,  
 16 the town board at its meeting last night also  
 17 initiated a process to consider in conjunction  
 18 with this application, a local law to do a  
 19 zone text amendment to put regulations on the  
 20 books in the zoning code that are specific to  
 21 self-storage facilities.  
 22 As part of that resolution, the Town  
 23 Board consented to the Planning Board being  
 24 lead agency under SEQRA to conduct the  
 25 environmental review while concurrently in

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 2 address and ask your questions and hope  
 3 somebody can answer it.  
 4 MR. WERLITZ: William Werlitz. I  
 5 wasn't here in the beginning so I don't know  
 6 how the cars are going to go in and out the  
 7 exits and the entrances.  
 8 CHAIRMAN CORALLO: They're going to  
 9 go in and out off of Central Highway, the road  
 10 that takes you over the mountain to go to New  
 11 City, that's how they're going to go in and  
 12 out. They're not going on 202 at all.  
 13 MR. McCREEDY: Very close to where  
 14 are residential drive is now if you know where  
 15 that is.  
 16 MR. WERLITZ: Yes.  
 17 CHAIRMAN CORALLO: One of the  
 18 reasons this is good is it's not going out and  
 19 not going in on 202.  
 20 MR. WERLITZ: Since they built Shop  
 21 Rite, the traffic has gotten horrendous.  
 22 CHAIRMAN CORALLO: I understand.  
 23 MR. WERLITZ: And to get out of that  
 24 street you have a right light going down, but  
 25 you have a green light coming up. Anybody

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 2 connection with this application and that's  
 3 what was sent to you earlier this week and  
 4 what's before you now.  
 5 CHAIRMAN CORALLO: You read it,  
 6 right?  
 7 MR. EMANUEL: I reviewed it. I've  
 8 had conversations with Ms. Addona on it. It's  
 9 a draft and there may be some tweaks to it.  
 10 MS. ADDONA: And because the Town  
 11 Board is the only other involved agency for  
 12 this project, the Planning Board, if you're so  
 13 inclined to declare yourself lead agency for  
 14 this project tonight, you can do so for this  
 15 aspect of the application as well from the  
 16 Town Board. However, this will have to go  
 17 on this being the local law, the draft local  
 18 law on the zone text amendment will have to be  
 19 circulated for GML review.  
 20 CHAIRMAN CORALLO: So before we do  
 21 anything else, I'm going to open this up to  
 22 the public. Anyone that wants to speak on  
 23 this project, please raise your hand, I'll  
 24 call you up. Come up to the microphone, give  
 25 the young lady on your right your name and

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 2 that makes U-turns and don't know this,  
 3 they're going to wind up in a big accident.  
 4 CHAIRMAN CORALLO: I call it end  
 5 Central Highway. It's the county road, okay?  
 6 MR. WERLITZ: Thank you very much.  
 7 CHAIRMAN CORALLO: Anyone else?  
 8 Come on up, sir.  
 9 MR. BORCHERS: Ken Borchers. COULD  
 10 you just let me know who is going to be the  
 11 board that's going to change this from a  
 12 residential zoning to whatever zone they need  
 13 for this storage facility?  
 14 MS. ADDONA: So the process is that  
 15 the Town Board sends it to the Planning Board  
 16 to do the SEQRA Environmental Review on all  
 17 aspects of the project which is required under  
 18 state law. The Planning Board was also asked  
 19 to make a recommendation on the zoning and  
 20 ultimately it will go back to the Town Board  
 21 and there's a legislative board that would  
 22 have to make any amendments to the code.  
 23 MR. WERLITZ: So I should go to a  
 24 Town Board meeting and say why aren't we  
 25 keeping this residential?

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2 MS. ADDONA: Yes.  
3 MR. BORCHERS: That's number one.  
4 Number two, I've been here 48 years  
5 and I've done a lot of things in this  
6 community volunteering and everything else,  
7 and not once, not once in 48 years did I hear  
8 anybody ever say we need a storage unit in  
9 this community. This location is surrounded,  
10 completely surrounded by residential houses,  
11 north, south, east and west and now you're  
12 going to put a three-story brick building in  
13 everyone's backyard. I mean it's pretty  
14 disgusting in my mind. That's pretty  
15 horrible.  
16 Where, these lights that are going  
17 to be on this building shining in people's  
18 windows. What are you going to have to do,  
19 board up your windows in your house to prevent  
20 the lights from shining in there? I don't  
21 believe there's any common sense in there.  
22 Who's going to keep track of what they're  
23 storing in these units? Is the Fire  
24 Department going to know what's inside each of  
25 these units? There's a ton of stuff here.

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2 on this thing? What is it doing to a  
3 community?  
4 CHAIRMAN CORALLO: Well, the  
5 gentleman just before you was worried about  
6 traffic going in and out of 202 and that was a  
7 problem we were worried about, traffic coming  
8 from there when they were going to put a  
9 shopping center there and have a school on  
10 top. It was going to be 50 times more  
11 vehicles going in and out of there than what's  
12 going to happen now. Also with the shopping  
13 center trucks go in and out of there, too. So  
14 we weren't happy with what was going on with  
15 202. If an applicant comes in with something,  
16 we have to review.  
17 MR. WERLITZ: I understand it, but  
18 can't you stop something and say we're not  
19 going to allow this? I mean, think about it.  
20 I'm going to sit in my house and that's what  
21 I'm going to look at. That's not what I moved  
22 up here 48 years ago to do. This is  
23 disgusting, man. It's really horrible.  
24 MS. ADDONA: As I mentioned, this is  
25 already in the Route 202 overlay zone which

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2 When the traffic comes out on  
3 Central Highway and they can't make the left  
4 turn going down Central Highway to get back on  
5 202, where are they going? They're going up  
6 to the traffic light making a left on 203  
7 which says no through traffic all the way and  
8 they're going to go down Haverhill Lane like  
9 lunatics like they do now and it's going to  
10 create a nightmare there.  
11 You got loading docks there.  
12 There's going to be trucks in and out of here.  
13 There's no doubt in my mind this is going to  
14 become a nightmare, this location.  
15 I don't know if anyone is putting  
16 an sense into this thing. This is horrible.  
17 I can't understand this, why something like  
18 this is being allowed here. You know, just  
19 for the a mighty buck. It's really  
20 disgusting.  
21 I don't know. Anybody have any  
22 opinion on it?  
23 CHAIRMAN CORALLO: We're listening  
24 to you and we'll make our recommendations.  
25 MR. BORCHERS: What's your feelings

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2 does allow retail and commercial type uses  
3 because it's on Route 202. So this is a  
4 unique situation. It's not to say that it  
5 would potentially happen everywhere, but the  
6 applicant is making the proposal that it's an  
7 appropriate location and appropriate use for  
8 the issues that are around that property, many  
9 of which you referenced, and so like the  
10 chairman said, the applicant will make the  
11 application, submit the documentation and the  
12 board will consider it just like they're  
13 considering the comments from you.  
14 MR. WERLITZ: I'm going to look out  
15 my window and see self-storage units flashing  
16 in my eyes instead of those nice trees I used  
17 to see there. It's just horrible what's going  
18 on in the community. I don't even know how  
19 our local roads are going to handle all this  
20 junk that's being built here. It's just going  
21 to look ridiculous. It's going to become a  
22 mini Manhattan. You're going to ride on Rt.  
23 202 it's going to be like 9 in Peekskill,  
24 every other block is going to be a traffic  
25 light and you're going to have stores all the

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2 way up 202. Just horrible.  
3 CHAIRMAN CORALLO: Anyone else who  
4 wants to speak?  
5 MS. GRANT: Good evening, Laura  
6 Grant, 5 South Central Highway.  
7 So a couple of things that I was  
8 listening and I apologize, it was hard to hear  
9 some of the pieces about lighting. So  
10 lighting is one of the concerns that I do have  
11 and we talked about landscaping on the south  
12 side and the west side. So part of my concern  
13 is what about the east side as well as the  
14 north side for the esthetics of that area.  
15 CHAIRMAN CORALLO: I think the  
16 applicant's consultant explained that. Would  
17 you go over that again and tell them what's  
18 happening.  
19 MS. GRANT: It was hard to hear from  
20 the back.  
21 MS. ADDONA: Just for the record,  
22 for the future if people can't hear, you're  
23 always welcome to move forward.  
24 CHAIRMAN CORALLO: Show er w t  
25 you're going to do with the landscaping here.

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2 the shrubbery in the area s possible. R  
3 now you see we have 47 tree We are saving  
4 18 and we're going to save a couple of them  
5 more, anything possible, and also the new  
6 landscaping we're providing more than 120 of  
7 them.  
8 MS. GRANT Have the trees that  
9 you're saving been evaluated for how sturdy  
10 they are because I know all of them with the  
11 weather were breaking and falling apart,  
12 specifically along that South Central Highway.  
13 MR. NASHER: If a tree is dead you  
14 can't, you know, that has to be replaced with  
15 new tree. When we do the survey, we have done  
16 the survey last year. By the time we're under  
17 construction a year from now, for example,  
18 right, things could change and of course we're  
19 going to go back and look at it before we do  
20 anything. We're going to set up a  
21 construction meeting with your consultant and  
22 the building inspector and we're going to walk  
23 through to see if there's any trees that  
24 propose to be remain and if it's dead, we'll  
25 replace it and change it. And then on top it

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2 MR. NASHER: This is Central  
3 Highway. 202 is there. These are the  
4 residential homes.  
5 MS. GRANT: There's also residential  
6 homes on South Central Highway. This is the  
7 side that I'm questioning. I heard you  
8 speaking about your landscaping here and here.  
9 So my question is, if we're looking here at  
10 all of the parking and you're talking about  
11 the lighting, my question is, what is the  
12 landscape for here for the esthetics for  
13 Central Highway as well as 202. That's my  
14 question.  
15 MR. NASHER: Absolutely. Before I  
16 answer your question, just for the reference  
17 we have 25 feet buffer area all on the side.  
18 We are saving existing trees this side over  
19 here and this side over there. Also, we are  
20 adding more trees there, anything possible.  
21 One thing you have to come in mind, you cannot  
22 put too many trees. The trees is going to  
23 suffocate.  
24 And over there we're also providing  
25 any greener area that we have we are providing

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2 every week we're going to come out and do an  
3 inspection and the inspector's report will be  
4 available to the town, your consultant.  
5 MS. GRANT: You need to be aware  
6 that there are residences all around. It's  
7 not just on the two sides.  
8 The other piece that I do have a  
9 concern with respect to the driveway and the  
10 location of people pulling onto it. I  
11 understand that it's better than it was  
12 before, but living in that area I see how  
13 congested it gets and how many issues we get.  
14 So the idea that they're coming into a gated  
15 area is also a very big concern for me in the  
16 way of traffic and seeing what happens there.  
17 I think that could potentially be a dangerous  
18 piece and I see that there may not be a lot,  
19 even though you may look at the information,  
20 living in that area, people are local, you'll  
21 also see that there may be many things that  
22 are not reported, but there's a lot of issues  
23 in that particular area traffic-wise.  
24 CHAIRMAN CORALLO: Did you get the  
25 elevation of the building that's facing

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2 Central Highway? I want to ask you her  
3 question and the other general question.  
4 Explain the lighting on that building.  
5 MS. GRANT: I appreciate that, sir,  
6 but I can even say that the lighting just from  
7 the street lamp in these areas are quite  
8 bright. So the idea of putting a parking area  
9 right there does concern me personally.  
10 CHAIRMAN CORALLO: You have to  
11 understand when they put a light there's a  
12 rule that it shouldn't shine out too far.  
13 That's on Central Highway, right?  
14 MR. NASHER: Yeah.  
15 CHAIRMAN CORALLO: Where is the  
16 driveway?  
17 MR. DANKOVICH: The driveway comes  
18 in here, so it's approximately along here.  
19 CHAIRMAN CORALLO: What lighting  
20 would be on the building? Are you going to  
21 have lighting on the building at all?  
22 MR. DANKOVICH: There's going to be  
23 some wall packs. There will be some wall  
24 packs along the second floor here onto the  
25 parking lot and then there will be a couple of

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1 Proceedings  
2 have minimum of .1.  
3 MS. GRANT: Can I ask esthetically,  
4 what are you looking for the boundaries trees  
5 beside the landscaping? I'm talking about  
6 like your fencing that's going to go to keep  
7 it because you have a gate that's open.  
8 MR. DANKOVICH: We'll have a  
9 decorative metal fence there. It will be  
10 6 feet tall and black metal.  
11 MR. EMANUEL: Ryan, along those  
12 lines, if you would on the inset or on your  
13 main plan, can you show where the gate and the  
14 fence is going to be because the gate is not  
15 where I think you think it is.  
16 MS. GRANT: Well, I think it is  
17 because the driveway comes right out of my --  
18 MR. EMANUEL: That's not where --  
19 MS. ADDONA: You need to talk one at  
20 a time so the stenographer can take everything  
21 down.  
22 MR. NASHER: Just to go back to show  
23 the location of the lighting poles going to  
24 be. Off Central Highway with the existing  
25 entrance that's going to be a location. Then

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1 Proceedings  
2 these awnings.  
3 CHAIRMAN CORALLO: They're shining  
4 down?  
5 MR. DANKOVICH: They're shining  
6 down.  
7 MS. GRANT: And is there elevated  
8 lights in the parking lot?  
9 MR. NASHER: Yes, there will be a  
10 lighting pole, 20 feet tall, but it's going to  
11 be really pointing down and the way it is,  
12 when you drive on Central Highway or Route  
13 202, it's not going to be any impact from the  
14 proposed light from the site. It's going to  
15 show dark at the property line.  
16 MR. WIDMER: Those lights will be  
17 pointing downward and toward the building?  
18 MR. NASHER: They need the light for  
19 the customer to use for the safety, but it's  
20 not going to really make an impact on the  
21 Central Highway, Route 202. So at the  
22 property line it will really go to what they  
23 have now, dark. And the way they come up with  
24 the numbers is, zero is dark, .1. Same.  
25 Makes no difference. So the standard has to

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1 Proceedings  
2 once you come in you just make a right turn,  
3 that's going to give you light over here right  
4 in front of the building.  
5 (Whereupon, an off the record  
6 discussion took place between Mr. Nasher  
7 and Ms. Grant.)  
8 MS. GRANT: Thank you very much.  
9 CHAIRMAN CORALLO: Anyone else have  
10 any questions?  
11 MR. DAVID: Hi. Rich David, 36  
12 Gleason Drive.  
13 I'm just curious to know the number  
14 of variances that this particular project  
15 needs.  
16 MS. ADDONA: Right now I believe  
17 two, but that may change. Depending upon what  
18 happens with the local law that's also being  
19 considered because it's going to be, like I  
20 said, put regulations in effect that are more  
21 narrowly tailored to self-storage. So, for  
22 instance, the parking variance I mentioned  
23 earlier, the applicant likely won't need a  
24 parking variance under these new zoning  
25 regulations.

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1 Proceedings

2 MR. DAVID: You said something about

3 the height with another one.

4 MS. ADDONA: Right. So, originally,

5 it was two and a half stories and thirty-five

6 feet. What's being proposed in here is three

7 stories and thirty-five feet, so that it's

8 more consistent because what Mr. Emanuel was

9 saying earlier, you could have a project that

10 complies with the foot height, the height

11 limitation on the feet, but not in stories.

12 So it's intended to make it more consistent.

13 MR. DAVID: So for this project

14 basically it's more of a zoning change is the

15 biggest -- it's not really the individual

16 variances that we need. It's a major -- what

17 is it -- from residential to a commercial.

18 That's really the big change on this one?

19 MS. ADDONA: Like I said, it's

20 already in an area that under the overlay

21 district does contemplate commercial uses, but

22 based upon the way that's drafted compared to

23 the commercial district, the applicant has

24 decided to proceed under the C Zone opp d

25 to the overlay.

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1 Proceedings

2 How far is the building from the

3 property line on the south?

4 MR. NASHER: From the south?

5 CHAIRMAN CORALLO: That's where Oak

6 Tree is.

7 MS. MIZNER: No, I'm just saying

8 she's just full of concern. They're building

9 --

10 MR. NASHER: 150 feet from your back

11 here from the property line.

12 CHAIRMAN CORALLO: They're going to

13 landscape.

14 MR. NASHER: You're getting 25 feet

15 heavily dense screening with the landscaping.

16 MS. MIZNER: What's the purpose of

17 building this storage place on that corner?

18 CHAIRMAN CORALLO: What's the

19 purpose of anything? A shopping center comes

20 in they think they can operate a shopping

21 center. They want to put apartments.

22 MS. MIZNER: Who owns that land

23 anyway?

24 CHAIRMAN CORALLO: I don't have the

25 name. I'm sorry.

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1 Proceedings

2 MR. DAVID: Would the Town Board has

3 to approve that change?

4 MS. ADDONA: CHRIS: Right.

5 MR. DAVID: That's my question.

6 Thank you.

7 CHAIRMAN CORALLO: Thank you.

8 Does anyone else have any questions?

9 MS. MIZNER: My name is Kim Mizner.

10 My mom lives at 9 Oak Street in Garnerville.

11 They bought the house in 1970. She is butted

12 up to that property. We used to sleigh ride

13 on that property and stuff like that.

14 First off, as far as her view being

15 compensated and all of the in and out traffic

16 and thank God for you guys, she made me come

17 and not her because she's really not thrilled

18 about it.

19 CHAIRMAN CORALLO: The traffic is

20 not going on Oak Tree at all. It's going to

21 be on Central Highway and there's no --

22 MS. MIZNER: I understand that.

23 This is right in her backyard.

24 CHAIRMAN CORALLO: I understand

25 that.

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1 Proceedings

2 MS. ADDONA: The owner of the

3 property is submitting an application. I

4 understand that things may have been different

5 in the past, that people enjoyed the

6 landscaping, the trees, using it for sledding,

7 but you can't just stop a property from being

8 developed. We're statutorily required to

9 consider these applications and another thing

10 just to keep in mind, it's currently zoned

11 R-15 which is a quarter acre residential

12 zoning. This is over two acres. So, you

13 know, if it was even considered for

14 development under the R-15, you could be

15 looking at several houses. Then you're

16 looking at the traffic from that and the

17 potential impacts from that and the setbacks

18 from that. So there's trade-offs for

19 everything that gets considered and this is

20 the application that's before the board right

21 now.

22 MS. MIZNER: Okay. Understandable.

23 CHAIRMAN CORALLO: Thank you.

24 MS. MIZNER: Thank you.

25 CHAIRMAN CORALLO: Anyone else have



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1 Proceedings

2 anything?

3 All right. I need a resolution to

4 accept lead agency on --

5 MS. ADDONA: I'm just going to stop

6 you for one second, Mr. Chairman. I believe

7 Mr. Emanuel said the board declared its intent

8 to be lead agency in February.

9 MR. EMANUEL: That's correct.

10 MS. ADDONA: So I think you'd be

11 declaring lead agency on all aspects of the

12 project. So, the site plan, the zone change

13 and the zone text amendment.

14 CHAIRMAN CORALLO: Anybody want to

15 make that motion?

16 MR. RICCALDO: I'll make it.

17 MR. SAMBRATO: Second.

18 CHAIRMAN CORALLO: Mr. Riccaldo and

19 Mr. Sambrato. All those in favor signify by

20 saying "Aye."

21 (Whereupon, all the Board members

22 responded "Aye".)

23 CHAIRMAN CORALLO: Opposed?

24 So carried.

25 CHAIRMAN CORALLO: We'll carry the

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1 Proceedin

2 P.C., New City, attorney for the applic

3 This is an application that is

4 before you and also before the Town Board to

5 use a portion of the Letchworth Village

6 property to provide for multifamily housing.

7 As you mentioned before we're looking at

8 approximately 300 units of housing on that

9 location. The property is currently owned by

10 the Town of Haverstraw. There is an agreement

11 between the town and the developer, BNE

12 Developers, for the purchase of the property.

13 BNE Developers is an experienced

14 regional developers. Among other places they

15 developed a senior complex, living complex in

16 Pearl River that the Town Board has taken a

17 look at and it's being used as an

18 architectural model for this project here.

19 We have met with the Town Board on a

20 couple of occasions in workshop session. I

21 believe this is the first time that we're

22 actually before the Planning Board in full

23 session. What we will be looking for tonight

24 is a presentation to you so you have an idea

25 of what we've been discussing with the Town

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1 Proceedings

2 public hearing over to May 8th. Motion to

3 carry the public hearing to May 8th?

4 MR. WIDMER: I'll move that.

5 MR. GIZZI: Second.

6 CHAIRMAN CORALLO: -- to May 8th.

7 Motion by Mr. Widmer. Second by Mr. Gizzi.

8 Carried over to May 8th.

9 MS. ADDONA: By "carried over to

10 May 8th," continue the public hearing at the

11 May 8th meeting.

12 MR. EMANUEL: Okay. Thank you very

13 much.

14 MS. ADDONA: All those in favor?

15 (Whereupon, all the Board members

16 responded "Aye".)

17 CHAIRMAN CORALLO: Next item on the

18 agenda is BNE Letchworth, 100 Secor Road in

19 Thiells, Section 19.16, Block: 01, Lot: 14.

20 It's for site plan approval for a proposed

21 multifamily dwelling, six buildings and a

22 clubhouse. A presentation by the applicant's

23 attorney.

24 MR. EMANUEL: Good evening again,

25 Mr. Chairman, members. Ira Emanuel, Emanuel,

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1 Proceedings

2 Board. It is going to require a zone change

3 to LA 17 which is an existing zone within the

4 town's zoning code and along with that, of

5 course, site plan approval from this board.

6 In our discussions with Ms. Addona

7 and your other consultants, it looks like the

8 appropriate lead agency under SEQRA for

9 environmental review would be this board. And

10 so in addition to the presentation that we're

11 making, we would like this board to initiate

12 the SEQRA process, the environmental review

13 process by declaring your intent to become

14 lead agency at some point during the

15 proceedings tonight.

16 So we'll start you off with the

17 engineering and then we'll go the

18 architecture.

19 CHAIRMAN CORALLO: Okay. Very good.

20 MS. ADDONA: And just for the

21 record, in addition to site plan, this project

22 will also need subdivision approval in order

23 to separate the property we're talking about

24 from the remainder of the Letchworth Village

25 parcel.

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1 Proceedings  
2 MR. VILLAREALE: Good evening,  
3 everybody. For the record, my name is Diego  
4 Villareale. I'm a licensed professional  
5 engineer with JMC. We're the planning and  
6 engineering consultant for the applicant.  
7 We have been working with the BNE  
8 Group in developing this site plan that's  
9 before this board. There's been several  
10 iterations of it before we came to a  
11 conclusion of the layout that's before you  
12 right now.  
13 As Mr. Emanuel had indicated, the  
14 property that's being carved off is just under  
15 23 acres in size. It's highlighted by that  
16 red property line. The board that you see  
17 before you right now is just a rendered  
18 version of the site plan that was included in  
19 your package. On the cover sheet there is an  
20 aerial photograph and that actually highlight  
21 the portion of the property that's being  
22 subdivided off. This gives you a little sense  
23 on where it is located relative to the overall  
24 parcel.  
25 Again, the 23 acre parcel. You see

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1 Proceedings  
2 So on the inner portion of this area  
3 here, these are the sides of the buildings  
4 that will all be three stories high and  
5 then they will step down with the grade because  
6 the topography drops off they get away from  
7 the center portion of the property. That's  
8 where you have four-story portions of this  
9 building.  
10 The lower level is garages. So on  
11 the downhill side here, each of these  
12 buildings contain enclosed garages. They're  
13 single bays and those are intended for the  
14 residences of the building itself. The  
15 buildings, there's actually two types of  
16 buildings, we refer to them on the plan,  
17 you'll see Type A and Type B., but they're  
18 very, very similar. One is just slightly  
19 bigger than the other and, Jack Raker, the  
20 project architect will take you through those  
21 individual buildings, but you can barely see  
22 the difference when you're looking at the site  
23 plan. But just every one knows it for the  
24 record, there are two different types of  
25 buildings. One is just slightly bigger than

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1 Proceedings  
2 Letchworth Village Road on the bottom portion  
3 of the page just to orient everyone.  
4 Letchworth Village Road on the bottom portion  
5 of the page right here and the main entrance  
6 that was leading into the Letchworth Village  
7 here was right in this location here.  
8 As Mr. Emanuel had indicated, again  
9 it's 300 residential units. They are market  
10 rate apartments that would be proposed.  
11 They'll be located within seven buildings.  
12 There's a total of seven buildings,  
13 residential buildings proposed to be located  
14 on the site.  
15 The buildings themselves are a  
16 three, four story combo, meaning there's three  
17 stories on one side and four stories on the  
18 other side. The topography of this site is  
19 really right in this area there's high points  
20 and it really just comes up to that portion of  
21 the property. In working with the design, it  
22 was important that we take advantage of the  
23 topography and try to work with the land and  
24 that's how we ended up with these three,  
25 four-story buildings.

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1 Proceedings  
2 the other one.  
3 Access to the property would come in  
4 off of Letchworth Village Road. Originally,  
5 we had a different driveway design, but after  
6 discussions with staff, we looked at  
7 reutilizing that existing entrance that comes  
8 into the property, but enhancing it and  
9 improving it. So it's going to be widened out  
10 in this area here, the landscaped boulevard  
11 entrance would come in and ultimately lead you  
12 directly to Letchworth Village Road. So we  
13 come in off the property and then you would  
14 make this right-hand turn --  
15 CHAIRMAN CORALLO: Just for one  
16 second, just so the public understands, that  
17 road that you're going to go into now, that's  
18 where Christ Church is up on the top where the  
19 stop sign is. Just to familiarize  
20 yourselves.  
21 MR. VILLAREALE: Back to the  
22 building design and the driveway. So access  
23 comes in off of the property and then you make  
24 that right-hand turn and we continue that  
25 boulevard entrance via this driveway that

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1 Proceedings  
2 leads up to the clubhouse. Again, there are  
3 seven residential buildings. In addition to  
4 that, there's the clubhouse building about  
5 10,000 square feet and it's located centrally  
6 on the property. This is an amenity space for  
7 the residents on the property. It contains a  
8 pool. It contains other amenity spaces within  
9 in it. All things that are geared toward the  
10 residents on the property.  
11 Parking and circulation again, you  
12 come in off of the driveway in this area here.  
13 We have driveways and this was intentionally  
14 designed around all of the buildings. So  
15 there are driveways in the back and front  
16 portion of each portion of the building  
17 itself. The main drive in this area here  
18 contains parking. This goes to that  
19 three-story portion of the property itself and  
20 there's direct entrances into each of those  
21 buildings and those locations. And then there  
22 is a driveway that goes along the back portion  
23 of the buildings which provide access to the  
24 garages, but also has supplemental parking  
25 adjacent to each building.

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1 Proceedings  
2 a full submission obviously to continue with  
3 the process.  
4 You'll see on the plan we did  
5 include a robust landscaping plan as well. If  
6 you visit any of their communities, specially  
7 in the area there you'll see there's a  
8 significant amount of landscaping that's  
9 incorporated into the overall project. A lot  
10 of green spaces that get incorporated in and  
11 around the buildings. The driveways are set  
12 back from the building twenty to thirty feet,  
13 so there's a lot of landscaping and green  
14 spaces created between the buildings and  
15 adjacent to the buildings themselves.  
16 Full sidewalk connectivity, another  
17 important feature. So any resident in this  
18 building here has the ability to come out onto  
19 a sidewalk, has full A.D.A. assessability to  
20 the clubhouse and around to any of the other  
21 buildings. So everything is interconnected  
22 with sidewalks adjacent to the parking area so  
23 you could get to and from any building on the  
24 property as well.  
25 There's a number of amenity spaces

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1 Proceedings  
2 There's a total of 658 parking  
3 spaces that are proposed. That includes the  
4 garage spaces within the building, the apron  
5 spaces directly behind those garage spaces and  
6 then all of the surface parking spaces. This  
7 well exceeds the two parking spaces required  
8 by your code, but then provides some  
9 supplemental parking for visitors, the  
10 clubhouse and then additional parking  
11 throughout the property just to make sure that  
12 there's adequate parking.  
13 The last thing, just again just to  
14 touch base on the plan. This is a preliminary  
15 plan. We did not submit a full set of site  
16 plans to your board at this point. I just  
17 want to make sure that that's clear. We're in  
18 the process of advancing grading, utilities,  
19 sediment erosion control, storm water  
20 pollution prevention plan, all these things  
21 that would be required to complete the package  
22 to the board. It was important that we get  
23 this plan in front of you, show you the  
24 overall layout and the concept and then we're  
25 advancing those plans and will come back with

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1 Proceedings  
2 like we had spoken about before with the  
3 clubhouse. We have the clubhouse on this  
4 portion of property here. There's pickle ball  
5 courts, tennis courts, other walking trails  
6 that are also incorporated onto the property  
7 as well, all geared to having amenities for  
8 the residents that are there.  
9 At this point, I'd love to turn it  
10 over to Jack, let him take you through the  
11 buildings. I don't know if you want to take a  
12 break now. If it's a good stopping point.  
13 I'm happy to answer any questions.  
14 MS. ADDONA: We'll take five  
15 minutes.  
16 (Whereupon, a brief recess was  
17 taken.)  
18 (After the recess the following  
19 occurred:)  
20 CHAIRMAN CORALLO: All right.  
21 Continue. Thank you for everything.  
22 MR. WIDMER: I just have one quick  
23 question. Where's the project you referenced  
24 in Pearl River?  
25 MR. VILLAREALE: So it's in Pearl

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1 Proceedings  
2 River just on the New Jersey border, Veterans  
3 Memorial Highway, it's right off of that.  
4 Blue Hill Golf Club. It's directly across the  
5 street from that, the club at Pearl River.  
6 There's three phases there. The third phrase  
7 is currently under construction right now.  
8 MR. WIDMER: Okay, thank you.  
9 MR. VILLAREALE: Just one more quick  
10 thing before I pass it on to Jack. Real  
11 quick. The access again we talked about the  
12 main access off of Letchworth Village Road.  
13 Something else that came during staff  
14 discussion was emergency access as well.  
15 There is a secondary access point right here  
16 that would connect to that lower level ring  
17 road and that driveway. That is only intended  
18 for emergency access only. It was again,  
19 intended to provide a second point of access.  
20 In the event the driveway is blocked off,  
21 there's another way for the Emergency Service  
22 to get into the property itself. Again, not a  
23 public driveway, not intended to be used on a  
24 daily basis. Strictly intended for emergency  
25 access.

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1 Proceedings  
2 wrapping around the central corridor  
3 Elevator here. There's also a trash room.  
4 Trash is managed entirely internally in these  
5 buildings. There's a shaft that goes down to  
6 a trash room the trash is taken from that  
7 trash room, compacted and brought on trash  
8 days. It's almost invisible. There's no  
9 dumpsters and things out on site. So trash is  
10 managed that way.  
11 Elevator and trash room, stairwells  
12 at either end of the building, and then this  
13 down here you can see these are individual  
14 garages here. That's where the garages are  
15 accessed along this outer ring road. You  
16 simply pull up, hit your button, pull your car  
17 into those garages, interconnected to a  
18 hallway where you can then access the  
19 elevator, go up to the floor, completely  
20 internally.  
21 Also at that level there is access  
22 if you park out on the street or in the  
23 driveway, you could walk into this main door  
24 here, go in, take the elevator up. So it has  
25 full access on all sides of the building.

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1 Proceedings  
2 At this point I'll turn it over to  
3 Jack, unless there's questions that you wanted  
4 me to answer.  
5 CHAIRMAN CORALLO: I don't have any  
6 right now.  
7 MR. RAKER: Hi. Thank you very  
8 much. My name is Jack Raker. I'm with Minno  
9 & Wasko Architects and Planners. We do a lot  
10 of work for BNE and I'm the architect for this  
11 project. I was also the architect for the  
12 phase three of the Pearl River project as  
13 well.  
14 I want to take you through this.  
15 There's three building types. I'm going to  
16 take you through the main residential building  
17 type. I'm going to show you the plans and  
18 then the elevations and then I'll take you a  
19 little bit through the clubhouse so you can  
20 see what type of amenities we're proposing  
21 here.  
22 So what you see here on the top,  
23 this is sort of ground floor plan. There's a  
24 lobby here. This lobby would face this  
25 internal ring road, okay, and they'll be units

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1 Proceedings  
2 The only difference, at this level,  
3 this would be the third level, this level is  
4 where the lobby is below, there's another unit  
5 there and it completely stacks on the levels  
6 below. Buildings are fully sprinkled.  
7 Next page.  
8 We've met with the board previously,  
9 the town counsel and we've had these reviews.  
10 Initially we had a compliant building that  
11 complied with the height, but it was flat  
12 roof, so it had little bit more of a  
13 contemporary esthetic. That was less desired  
14 to the board. So we came back with a more  
15 traditional esthetic which has a pitched roof,  
16 but unfortunately, that pitched roof since you  
17 measure height to the middle of the pitched  
18 roof, we require a variance. This building is  
19 43 feet, 4 inches. It's about 3 feet, 4  
20 inches over the 40 feet that's allowed. The  
21 height is measured from the average grade, you  
22 can see here how these buildings pick up grad.  
23 These are the end elevations here and here.  
24 So grade is higher on one side, slopes down  
25 where we access these garages in the back,

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1 Proceedings  
2 here and on this side as well.  
3 You can see those garages as they're  
4 exposed here. They're private individual  
5 garages operated with a button as you go in so  
6 you can just pull right into the garage. And  
7 then the upper side you can see here,  
8 three-stories, lots of balconies. Traditional  
9 esthetics, lots of quality materials. We're  
10 using a cast stone siding as well. Lots of  
11 nice details. Very high quality buildings.  
12 I can probably skip to the  
13 clubhouse. The buildings that you're going to  
14 see here, they're just two a feet longer, so  
15 I'm not going to bother taking you through the  
16 building. It's somewhat redundant.  
17 Again, same elevations, same high  
18 quality materials as the other building.  
19 In the package I show -- well, let  
20 me just talk really quickly about these  
21 typical unit plans. These units plans are  
22 well appointed, stainless steel appliances,  
23 stone countertops. They're very well  
24 appointed and there are a lot of open floor  
25 plans as well. Really nice.

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1 Proceedin  
2 indoor and outdoor, when we design, i do  
3 like a dining area we'll have maybe some  
4 outdoor dinin adjacent to that some small  
5 fire-pits, areas for people lounge, T.V.'s  
6 if you want to have a Super Bowl party.  
7 Things of that nature versus having everybody  
8 in your apartment. It's better to have a nice  
9 big lounge area, you can invite a bunch of  
10 friends over and get together.  
11 CHAIRMAN CORALLO: This is for use  
12 only of the residents there?  
13 MR. RAKER: That's correct.  
14 CHAIRMAN CORALLO: Thank you.  
15 MR. RAKER: And then again, we're  
16 showing the design of the clubhouse matches  
17 the same quality materials as the residential  
18 buildings and very well appointed with metal  
19 accent roofs and great detail.  
20 Any questions?  
21 CHAIRMAN CORALLO: I have a  
22 question. The whole side, I don't know if  
23 you're the one to speak, you're going to cut  
24 all the trees down there or are you going to  
25 try to save them? I have a question about

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1 Proceedings  
2 And you can see here, we also  
3 included a section through the building so you  
4 could see how those type of garages work and  
5 take up the grade. It's a very  
6 environmentally sound way to build versus just  
7 creating a flat site with a lot of retaining  
8 walls, allow the buildings to take the grade.  
9 It's a much better way to build.  
10 So we also included the floor plan  
11 of the clubhouse. Again, this is somewhat  
12 preliminary. We still have to work out maybe  
13 some of the details. This is where a lot of  
14 people can go hang out on weekends, on  
15 evenings. Clubs, activities happen here.  
16 There's going to be a lounge. There will be a  
17 small like kitchen area like if you wanted to  
18 throw somebody's 50th birthday party. There's  
19 gaming areas, fitness center. They have  
20 what's called on demand fitness room which is  
21 essentially a screen that will run classes.  
22 They sometimes do -- we have a  
23 dining area where you can throw a small dinner  
24 party versus just an open party like out on a  
25 lounge area. Usually we tie these spaces,

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1 Proceedings  
2 Letchworth Village Road. As you go up  
3 Letchworth Village Road there's a lot of  
4 trees. Are you going to cut them all down?  
5 MR. VILLAREALE: One thing that we  
6 tried to do was keep this setback just a bit  
7 in this area. You'll see there's a  
8 significant distance from the roadway itself  
9 and the intention is to try to maintain as  
10 many of the vegetation of the trees that exist  
11 along this area and keep that buffer. The  
12 grade comes up here, so as you come up this  
13 sits at a slightly higher elevation and then  
14 again it sits a little bit higher from there.  
15 But again, we will maintain that. We are  
16 using some of these areas for storm water  
17 management purposes. This is not the final  
18 plan. There's some testing that needs to be  
19 completed and things like that. This area  
20 will evolve and develop a little, but the  
21 intention is to maintain the existing  
22 vegetation along Letchworth Village Road.  
23 CHAIRMAN CORALLO: That's where  
24 you're going to have the retention of water in  
25 there?

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1 Proceedings

2 MR. RAKER: Yes, someplace in this

3 area right here.

4 CHAIRMAN CORALLO: Again, way down.

5 I want to know where the water is going to go

6 later on.

7 MR. RAKER: Yes, as part of our

8 storm water pollution prevention plan we'll

9 look at all of our discharge plans. There's

10 only a small amount of water that's coming

11 here. Most of it is intended to go in the

12 other direction. We've already started

13 looking at it and analyzing it. As part of

14 our storm water pollution prevention plan we

15 can not increase rates of run-off. We can not

16 increase storm water coming off this site. We

17 have a number of storm water management

18 infrastructure practices that would be

19 installed as part of the project. All it is

20 intended to mitigate that.

21 CHAIRMAN CORALLO: I don't have any

22 other questions. I know you have a lot of

23 work to do. I'd rather not ask questions

24 until you have more plans set up.

25 MR. VILLAREALE: I'm happy to answer

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1 Proceedings

2 (Whereupon, all the Board members

3 responded "Aye".)

4 CHAIRMAN CORALLO: Opposed?

5 So carried.

6 MS. ADDONA: So this isn't a public

7 hearing. There's nothing to continue. So

8 when the application is ready with the plans --

9 CHAIRMAN CORALLO: Whenever you're

10 ready, you'll tell us.

11 MR. EMANUEL: My job is easy.

12 They're the guys who have to do the work.

13 CHAIRMAN CORALLO: I don't want to

14 say you're going to come in in May.

15 MR. EMANUEL: We will submit in

16 adequate time for your consultants to review.

17 CHAIRMAN CORALLO: It's a big

18 project.

19 MR. EMANUEL: It's a larger project.

20 We understand that submitting plans just

21 before the deadline is probably not a good

22 idea either. So we'll work with your staff.

23 CHAIRMAN CORALLO: This way you can

24 start putting something out for GML review.

25 Anybody have anything else to say?

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2 any questions. I know we'll get it into it a

3 little bit more, but we plan on coming back

4 very quickly with a new set of plans. We just

5 wanted to get the process started today.

6 CHAIRMAN CORALLO: I understand.

7 Anybody have any questions right

8 now?

9 All right. So I think what we'll do

10 tonight, we're going to pass a resolution to

11 have the Planning Board declare its intent to

12 be lead agency.

13 Ira, do you have anything else to

14 add before I do that?

15 MR. EMANUEL: Not at this time.

16 CHAIRMAN CORALLO: I would like to

17 have a motion to declare the Planning Board to

18 be lead agency on this project.

19 MR. WIDMER: I'll move that.

20 CHAIRMAN CORALLO: Moved by

21 Mr. Widmer.

22 MR. SAMBRATO: Second.

23 CHAIRMAN CORALLO: Motion made and

24 second. All those in favor signify by saying

"Aye".

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2 Motion to adjourn?

3 MR. RICCALDO: I'll move it.

4 MR. WIDMER: Second.

5 Moved by Mr. Riccaldo. Second by

6 Mr. Widmer. All those in favor signify by

7 saying "Aye."

8 (Whereupon, all the Board members

9 responded "Aye".)

10 CHAIRMAN CORALLO: Opposed?

11 So carried.

12 Thank you.

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

Certified to be a true and accurate transcript of the stenographic minutes taken within.

*Debbie Kline*

Debbie Kline,  
Senior Court Reporter.

Dated: April 18, 2024

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Errata Sheet

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

DATE OF DEPOSITION: 04/10/2024

NAME OF WITNESS:

Reason Codes:

- 1. To clarify the record.
- 2. To conform to the facts.
- 3. To correct transcription errors.

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

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