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**CONDENSED**

In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

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May 8, 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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2 APPEARANCES:  
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4 SAL CORALLO, CHAIRMAN  
5 ANTHONY GIZZI  
6 WILLIAM RICCALDO  
7 GLENN WIDMER  
8 ROBERT SAMBRATO  
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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1 CHAIRMAN CORALLO: Good evening,  
2 everyone. Welcome to the Town of Haverstraw  
3 Planning Board. May 8th, 2024, 7:30 PM.  
4 Would everyone please stand for the Pledge.  
5 (Pledge of Allegiance.)  
6 CHAIRMAN CORALLO: Ms. Hendrie,  
7 would you read the roll call, please.  
8 MS. HENDRIE: Sal Corallo.  
9 CHAIRMAN CORALLO: Present.  
10 MS. HENDRIE: Glenn Widmer.  
11 MR. WIDMER: Here.  
12 MS. HENDRIE: Robert Sambrato.  
13 MR. SAMBRATO: Here.  
14 MS. HENDRIE: Anthony Gizzi.  
15 MR. GIZZI: Here.  
16 MS. HENDRIE: William Riccaldo.  
17 MR. RICCALDO: Here.  
18 CHAIRMAN CORALLO: Thank you.  
19 Would someone move for the adoption  
20 of minutes of April 10th, 2024.  
21 MR. SAMBRATO: I'll move that.  
22 MR. GIZZI: Second.  
23 CHAIRMAN CORALLO: Moved by  
24 Mr. Sambrato. Second by Mr. Gizzi. All those  
25 in favor signify by saying "Aye."

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1 (Whereupon, all the Board memb  
2 responded "Aye" )  
3 CHAIRMAN CORALLO: Opposed?  
4 So carried.  
5 I'm going to ask our attorney to  
6 make a statement for the record.  
7 MS. ADDONA: Just for the record,  
8 for anyone who is here on the applications for  
9 Garnerville Mini Storage or the Marian Shrine  
10 Solar Array, both of those applications have  
11 been adjourned and the applicants are not  
12 present. So they will be carried over until  
13 the June 12th meeting.  
14 We encourage everyone to check the  
15 agendas on the Town's website which are  
16 available a day or two before the meeting to  
17 confirm what items are on the agenda. You can  
18 also call the building department.  
19 CHAIRMAN CORALLO: All right. Thank  
20 you.  
21 All right. First item on the agenda  
22 is Eastgate, 321 Rt. 202, Pomona, Section  
23 25.19, Block 1, Lots 19 and 20. Here for Site  
24 Plan Approval, continuation of a Public  
25 Hearing for a proposed 2 Story Office Building

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1 with 17,714 square feet of Total Area and 80  
2 Parking Spaces. This is a continuation of a  
3 Public Hearing.  
4 Would you please step up, give your  
5 name to the young lady again and your address.  
6 MR. LOFTUS: Good evening. Patrick  
7 Loftus, of counsel to Ira Emanuel, attorney  
8 for the applicant, 4 Laurel Road, New City,  
9 New York.  
10 Based on our conversations earlier  
11 this evening with the Zoning Board, we're  
12 simply going to ask -- they gave us a lot to  
13 think about. We had the principal of the  
14 applicant on the phone outside. We're going  
15 to ask simply for an adjournment this evening  
16 and we're going to reassess.  
17 CHAIRMAN CORALLO: You don't want to  
18 hear anything from us. Okay. All right.  
19 MR. LOFTUS: We don't see the point  
20 after the earlier meeting. All right?  
21 CHAIRMAN CORALLO: All right. This  
22 is a Public Hearing. I have to ask the public  
23 to speak while you're here.  
24 Anybody from the public would like  
25 to say anything right now?

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1 Can you come up here, give us your  
2 name and address.  
3 MS. SELTZER: It's Sandra Seltzer. I  
4 haven't been here on a lot of meetings, so  
5 this is all kind of new, but I'm just  
6 questioning all of you, if the traffic on 202  
7 which is even horrendous now, will be  
8 increased, have you considered it or discussed  
9 it? I'm unaware of any possible solutions for  
10 what was brought up.  
11 CHAIRMAN CORALLO: Solutions? Well,  
12 we get a traffic report that tells us how the  
13 traffic is on that road and that's a state  
14 road and they'll approve it or not. We have  
15 to see what it is and then the state has to  
16 make a confirmation on that. I really can't  
17 go into more detail because the applicant  
18 wants to adjourn the meeting. Not adjourn it,  
19 but he wants to have this meeting later on.  
20 MS. ADDONA: I think what we can say  
21 is that traffic is certainly one of the issues  
22 that's being looked at as part of this  
23 application and a determination would not be  
24 made until the board and the consultants are  
25 satisfied that it had been sufficiently

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1 saw it and I don't believe was ever  
2 addressed. I personally think there should be  
3 a left-hand turn and a right-hand turn leaving  
4 the parking lot.  
5 MR. LOFTUS: That was addressed  
6 preliminarily, but again, that's a detail we  
7 absolutely will get to if we get that far.  
8 Well aware. Yes. We are aware.  
9 MR. WIDMER: Then the last one was  
10 the use of the building. I came in and that  
11 was being discussed.  
12 MR. LOFTUS: Correct. The applicant  
13 hopes to address all of those to the  
14 satisfaction of both boards.  
15 MR. WIDMER: Okay. Thank you.  
16 MS. ADDONA: And we did discuss this  
17 with the Zoning Board, but procedurally, the  
18 next step in this process would be for this  
19 board to make some form of SEQRA determination  
20 which is not going to happen tonight. So I  
21 think the next steps would be for the  
22 applicant to kind of make a submission or  
23 respond to what they've heard tonight and then  
24 the board can revisit this next month.  
25 Would you prefer -- do you want to

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1 addressed. Everyone is very cognizant of the  
2 location on Rt. 202 and that is something that  
3 has been looked at. The applicant's traffic  
4 engineer, he's the one you heard speaking  
5 earlier, is here tonight and that has been a  
6 main focus of this application to date.  
7 MS. SELTZER: Okay. Thank you.  
8 CHAIRMAN CORALLO: Anyone else? All  
9 right. So we'll leave this --  
10 MR. WIDMER: I got here late for the  
11 Zoning Board, so I'm not sure what transpired  
12 earlier, but I think the four main issues are  
13 parking spots, 80 spots and I think there's 34  
14 offices that were stated on the plan. So  
15 that's less than three employees per office  
16 without any visitors. So obviously, if  
17 there's not enough parking, the building may  
18 be too big for the site.  
19 MR. LOFTUS: That was the substance  
20 of the conversation with the Zoning Board.  
21 That's something we're going to address and  
22 that's essentially why we're asking for this  
23 to be continued, so that we can come back.  
24 MR. WIDMER: And then the other  
25 issue that -- I brought it up the first time I

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1 be on the June 12th?  
2 MR. LOFTUS: I would ask that you  
3 leave it on June 12 for now and if we need to  
4 adjust we will. Thank you.  
5 CHAIRMAN CORALLO: Thank you.  
6 Anyone have anything to say?  
7 Okay. Motion to continue this  
8 Public Hearing on June 12th.  
9 MR. WIDMER: Move that.  
10 CHAIRMAN CORALLO: Moved by  
11 Mr. Widmer.  
12 MR. GIZZI: Second.  
13 CHAIRMAN CORALLO: Second by  
14 Mr. Gizzi. All those in favor signify by  
15 saying "Aye."  
16 (Whereupon, all the Board members  
17 responded "Aye".)  
18 CHAIRMAN CORALLO: Motion carries.  
19 Motion to adjourn?  
20 MR. WIDMER: Move that. Second by  
21 Mr. Sambrato. All those in favor signify by  
22 saying "Aye."  
23 (Whereupon, all the Board members  
24 responded "Aye".)  
25 CHAIRMAN CORALLO: So carried.

Proceedings

\* \* \* \*

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: May 15, 2024

1 Errata Sheet

2

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

4 DATE OF DEPOSITION: 05/08/2024

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 \_\_\_\_

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