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**CONDENSED**

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

June 12, 2024  
7:30 p.m.

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

DRAFT

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

Page 2

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3 APPEARANCES:  
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5 SAL CORALLO, CHAIRMAN  
6  
7 ANTHONY GIZZI  
8  
9 WILLIAM RICCALDO  
10  
11 GLENN WIDMER  
12  
13 ROBERT SAMBRATO  
14  
15 GLENN McCREEDY, CONSULTING ENGINEER  
16  
17 MICHAEL D. KAUKER, PLANNING CONSULTANT  
18  
19 CHRISTIE ADDONO, PLANNING BOARD ATTORNEY  
20  
21 ANNETTE HENDRIE, SECRETARY  
22  
23  
24  
25

Page 3

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

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1 Proceedings  
2 Mr. Gizzi.  
3 MR. WIDMER: Second.  
4 CHAIRMAN CORALLO: Second by  
5 Mr. Widmer. All in favor signify by saying  
6 "Aye."  
7 (Whereupon, all the Board members  
8 responded "Aye.")  
9 CHAIRMAN CORALLO: Opposed?  
10 So carried.  
11 I'm going to ask our attorney to --  
12 MS. ADDONA: Mr. Chairman, for  
13 anyone who may be here on the Marian Shrine  
14 application, 174 Flors Lane, Stony Point.  
15 This application has been adjourned at the  
16 request of the applicant. We'll notice it for  
17 the next time the applicant chooses to come  
18 before this court. It is not currently a  
19 Public Hearing. This is for the solar array.  
20 So the only application, East Gate  
21 is also adjourned, 321 Rt. 202, which was  
22 noticed on the agenda, as well as BNE  
23 Letchworth, 100 Secor Road, Thiells, also  
24 noticed on the agenda. So the only  
25 application is --

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1 Proceedings  
2 CHAIRMAN CORALLO: Okay. Item  
3 number one, Garnerville Mini Storage, 3 West  
4 Ramapo Road, Garnerville, Section: 26.09,  
5 Block: 04, Lot: 33, Site Plan Approval.  
6 Proposed Mini Storage/Self Storage  
7 Facility.  
8 3 stories -- Total of 36,200 Sq. Ft.  
9 This is a continuation of a Public  
10 Hearing.  
11 The applicant, please come up.  
12 MS. ADDONA: So before we hear from  
13 the applicant, just procedurally to update the  
14 board, the last time this application was  
15 before you was in April and at that point the  
16 Town Board had decided to consider a zone text  
17 amendment to put specific regulations in the  
18 code as they relate to self storage. Self  
19 storage has already been determined to be a  
20 permitted use in the commercial district, but  
21 there were not regulations that were adequate  
22 for or tailored to that use specifically as it  
23 related to parking.  
24 So in April, the Town Board  
25 acknowledged a draft local law and they sent

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1 Proceedings

2 it over to this board for review with

3 recommendation both on the zoning and under

4 SEQRA, which the Planning Board is serving as

5 lead agency for the three components of this

6 application which are now the zone text

7 amendment as it relates to regulating self

8 storage placing this property into the

9 commercial district. It's already in the

10 Route 202 Overlay District which does allow

11 retail and commercial uses, but placing the

12 property in the commercial district and then

13 the actual site, specific site plan

14 application for the self storage facility on

15 the property. So those are the three issues

16 that are before you.

17 The reason why this application was

18 not on your agenda last month is because we

19 had to do the GML referrals to County Planning

20 as it related to the local law and we would

21 not have had the thirty days by the May

22 meeting. We did receive comments back from

23 County Planning. There was nothing that was

24 really of substance that would hinder this

25 board's consideration of the application

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1 Proceedings

2 You have been presented with a

3 proposed memo from your planner, Mike Kauker,

4 as well as a proposed Environmental Assessment

5 Form Part II. That would not end the SEQRA

6 process. It basically identifies those

7 environmental areas that require looking into

8 it a little bit further before a SEQRA

9 determination could be made. So if at the

10 conclusion of the discussion this evening, if

11 the board is so inclined, you could adopt the

12 EAF Part II.

13 CHAIRMAN CORALLO: Come on up.

14 MS. MELE: Good evening. My name is

15 Amy Mele. And I'm of counsel to Ira Emanuel

16 this evening. He couldn't be here. So I'm

17 sorry of pinch hitting tonight, but I'm

18 familiar now with the application.

19 We did receive a copy of the EAF

20 Part II this afternoon. So we will take a

21 look at that and we will address it in the

22 Part III. And we're here tonight I'm here

23 with Ryan Nasher, the engineer on the project.

24 So we're happy to answer any questions that

25 the board has or give any information and

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1 Proceedings

2 we're here to hear what the public has to

3 say as well.

4 CHAIRMAN CORALLO: Come on up, Ryan.

5 This is a continuation of a public

6 hearing. So I just want Ryan to kind of

7 explain what's going on again in general,

8 anything that's new. What the town board did

9 as far as the coding there, the C District,

10 the storage.

11 MR. NASHER: All right. For the

12 record, Ryan Nasher, from Atzl, Nasher and

13 Zigler. We are the engineers and the surveyor

14 for the project.

15 This project went before this

16 planning board and there is no changes from

17 what has been presented a couple of months

18 ago. I'm just going to go briefly what is

19 being proposed.

20 It's a mini storage warehouse. The

21 size of the improvement for the proposed

22 building, 3 stories, total area,

23 108,600 square feet. The site is located on

24 Central Highway and Route 202. It's a corner

25 lot. We prepared the site plan to address

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1 Proceedings

2 drainage mitigation plan. We prepared the

3 plan what is required by the state.

4 We prepare also the lighting plan,

5 landscaping plan. We heard from the neighbor,

6 they had concern about the screening. We

7 address it by the landscaping. We try to save

8 as many trees as possible. We are able to

9 save about ten trees existing. And the

10 proposed we provide more than adequate needed

11 to screen the whole surrounding and

12 neighborhood possible.

13 The lighting plan showed there is a

14 zero impact that really meet the IES standard

15 for the foot candle analysis. You look at if

16 it's really impacting the proposed lighting,

17 which is the lighting from the parking lot.

18 There's also lighting on the light from the

19 building. It really shows there is no impact

20 of the sound in the neighborhood.

21 If there is no changes, we still

22 have some technical items like we have to do

23 the textiles. We are working with the client

24 to get the textile done. We would be make an

25 appointment with your consultant to do the

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1 Proceedings  
 2 textile at the site. We took a note for all  
 3 the cognitive numbers. All the numbers that  
 4 they're going to put in there.  
 5 We're going to do the traffic for  
 6 the truck turning radius, the way it looks  
 7 like to get in the site and get out. Any  
 8 other comment from the consultant, we received  
 9 the Part II and any item that needs to be  
 10 addressed we can address in Part III and the  
 11 plan would be changed. Those are all  
 12 technical items.  
 13 CHAIRMAN CORALLO: I have a couple  
 14 of questions. This thing has been going on so  
 15 long I keep on getting my mind going here, but  
 16 one of the questions is what about the height,  
 17 do we need to get a variance on the height  
 18 because of the slope?  
 19 MR. NASHER: No. The total height  
 20 that is proposed, 35 feet, which is really  
 21 what is allowed. But the variance that we are  
 22 requiring is our quote is two and a half feet,  
 23 but you're proposing 3-story building. So the  
 24 variance is for the number of floors, not the  
 25 height.

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1 Proceedings  
 2 So what kind of operation it's not 24/  
 3 It's going to be what?  
 4 MR. NASHNER: It's really a typical  
 5 mini storage. The traffic, would say the  
 6 users is going to be really limited. We have  
 7 proposed a number of parking if I'm not  
 8 mistaken.  
 9 CHAIRMAN CORALLO: Parking, six  
 10 spots.  
 11 MR. NASHNER: Yeah, what Ira has  
 12 proposed in the past we're still trying to  
 13 learn how the traffic and the count is going  
 14 to be.  
 15 CHAIRMAN CORALLO: I was looking  
 16 forward to -- not forward, in the evening,  
 17 the place being opened from six o'clock at  
 18 night with trucks going back and forth because  
 19 it is a residential area and on weekends and  
 20 Sundays, so I hope we can put a time limit on  
 21 it and so on, especially at night. I know  
 22 you're going to have people there during the  
 23 daytime. But at night, you know.  
 24 MR. NASHNER: The information that  
 25 was provided to us by the client about the

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1 Proceedings  
 2 CHAIRMAN CORALLO: Not the height.  
 3 Okay.  
 4 MS. ADDONA: I also just want to  
 5 clarify that if the Town Board does move  
 6 forward with the zone text amendments, no  
 7 variance will be needed because that is one of  
 8 the things that is addressed in this proposed  
 9 zone text amendment is to make it consistent  
 10 so that the height and the stories align.  
 11 So that, as Mr. Nasher was saying,  
 12 they wouldn't have needed a variance from the  
 13 actual height of the structure. They would  
 14 have needed it from the stories. So now they  
 15 align so that under these proposed text  
 16 amendments the town board is considering, the  
 17 entire project would be zoning compliant.  
 18 MR. NASHER: Thank you. Appreciate  
 19 it.  
 20 CHAIRMAN CORALLO: Another question  
 21 I got, that was brought up before, I'm not  
 22 familiar with the storage facilities, but we  
 23 did discuss the hours of operation. The  
 24 structure is surrounded on three sides by --  
 25 almost four sides I would say, with residents.

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1 Proceedings  
 2 users, there is no use at night. They usually  
 3 use at the daytime, but again, if let's say  
 4 total use everyday, 10, doesn't mean that 10  
 5 people are going to come in in one shot.  
 6 There could be two of them or one, they use,  
 7 in and out and everything and they don't  
 8 really stay long. They use the facility and  
 9 leave. But it is not --  
 10 CHAIRMAN CORALLO: I'm not worried  
 11 that much during the daytime. I'm just  
 12 worried during the nighttime. A truck pulls  
 13 in, he stops, some of these trucks have noise  
 14 makers on there.  
 15 MR. NASHNER: Understood.  
 16 CHAIRMAN CORALLO: According to  
 17 OSHA, so I don't want them hearing sirens  
 18 going off at two o'clock in the morning in the  
 19 neighborhood. I'd like to have some kind of  
 20 specific --  
 21 MR. McCREEDY: Mr. Chairman, this  
 22 was discussed at the February meeting. The  
 23 hours of operation are six A.M. to ten P.M.  
 24 That was discussed at the Planning Board  
 25 meeting then.

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1 Proceedings

2 MR. WIDMER: So in other words, the

3 clientele will be locked out by the gates.

4 MR. NASHER: Yes, absolutely.

5 There's a gate, it will be locked. Absolutely

6 for the safety for the building, for the

7 owner, yes, it will be locked. If it says ten

8 o'clock and it would be locked at ten o'clock

9 at night.

10 Thanks for the information.

11 CHAIRMAN CORALLO: One of the other

12 things we discussed, I just want to clarify

13 again, the only bathroom in the building will

14 be in the office.

15 MR. NASHER: Yes.

16 CHAIRMAN CORALLO: No bathrooms in

17 the rest of the building at all. That's

18 another item.

19 Let me go through my notes I have

20 here. Is the building going to be gas

21 operated or electric? Regular gas in there

22 because you're going to heat the building and

23 you're going to have air conditioners in

24 there.

25 MR. NASHER: There is a service or

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1 Proceedings

2 drainage. It's not fully tted and des g d

3 yet, but it's good enough fo SEQRA purposes.

4 CHAIRMAN C RALLO: Did we get

5 anything fom West Hav straw

6 MR. M CREEDEY: Of course we did.

7 There's a GML tter from West Haverstraw. I

8 don't remember th d e.

9 CHAIRMAN CORALLO: They have no

10 problems? Did you see that letter from West

11 Haverstraw?

12 MR. NASHER: No, I did not receive

13 the letter.

14 MS. HENDRIE: It's from April 9th.

15 MS. ADDONA: I think their comments

16 were easily addressed.

17 MR. McCREEDY: Yes.

18 MS. ADDONA: They mostly related to

19 engineering and I think between the town's

20 engineer and the applicant's engineer there

21 wasn't anything that wasn't already addressed

22 or couldn't easily be addressed.

23 MR. McCREEDY: It wasn't immaterial

24 but it certainly could be addressed by the

25 applicant. Just write a letter. Just respond

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1 Proceedings

2 Orange and Rockland. There's a gas service

3 there, yes. There will be gas service.

4 CHAIRMAN CORALLO: The other thing I

5 wanted to ask about, you talked about the last

6 meeting and I haven't seen anything --

7 George, did the fire department ever

8 do a review on this building? We need to get

9 that. I need to have the Fire Department look

10 at that and make sure that everything in there

11 is in conformance.

12 MR. BEHN: Right. I have not heard

13 anything from the fire chief yet on this

14 application.

15 CHAIRMAN CORALLO: I want the

16 fir men to look at the plans and say --

17 MR. BEHN: They're familiar with the

18 plans and the fact that it's going to be a

19 fully spr kled building. But they haven't

20 given anythng in writing.

21 CHAIRMAN CORALLO: That's Thiells,

22 correct?

23 MR. BEHN: Correct.

24 MR. McCREEDY: I am comfortable with

25 a Negative Declaration at this point for

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1 Proceedings

2 to the letter.

3 MR. NASHER: All right.

4 CHAIRMAN CORALLO: The only other

5 thing is make a note on there no vehicles be

6 parked on the property overnight any time. I

7 don't want to have it as a parking lot.

8 Anybody else have any questions?

9 You guys have any questions?

10 Ryan, you have anything else.

11 MR. NASHER: I glanced through and

12 we have no problem. These are engineering.

13 Some of the items has already been addressed.

14 What I will do is just type up each comment

15 and address it in reference to what's been

16 provided.

17 CHAIRMAN CORALLO: The main thing

18 right now is for the fire department, we have

19 to get them to look at it and make sure that

20 they have no problems. Okay.

21 MS. ADDONA: George, even if they do

22 not want to put something in writing, if they

23 could just let you know, that they're okay

24 with it, then you can convey that to the

25 board because obviously if they're okay with

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1 Proceedings  
2 it, then it is what it is. I think we want  
3 some confirmation one way or another.  
4 MR. BEHN: Yes.  
5 CHAIRMAN CORALLO: I know it's  
6 sprinkled, but they have a problem getting  
7 around the building, stuff, like that, that's  
8 important.  
9 We'll open up to the public.  
10 Anybody from the public want to say something?  
11 Give your name and address to the  
12 young lady to your right.  
13 MR. BORCHERS: Ken Borchers, 2 Tulip  
14 Tree Drive.  
15 I think you covered most of the  
16 questions that I had which is good. I  
17 appreciate that. One of the questions I had  
18 because considering like you said, north,  
19 south, east and west is completely a  
20 residential neighborhood. I don't care what  
21 it's zoned, but there's all private houses  
22 that live in there and this structure is just  
23 going to be pitiful, but anyway, do we know  
24 what the color of the structure is going to  
25 be? I mean because some of these storage

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1 Proceedings  
2 drawings that show not the color, but  
3 you how it --  
4 MR. McCREEDY: I don't want to speak  
5 for the applicant, but I believe all the  
6 windows with the exception of the office  
7 itself, are all fall windows. They're all  
8 just for esthetic purposes. So there's no  
9 light glare coming from those or anything like  
10 that.  
11 MR. BORCHERS: What about the  
12 advertising signs that are on there about  
13 environmentally controlled and all that stuff,  
14 can they be shut off after a certain hour of  
15 night?  
16 CHAIRMAN CORALLO: You have to  
17 respond to him.  
18 MR. NASHER: So the hours of  
19 operation that we discussed already are six  
20 o'clock until ten o'clock at night. That's  
21 going to be shut down except the parking lot  
22 lighting just for the safety. They're  
23 pointing down.  
24 CHAIRMAN CORALLO: The lights are  
25 designed to shine down so you're not supposed

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1 Proceedings  
2 units are these bright orange.  
3 CHAIRMAN CORALLO: They have to go  
4 to the Architectural Board.  
5 MR. McCREEDY: Mr. Chairman, they  
6 definitely submitted material and they showed  
7 a cross-section of the building. I just don't  
8 recall the color, but it was definitely an  
9 Earth tone from what I recall.  
10 MR. BORCHERS: It's not this  
11 orange --  
12 MR. McCREEDY: No, it's not like a  
13 storage box set up or storage post. It's its  
14 own --  
15 CHAIRMAN CORALLO: I have a small  
16 print that they had submitted to us a while  
17 back.  
18 MR. BORCHERS: I had a copy of the  
19 print and I looked through it and I didn't  
20 see.  
21 MR. McCREEDY: There's a color  
22 rendering if you'd like to take a look.  
23 (Whereupon, there was a brief pause  
24 in the proceedings.)  
25 CHAIRMAN CORALLO: I have other

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1 Proceedings  
2 to be getting glare. My neighbors behind me  
3 have side garages. Every time they pull in  
4 and out, my house lights up. They don't stay  
5 on all night though.  
6 What else do you have?  
7 MS. ADDONA: And you also provided a  
8 lighting plan, right, that shows that there  
9 won't be any spillover?  
10 MR. NASHER: Any spillover, correct,  
11 at the property line.  
12 MR. BORCHERS: I'd like to go over  
13 those hours of operation. Ten o'clock at  
14 night in a residential neighborhood, that's  
15 late. I forget one don't like to hear beep,  
16 beep, beep, beep at ten o'clock at night. I'm  
17 in bed. I'm getting old and there's a lot of  
18 people in the same situation. But that's  
19 late, ten o'clock at night. Seven days a week  
20 this is open?  
21 CHAIRMAN CORALLO: Yes, I think  
22 seven days a week.  
23 MR. BORCHERS: I looked at other  
24 storage facilities. They all have hours of  
25 operation that is lower and there's days that

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1 Proceedings  
 2 it's closed in other storage facilities. So I  
 3 don't know why we have to have this seven days  
 4 a week there. And nobody is going to be  
 5 attending this place. I remember at the last  
 6 meeting, there's not going to be anybody  
 7 there. It's going to be computer generated  
 8 and all this kind of stuff. So I'd like to  
 9 see those hours of operation change. That's  
 10 pretty late.  
 11 MR. McCREEDY: It's staffed by one  
 12 person.  
 13 MR. BORCHERS: They said not all the  
 14 time.  
 15 MR. McCREEDY: So maybe that's the  
 16 case.  
 17 MR. BORCHERS: The last meeting that  
 18 we were at the gentleman said there might be  
 19 someone there. He said occasionally there  
 20 might be somebody there.  
 21 MS. ADDONA: During the day.  
 22 MR. BORCHERS: Occasionally is what  
 23 he said at the last meeting. During the day,  
 24 occasionally. There might be days, he's not  
 25 there because all the applicants are going to

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1 Proceeding  
 2 the water company tells that they can  
 3 supply the water. When we go to sewer  
 4 department if there's a lot of sewage, in this  
 5 case there isn't. If they can't supply the  
 6 power, they'll tell them, it's either gas or  
 7 electric.  
 8 MR. BORCHERS: I didn't hear it  
 9 mentioned at the meetings that the power is  
 10 okay, that the Orange and Rockland approved it  
 11 or anything like that or they're okay with it.  
 12 MS. ADDONA: They won't get a  
 13 building permit without it. They'll have to  
 14 provide you serve letter from all of the  
 15 utilities.  
 16 MR. BORCHERS: Who, the owner or the  
 17 engineer?  
 18 MR. WIDMER: I don't think it will  
 19 be extremely difficult on the power.  
 20 Everything is so efficient and the lights are  
 21 so efficient.  
 22 MR. BORCHERS: I think that's all I  
 23 had, but the hours of operation are the  
 24 important thing for me now. The other stuff  
 25 seems to be being cared for. When I know

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1 Proceedings  
 2 file on line for the facility there. So I'd  
 3 like to see those hours of operation lowered.  
 4 Ten o'clock at night is late. I hear people  
 5 talking on their phone on 202, on the north  
 6 side of 202 talking on their phone where I  
 7 live, at night. So this place will be just as  
 8 bad. And you have people living right there.  
 9 People like to enjoy their home, too, on the  
 10 weekends and at night.  
 11 CHAIRMAN CORALLO: All right. We'll  
 12 discuss that.  
 13 MR. BORCHERS: I appreciate it.  
 14 And the situation with the power,  
 15 has that been discussed with O & R? Is that  
 16 going to be a situation? The reason why I ask  
 17 is because we lose power once at least once  
 18 a month in our development since they put us  
 19 on the same grid as Shop Rite. So this is  
 20 going to increase this problem I think. So  
 21 I'm curious as to how O&R is handling this.  
 22 CHAIRMAN CORALLO: We always go to  
 23 the utilities company to make sure they supply  
 24 power. In this case we don't really need much  
 25 water. It's not a water consuming thing and

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1 Proceedings  
 2 something about what's happening at the next  
 3 meeting about the hours of operation, if  
 4 they're going to change.  
 5 CHAIRMAN CORALLO: It will be kept  
 6 open until our next meeting in July and at  
 7 that meeting, I don't know exactly whether it  
 8 will be approved that night or not, it all  
 9 depends on everything we get in the next month  
 10 or so and everything will be spelled out.  
 11 MS. ADDONA: Procedurally, it can't  
 12 be approved in July because this board has to  
 13 make a SEQRA determination and a  
 14 recommendation to the Town Board on the zoning  
 15 and then it will have to go back to the Town  
 16 Board to put the zoning in place and then it  
 17 would come back to this board for site plan.  
 18 So I think what you're talking about is more  
 19 of a site plan issue. So there's still time  
 20 for further discussion on that matter.  
 21 MR. BORCHERS: Okay, thank you.  
 22 CHAIRMAN CORALLO: Is there anyone  
 23 else who would like to speak?  
 24 Okay. Hearing no one, anybody else  
 25 on the board have anything to say?

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2 We're going to keep this item open.

3 MS. ADDONA: Does the board want to

4 entertain a motion to adopt the full EAF Part

5 II that was prepared by your planner?

6 CHAIRMAN CORALLO: Yes, I think I

7 would like to do that. Can I have a motion to

8 adopt Part II?

9 MR. SAMBRATO: I'll move it.

10 SPEAKER EUFPLT: Moved by

11 Mr. Sambrato.

12 MR. RICCALDO: I'll second it.

13 CHAIRMAN CORALLO: Second by

14 Mr. Riccaldo. All those in favor signify by

15 saying "Aye".

16 (Whereupon, all the Board members

17 responded "Aye".)

18 CHAIRMAN CORALLO: So carried.

19 That's it.

20 Can I a motion to continue the

21 public hearing for Mini Storage to July 10th

22 MR. WIDMER: Move that.

23 CHAIRMAN CORALLO: M de by

24 Mr. Widmer.

25 MR. GIZZI: Second.

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1 Proceedings

2 be vacated. However, has c

3 attention recently this i n easement that, a

4 former easem t tha affects ix parcels, lots

5 one through six of this bdivision.

6 t recently cam to our attention

7 that when the 's a transfer of ownership

8 certain title co nni have been concerned

9 about the ambiguity in this language and so

10 the Town Board adopted a resolution last night

11 authorizing the supervisor to enter into

12 agreements with the six property owners,

13 basically just memorializing what was intended

14 by the note on the Subdivision Plat which was

15 that this easement is no longer in force and

16 effect. And so I've prepared a similar

17 resolution for the Planning Board which I can

18 read for the benefit of the board and the

19 public, and then if there's any discussion,

20 I'm happy to answer any questions.

21 "Resolution Memorializing 1988

22 Extinguishment of Easement.

23 WHEREAS, in 1986, the Planning Board

24 approved a subdivision known as Elliot Place

25 Homes, which subdivision plat was prepared by

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1 Proceedings

2 CHAIRMAN CORALLO: Mr. Gizzi.

3 All those in favor signify by saying

4 "Aye."

5 (Whereupon, all the Board members

6 responded "Aye".)

7 CHAIRMAN CORALLO: Opposed?

8 So carried.

9 We have an item to consider

10 preparing a resolution. Our attorney will

11 handle this.

12 MS. ADDONA: Mr. Chairman, members

13 of the board, this is something that has been

14 brought to your attention previously. This

15 relates to a subdivision that was approved by

16 he Planning Board back in 1986 and the plan

17 was filed with the county clerk in 1988. It's

18 called the Elliot Place Homes subdivision.

19 There an ambiguity on this map. There was

20 an exist g buffer easement that predated the

21 subdivision and on the subdivision Plat it

22 identifies a 75-foot wide easement in

23 parentheses, to be vacated, meaning the

24 intention was that with the filing of this

25 Plat back in 1988, in 1988 that easement would

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1 Proceedings

2 Joseph T. Caruso, P.El, P.C. dated September

3 22, 1986 was filed in the Rockland County

4 Clerk's Office on August 1, 1988 in Book 109

5 of Maps at Page 63 as Map Number 6231 (the

6 "Subdivision Plat"); and

7 WHEREAS, the Subdivision Plat

8 identifies a '75' Wide Buffer Easement (to be

9 vacated)" that is depicted as burdening the

10 rear 75 feet of Lots 1, 2, 3, 4, 5 and 6 of

11 the Subdivision Plat (the "75-foot Buffer

12 Easement"); and

13 WHEREAS, as noted on the Subdivision

14 Plat, the Buffer Easement was existing at the

15 time the Subdivision Plat was approved and the

16 intention was for the 75-foot Buffer Easement

17 to be vacated with the recording of the

18 Subdivision Plat; and

19 WHEREAS, it recently came to the

20 Town Board's and the Planning Board's

21 attention that when outside third parties are

22 reviewing the Subdivision Plat there is

23 uncertainty about the status of the 75-foot

24 Buffer Easement; and

25 WHEREAS, the Planning Board desires



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1 Proceedings

2 to resolve any uncertainty; and

3 WHEREAS, the Town Board adopted a

4 similar resolution at its June 11, 2024

5 meeting; and

6 NOW THEREFORE.

7 BE IT RESOLVED, the Planning Board

8 authorizes the Chairman to enter into an

9 agreement with the owners of Lots 1, 2, 3, 4,

10 5 and 6 and the Town confirming that the

11 75-foot Buffer Easement was extinguished and

12 vacated with the filing of the Subdivision

13 Plat in 1988, which agreements may be recorded

14 against the subject properties."

15 CHAIRMAN CORALLO: Anybody have any

16 questions on that? Can I have a motion to

17 accept this so we can sign it later?

18 MR. RICCALDO: \*\*\*

19 CHAIRMAN CORALLO: Made by

20 Mr. Riccaldo.

21 MR. WIDMER: Second.

22 CHAIRMAN CORALLO: Second by

23 Mr. Widmer. All those in favor signify by

24 saying "Aye."

25 (Whereupon, all the Board members

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1

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


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5 Certified to be a true and accurate

6 transcript of the stenographic minutes taken

7 within.

8 

9

10 Debbie Kline,

11 Senior Court Reporter.

12

13 Dated: June 17, 2024

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1 Proceedings

2 responded "Aye".)

3 CHAIRMAN CORALLO: Opposed?

4 So carried.

5 Anybody have anything else they want

6 to bring up?

7 Have a good 4th of July. See you

8 guys at the next meeting.

9 Can I have a motion to adjourn?

10 MR. WIDMER: Move that.

11 MR. SAMBRATO: Second.

12 CHAIRMAN CORALLO: Second by

13 Mr. Sambrato. All those in favor, signify by

14 saying "Aye."

15 (Whereupon, all the Board members

16 responded "Aye".)

17 CHAIRMAN CORALLO: Opposed?

18 So carried.

19 Have a good summer.

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1 Errata Sheet

2

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

4 DATE OF DEPOSITION: 06/12/2024

5 NAME OF WITNESS:

6 Reason Codes:

7 1. To clarify the record.

8 2. To conform to the facts.

9 3. To correct transcription errors.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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