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In Re:

**CONDENSED**

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

-----X

July 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

Page 2

1  
2           A P P E A R A N C E S :  
3       SAL CORALLO, CHAIRMAN  
4       GLEN WIDMER  
5       WILLIAM RICCALDO  
6       ROBERT SAMBRATO  
7       ANTHONY GIZZI  
8       ANTHONY GIZZI  
9       GLENN MCCREEDY, CONSULTING ENGINEER  
10      GEORGE BEHN, BUILDING INSPECTOR  
11      CHRISTIE ADDONA, PLANNING BOARD ATTORNEY  
12      ANNETTE HENDRIE, SECRETARY  
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Page 4

1           For site plan approval: Proposed  
2       Multi-Family dwellings - 6 buildings and  
3       clubhouse approximately 30 units.  
4           Would applicant's representative  
5       please come up and give your name to the  
6       young lady to your right.  
7           MR. EMMANUEL: Good Evening  
8       Chairman, member - My name is Ira Emmanuel I  
9       am with Emmanuel Law PC I am the attorney for  
10      the applicant.  
11           As you mentioned this is an  
12      application for a multi-family complex to be  
13      built on a small portion of the Letchworth  
14      Village property that is owned by the Town of  
15      Haverstraw. The applicant has recognized the  
16      need for an environmental impact statement.  
17      I ask the Board to issue a positive  
18      declaration under SEQRA. I understand that  
19      is what we are here for this evening. The  
20      Board passed -- adopted a notice of intent  
21      back in the April meeting, 30 days have  
22      passed. My understanding is that you are now  
23      eligible, you are now the lead agency. And  
24      that you are in the position to issue the  
25      positive dec and set a public hearing date

Page 3

1           THE CHAIRMAN: Good evening  
2       everyone. This is the Town of Haverstraw  
3       Planning Board meeting July 10, 2024 7:30  
4       p m. Everyone stand for the pledge of  
5       allegiance.  
6           (Whereupon, everyone rose for the  
7       pledge of allegiance.)  
8           THE CHAIRMAN: We will not be voting  
9       on the adoption of the minutes of the  
10      June meeting done in our next meeting.  
11      Role call Annette.  
12      MS. HENRIE: Sal Corallo.  
13      MR. CORALLO: Here.  
14      MS. HENRIE: William Riccaldo.  
15      MR. RICCALDO: Here.  
16      MS. HENRIE: Glen Widmer.  
17      MR. WIDMER: Present.  
18      MS. HENRIE: Robert Sambrato.  
19      MR. SAMBRATO: Here.  
20      MS. HENRIE: Anthony Gizzi.  
21      MR. GIZZI: Here.  
22           THE CHAIRMAN: First thing on the  
23      agenda is BNE Letchworth - 100 Secor Road -  
24      Thiells.  
25           Section 19.16 Block:01 Lot 14.

Page 5

1           for a scoping out hearing.  
2           THE CHAIRMAN: I am sorry.  
3           MR. EMMANUEL: I have nothing  
4       further.  
5           THE CHAIRMAN: That is it. Okay, I  
6       am turning to it the attorney.  
7           MS. ADDONA: Procedurally what this  
8       means is that the applicants will be  
9       preparing an environmental impact statement.  
10      As part of that process there will be what is  
11      called a scoping session. Which is basically  
12      the table of contents of what the  
13      environmental impact statement would be.  
14      It's proposed that that will be held next  
15      month. However if the board -- if there is  
16      no quorum that cannot happen. That's the way  
17      the resolution currently reads. And as part  
18      of that the public will be able to comment on  
19      what they believe are the environmental  
20      issues that should be addressed in the  
21      environmental impact statement. And then the  
22      Board and your consultants will take that  
23      into consideration in working with the  
24      applicant to put together the final scoping  
25      document. And then once the draft

Page 6

1 environmental impact statement, which is the  
 2 first around where applicant addresses all of  
 3 the substantive environmental issues that are  
 4 raised, then there will be another  
 5 opportunity for public comment on that  
 6 document. So it is a little different  
 7 process than what the board usually deals  
 8 with. But it will be, I believe, a very  
 9 streamlined and efficient process. And it  
 10 give the Board and the public opportunity for  
 11 review and public comment on this project as  
 12 we go through the process. And so with that  
 13 in mind your planner Mike Kauker who couldn't  
 14 be here tonight prepared a positive  
 15 declaration that has been circulated to the  
 16 board in advance it also has been presented  
 17 on the website for your consideration. And I  
 18 prepared a resolution for the board to  
 19 consider adopting the positive declaration.  
 20 I was not going to read the positive  
 21 declaration. I was just going to read the  
 22 resolution.  
 23 MR. MCCREEDY: What about the dates  
 24 for the resolution.  
 25 MS. ADDONA: Right now it states

Page 8

1 subdivision approval (from the remainder of  
 2 the former Letchworth Property) and site plan  
 3 approval to construct approximately  
 4 residential units in several buildings and  
 5 related amenities, including parking,  
 6 internal roads and recreational facilities;  
 7 and.  
 8 Whereas, this is a Type 1 action  
 9 pursuant to the State Environmental Quality  
 10 Review Act ("SEQRA") and.  
 11 Whereas, at its April 10, 2024  
 12 meeting, the Planning Board declared its  
 13 intent to serve as lead agency for a  
 14 coordinated SEQRA review, and.  
 15 Whereas, the Applicant submitted a  
 16 Full Environmental Assessment Form ("FEAF")  
 17 Part 1; and.  
 18 Now Therefore.  
 19 BE IT RESOLVED, the Planning Board  
 20 declares itself lead agency for the above  
 21 referenced action and.  
 22 BE IT FURTHER RESOLVED that the  
 23 Planning Board, acting as lead agency, hereby  
 24 adopts the Positive Declaration dated July  
 25 10, 2024 directing that the Applicant prepare

Page 7

1 that the scoping session will be on  
 2 August 14th.  
 3 So I would say stick with the 14th  
 4 for now and if for some reason we don't have  
 5 a quorum that night we will have to put it  
 6 over to the next month. We'll put  
 7 August 14th down so that if we can do it we  
 8 will do it.  
 9 MR. EMMANUEL: This way it could be  
 10 posted ENB and notices can be sent out.  
 11 MS. ADDONA: We will coordinate that  
 12 this week so we know one way or another.  
 13 The resolution reads that it will be  
 14 on August 14th.  
 15 Town of Haverstraw Planning Board  
 16 Resolution Adopting SEQRA Positive  
 17 Declaration.  
 18 Whereas, Haverstraw Group LLC and  
 19 BNE Acquisitions LLC (Applicant) submitted  
 20 applications to the Town as it relates to an  
 21 approximately 23-acre portion of the former  
 22 Letchworth Property (Tax Lot 19.6-1-14) to  
 23 the Town Board for a zone change for this  
 24 portion of the Property from the zoning  
 25 district and (ii) to the Planning Board for

Page 9

1 an Environmental Impact Statement (EIS) and.  
 2 BE IT FURTHER RESOLVED, the Planning  
 3 Board will hold a public scoping session on  
 4 the EIS at its August 14, 2024 meeting and  
 5 leave the record open for written comments  
 6 until 5:00 p.m. on August 21, 2024 and.  
 7 BE IT FURTHER RESOLVED, the Planning  
 8 Board Clerk is hereby directed to file and  
 9 distribute the Positive Declaration, publish  
 10 the Positive Declaration in the Environmental  
 11 Notice Bulletin and further distribute, file  
 12 and/or publish the Positive Declaration and  
 13 any related documents as required by law.  
 14 THE CHAIRMAN: Motion to adopt this  
 15 positive declaration.  
 16 MR. WIDMER: I will make it.  
 17 MR. GIZZI: Second.  
 18 THE CHAIRMAN: Mr. motion made by Mr.  
 19 Widmer and seconded by Mr. Gizzi. All in  
 20 favor signify by saying aye.  
 21 (Whereupon, the Board responded  
 22 aye.)  
 23 THE CHAIRMAN: Opposed? So carried.  
 24 Next item.  
 25 MR. EMMANUEL: Thank you.

Page 10

1 MS. ADDONA: We are going to -- I  
2 see that earlier my understanding is that  
3 Eastgate as adjourned for the evening. Is  
4 there anyone here on Eastgate. Just to  
5 confirm there is no one on Eastgate, 321  
6 Route 202.  
7 So we are going out of order then.  
8 Number 4 on the agenda which is Garnerville  
9 Mini Storage-3 West Ramapo Road (Garnerville)  
10 26.09 Block:04 Lot:33.  
11 Site Plan Approval Continuation of  
12 Public Hearing.  
13 Proposed Mini Storage/Self Storage  
14 Facility.  
15 3 Stories-Total of 35,200 square  
16 Feet. For the board consideration: Negative  
17 Declaration and Zoning Recommendation. I  
18 drafted to the board in advance of the  
19 meeting as well as put on the website for the  
20 benefit of the public.  
21 MR. EMMANUEL: Ira Emmanuel,  
22 Emmanuel Law PC attorney for the applicant.  
23 Mr. Chairman, the Board is familiar with this  
24 application. We had a public hearing back in  
25 April at which time you declared yourselves

Page 12

1 one way or another Mr Widmer We will  
2 back before this board. But we can have that  
3 conversation at a future date. What I will  
4 tell you is that unlike the old style  
5 self-storage facilities that you may be used  
6 and I am used to. This is not going to have  
7 the big clanky overhead doors, these are  
8 electronic sliding doors so you're not going  
9 to have that kind of noise. Yes, there will  
10 be some noise obviously when people are  
11 loading or unloading the amount of loading or  
12 unloading in the evening will be fairly  
13 small. But, again, we'll be happy to have  
14 that conversation at a later date.  
15 MS. ADDONA: To reiterate all the  
16 board is considering this evening is the  
17 SEQRA determination and the zoning  
18 recommendation which also has to go back to  
19 the Town Board to consider the zoning and you  
20 would come back to this board again for site  
21 plan referral. That can be we discuss and  
22 something we put in resolutions previously as  
23 a condition.  
24 THE CHAIRMAN: Anyone else on the  
25 Board? Anyone from the public want to speak

Page 11

1 as lead agency pursuant to -- previously  
2 adopted NOI. And the project was adjourned  
3 to this date. We have no further submissions  
4 to make. And we submitted EAF part 1 and AF  
5 part 3. With respect to an answer to the  
6 part 2. And we believe we are ready for a  
7 negative declaration.  
8 THE CHAIRMAN: This is a  
9 continuation of the public hearing. Is there  
10 any members of the board that have anything  
11 to add.  
12 MR. WIDMER: The issue that has been  
13 raised is the hours of operations. Has that  
14 been hammered out?  
15 MR. EMMANUEL: I don't recall what  
16 the start hours are, sometime 8:00 or so in  
17 the morning, perhaps 7. The closing time is  
18 10:00 p.m.  
19 MR. WIDMER: Okay.  
20 THE CHAIRMAN: 7 days a week.  
21 MR. EMMANUEL: Yes.  
22 MR. WIDMER: I was wondering if the  
23 applicant would be amenable to making it 7 or  
24 8 p.m.  
25 MR. EMMANUEL: I am not authorized

Page 13

1 about this. Come up to the podium, please,  
2 and give the young lady your name again.  
3 MR. BORCHUS: Ken Borchus. The last  
4 meeting that we had and I am glad you brought  
5 up the hours of operation, this is completely  
6 a residential neighborhood. The other  
7 question is, you had bought up about the fire  
8 department. Are they able to get in there to  
9 fight the fire if needed, I don't know if  
10 that was answered yet.  
11 THE CHAIRMAN: I have not received a  
12 report yet.  
13 MR. BEHN: I did have a conversation  
14 with the fire chief and they have no  
15 opposition to what they are proposing. They  
16 will be sending a letter.  
17 THE CHAIRMAN: I don't know what  
18 they call it, sandpipes --  
19 MR. BEHN: It's sprinklers.  
20 THE CHAIRMAN: I want to make sure  
21 they don't have any problems or questions.  
22 They should tell us about it now. But when  
23 the project starts they will be involved.  
24 I'd like to know more about it before time.  
25 MR. BORCHUS: We talked about the

Page 14

1 lights being shutoff so we have all the  
2 lights shut off at a decent hour so if they  
3 change the operation to 8:00 at night all the  
4 lights go out.  
5 THE CHAIRMAN: They will always have  
6 the lights on the building, it's a safety  
7 measure.  
8 MR. BORCHUS: We don't need them  
9 shinning in my windows.  
10 THE CHAIRMAN: There is a rule where  
11 when the lights are supposed to be shinning  
12 out down.  
13 MR. BORCHUS: I want it resolved  
14 now. I don't want to be sitting with the  
15 light shinning on me and come back and figure  
16 out how we going to fix it.  
17 MS. ADDONA: I believe it's on the  
18 plan that engineers demonstrated that it will  
19 be point --  
20 MR. MCCREEDY: All down shielded  
21 lighting. This is not approval tonight. Not  
22 that this discussion should not continue  
23 forward. But the applicant has presented  
24 information that you are requesting and if  
25 for some means there was an error light

Page 16

1 Facilities.  
2 Whereas, the applicant, Pimesp  
3 Capital LLC, proposes to convert a vacant lot  
4 (formally containing a single-family  
5 residential home that has since been  
6 demolished into a self-storage facility; and,  
7 Whereas, the subject property is  
8 located at 3 West Ramapo Road in the  
9 unincorporated Town and is shown on the Town  
10 tax map as 26.09-4-33 and.  
11 Whereas, the Applicant, with the  
12 consent of the owner of the Property, 31  
13 Collins LLC, submitted the following  
14 applications to the Town:  
15 1, Application to the Planning Board  
16 for site plan approval dated August 7, 2023.  
17 2, Petition to the Town Board dated  
18 December 21, 2023 seeking to rezone the  
19 Property from the R-15 zoning district to the  
20 C zoning district.  
21 Whereas, while processing these  
22 applications, it came to the Town Board's  
23 attention that the Town Code does not have  
24 regulations directly applicable to  
25 self-storage facilities, particularly as it

Page 15

1 fixture after construction is completed that  
2 would be corrected.  
3 MR. BORCHUS: The other question I  
4 got, how do garbage trucks get in and out to  
5 pickup the garbage.  
6 THE CHAIRMAN: I don't know -- I  
7 don't think they have much garbage.  
8 MR. BORCHUS: You have boxes.  
9 THE CHAIRMAN: I know when they  
10 empty out the --  
11 MR. MCCREEDY: We can bring that  
12 that up. That is worthy of a conversation.  
13 MR. BORCHUS: I think that is all I  
14 have right now.  
15 THE CHAIRMAN: That you. Anyone  
16 see? So you will give me a resolution.  
17 MS. ADDONA: As I stated earlier a  
18 negative declaration and zoning report was  
19 prepared for this Board to consider and  
20 circulated and made available to the public  
21 on the website.  
22 The Town of Haverstraw Planning  
23 Board Resolution adopting SEQRA Negative  
24 Declaration and Zoning Report Garnerville  
25 Mini-Storage/Regulating Self-storage

Page 17

1 relates to parking and, therefore, at the  
2 Town Board's April 9, 2024 meeting it  
3 proposed:  
4 3, Local Law to regulate  
5 self-storage facilities in the unincorporated  
6 Town's C and PIO districts.  
7 Whereas, the Planning Board is lead  
8 agency for a coordinated review of this Type  
9 1 action pursuant to the State Environmental  
10 Quality Review Act (SEQRA) which review  
11 includes the zone text amendments and zone  
12 change, as well as the proposed site plan  
13 and.  
14 Whereas, the Applicant submitted at  
15 full Environmental Assessment Form (FEAF)  
16 Part 1 and  
17 Whereas, the Planning Board adopted  
18 an FEAF, Part 2, identifying those  
19 environmental areas where there was the  
20 potential for moderate to large impacts from  
21 the proposed projects, and  
22 Whereas, the Applicant submitted  
23 responses to the FEAF, Part 2, demonstrating  
24 that any potential impacts can be mitigated  
25 such that there is not the potential for any

Page 18

1 significant adverse environmental impacts  
2 from the proposed project, and.  
3       Whereas, pursuant to Town Zoning  
4 Code 167-108(B) the Town Board referred the  
5 proposed zoning amendments to the Planning  
6 Board for its review and report, which the  
7 Planning Board considered in conjunction with  
8 its SEQRA review and.  
9       Whereas, the Planning Board has held  
10 duly noticed public hearings on the proposed  
11 actions and.  
12       Now Therefore.  
13       Be it further resolved that the  
14 planning Board, acting as lead agency hereby  
15 adopts the attached negative Declaration  
16 finding that there will be no significant  
17 adverse, the impacts from the Proposed  
18 Project for the reasons set forth in the  
19 Negative Declaration and.  
20       Be it Further Resolved, the Planning  
21 Board Clerk has hereby directed to file and  
22 distribute the Negative Declaration in  
23 accordance with 6 NYCRR 617.12(b) publish the  
24 Negative Declaration in the Environmental  
25 Notice Bulletin in accordance with 6 NYCRR

Page 20

1 August 14th.  
2       MR. EMMANUEL: That is going to be the  
3 Town Board enough time to act.  
4       MS. ADDONA: We can try and we can  
5 always adjourn.  
6       MR. EMMANUEL: That is fine.  
7       MR. MCCREEDY: You need a resolution  
8 for the notice back to the Town Board.  
9       MS. ADDONA: They were both  
10 addressed.  
11       THE CHAIRMAN: That is it.  
12       MS. ADDONA: Motion to adjourn the  
13 public hearing to August 14th.  
14       THE CHAIRMAN: Motion to adjourn the  
15 public the hearing to August 14th.  
16       MR. WIDMER: I will move that  
17 system.  
18       MR. SAMBRATO: Second.  
19       THE CHAIRMAN: All those in favor  
20 signify by saying aye.  
21       (Whereupon, the Board responded  
22 aye.)  
23       THE CHAIRMAN: Opposed.  
24       (Whereupon, there was no response by  
25 the Board.)

Page 19

1 617.12(c) and further distribute, file and/or  
2 publish the Negative Declaration and any  
3 related documents as required by law and.  
4       Be It Further Resolved, that the  
5 Planning Board Hereby adopts the attached  
6 Report Dated July 10, 2024 and directs the  
7 Planning Board Clerk to circulate the Zoning  
8 Report to the Town Board and all necessary  
9 staff and consultants. Dated July 10,2024.  
10       THE CHAIRMAN: Thank you. Is there  
11 any motions to approve this resolution?  
12       MR. SAMBRATO: So moved.  
13       MR. RICCALDO: Second.  
14       THE CHAIRMAN: All in favor signify  
15 by say aye.  
16       (Whereupon, the Board responded  
17 aye.)  
18       THE CHAIRMAN: Opposed?  
19       (Whereupon, there was no response by  
20 the Board.)  
21       THE CHAIRMAN: So carried.  
22       MR. EMMANUEL: You want to get  
23 continuation date for the public hearing.  
24 Please.  
25       MS. ADDONA: For now we will say

Page 21

1       THE CHAIRMAN: So carried. If we  
2 have any changes we will contact you.  
3       Next on the agenda is Marian Shrine  
4 174 Filors Land-(Stony Point)  
5 Section 20.13 Block:01  
6 Lot:01(Haverstraw)  
7 Section:20.09 Block:01 Lot:33(Stony  
8 Point)  
9       Site Plan Approval:  
10       Ground Mounted Solar Array to  
11 generate Electricity delivered directly to  
12 Orange and Rockland Utility grid.  
13       Revised plan Submitted  
14       Have them turn it on an angle so the  
15 public can see is it. so she can see what  
16 we are looking at. Okay.  
17       MS. KNASICH: Good evening.  
18 Jennifer Knasich on behalf of the applicant.  
19 I also have Mr. Henry Cortiz with me. In  
20 light of our multiple conversations with the  
21 town representative and community members.  
22 It is clears the most critical issues  
23 relating to this project is tree clearing  
24 and, two, the possible impact to the  
25 neighbors from the potential storm water

Page 22

1 runoff and visual impact. In response to  
 2 this feedback with Cory's leadership we have  
 3 done exhaustive moldings and possible raised  
 4 designs and locations. What these  
 5 discussions have resulted in is the revised  
 6 plans before you this evening. The variances  
 7 have permitted a portion of the open field  
 8 and also the additional wooded area. These  
 9 accommodations have allowed us to adjust  
 10 solar arrays at a minimum of 150 feet from  
 11 any adjacent property all around. That is in  
 12 comparison to the minimum setback  
 13 requirements of 70 feet which is double what  
 14 is required. We are also reducing as a  
 15 result of this revised plan the need for tree  
 16 clearing and potential for new water runoff  
 17 issues. The maintenance of our trees around  
 18 the perimeter of the shrine also provide  
 19 addition screening for solar project. That  
 20 is the gist of what you're seeing before you  
 21 this evening. I can have Henry go into more  
 22 detail if you want.  
 23 THE CHAIRMAN: The third location.  
 24 I know you've been moving it around. I have  
 25 not figured out the math and the

Page 24

1 guess with the contractors you have a section  
 2 with a little wooden driveway.  
 3 MR. CORTEZ: That's correct, we  
 4 removed --  
 5 THE CHAIRMAN: Do you need to have  
 6 that much area. I see the arrays in  
 7 different places and they don't look that  
 8 big. I gone through Harriman and the  
 9 throughway, they have one there and it  
 10 doesn't look anywhere near the size this is  
 11 going to be. Do you need to have 13 acres.  
 12 MR. CORTEZ: To make this project  
 13 viable we do, yes. We did remove all the  
 14 solar panels from the eastern and western  
 15 side. We included that western side which is  
 16 the small L shape area of G101.  
 17 THE CHAIRMAN: You are representing  
 18 Corgen(sic).  
 19 MR. CORTEZ: Yes.  
 20 THE CHAIRMAN: When you put these  
 21 arrays up and trying have the sun to supply  
 22 electricity power to all of these do you  
 23 usually look for open fields or you cut trees  
 24 down to put these solar panels in. It  
 25 doesn't make sense to me.

Page 23

1 calculations.  
 2 MR. CORTEZ: Three of the lots will  
 3 be the same size, 13 and-a-half acres.  
 4 Roughly still the same. It's about the same  
 5 size. We took the recommendation from the  
 6 Board. We did have a Town Hall meeting at  
 7 the Marian Shrine. Sent notices to  
 8 neighbors. A few didn't show up. The  
 9 biggest concern was the buffer.  
 10 THE CHAIRMAN: The one meeting you  
 11 had on a Saturday or Sunday and it rained  
 12 that day.  
 13 MR. CORTEZ: That is correct. The  
 14 original array had 70, 75 feet of buffer. So  
 15 what we did was we met with Marian Shrine at  
 16 the Town Hall and took those considerations  
 17 and now we have minimum buffers to 150 all  
 18 the way to 300 feet. We pushed the array as  
 19 much as we could to the center of Marian  
 20 Shrine.  
 21 THE CHAIRMAN: One of the questions  
 22 I had. I know you looking at the plan on the  
 23 right side which is Little Bern Drive, you  
 24 moved that way from there and then the other  
 25 one I want to call it Hemlock or Hindbang. I

Page 25

1 MR. CORTEZ: We try our best to stay  
 2 with open fields. They would like to keep  
 3 that open field open. They host events at  
 4 Marian Shrine.  
 5 THE CHAIRMAN: They have another one  
 6 planned for August?  
 7 MR. CORTEZ: They wish to have the  
 8 arrays on the east and western side to keep  
 9 the center point open to have gatherings in  
 10 that area.  
 11 THE CHAIRMAN: They want to keep it  
 12 open. But you're asking to subdivide the  
 13 property, number one.  
 14 MS. KNASICH: Correct.  
 15 THE CHAIRMAN: We have to have --  
 16 Marian Shrine wants to use this for other  
 17 things now. Once you subdivide it and do  
 18 this solar panels you cannot do anything else  
 19 there other than the solar panels.  
 20 MS. ADDONA: Does the subdivide lot  
 21 include that subdivided space.  
 22 MR. CORTEZ: No, it's the east and  
 23 west side. That center point is that. The  
 24 solar area. The center point is Marian  
 25 Shrine. It's their request to keep that an

Page 26

1 open area so they can host their events which  
2 they have on a regular basis.  
3 MR. WIDMER: What's the distance  
4 between the open field, do you know that.  
5 MR. CORTEZ: The distance from?  
6 MR. MCCREEDY: Between the two  
7 arrays.  
8 MR. CORTEZ: 3 or 400 feet.  
9 MR. WIDMER: How many events do you  
10 think you have?  
11 MR. CORTEZ: Two or three events a  
12 year they told us. I am uncertain.  
13 THE CHAIRMAN: I am looking at the  
14 plan and I see up here the new parcel  
15 subdivision, 75 foot set back from the fence.  
16 Then I see a fence around here, down this  
17 way. I am not quite sure -- the red line  
18 goes across. Can you turn that towards me.  
19 MR. MCCREEDY: It's not showing what  
20 you stated. It is showing that that grass  
21 field is now going to be part of the  
22 subdivide lot.  
23 MR. CORTEZ: In the subdivision  
24 THE CHAIRMAN: That is the  
25 subdivision, everything to the south --

Page 28

1 subdivide are going across this way and we  
2 are going down --  
3 MS. ADDONA: We need one person to  
4 talk at a time  
5 MR. MCCREEDY: We have not gotten to  
6 that point. What I think has to be cleared  
7 up is that the subdivided parcel will retain  
8 ownership by Marian Shrine. They are  
9 releasing lot area for the solar panels?  
10 MS. KNASICH: That has always been  
11 did the case from day one.  
12 MR. MCCREEDY: We forgot.  
13 MR. CORTEZ: Marian Shrine will  
14 retain ownership. The reasoning behind the  
15 subdivision is because the local utility of  
16 Rockland and Orange will not give us two  
17 service entires in one lot. They are forcing  
18 us to subdivision in order to give two line  
19 into the actual line. That is the reasoning.  
20 But the Marian Shrine is not having any  
21 thoughts of selling. They will own that  
22 land. They are utilizing the space on the  
23 property this was not used before. It was  
24 space that was just there.  
25 MR. GIZZI: That middle section is

Page 27

1 MR. CORTEZ: It's the southern part  
2 of the lot --  
3 THE CHAIRMAN: Part of the  
4 subdivision.  
5 MR. CORTEZ: The array is in the  
6 southern portion.  
7 THE CHAIRMAN: The open field is  
8 also in the southern portion.  
9 MR. CORTEZ: That is correct.  
10 THE CHAIRMAN: I think I am correct.  
11 MR. MCCREEDY: How is Marian Shrine  
12 going to use the property to that is being  
13 subdivided.  
14 MR. CORTEZ: The only lease area  
15 would be where the solar panels are. That is  
16 going to be fenced. If you look at the  
17 actual fencing, the fencing goes around the  
18 solar. And the center portion will still be  
19 used by Marian Shrine.  
20 MR. MCCREEDY: Marian Shrine are  
21 retaining ownership of that lot.  
22 MR. CORTEZ: There is no plan of  
23 selling.  
24 THE CHAIRMAN: When you subdivide  
25 the property -- I want to clarify. If we

Page 29

1 not fenced off?  
2 MR. CORTEZ: It is still open.  
3 THE CHAIRMAN: We have a lot more  
4 work to do on this.  
5 MS. KNASICH: The purpose for  
6 appearing obviously is we appeared before the  
7 work session in June. It's gone by so  
8 quickly. We figure we out come out and show  
9 the site plan to the full board so we are  
10 clear now what we are moving forward with  
11 respect to the application.  
12 MR. MCCREEDY: This might help the  
13 board. If you look at the have last sheet,  
14 G103, it shows the change from the previous  
15 submission to the current one. So the Orange  
16 shaded area in the previous submission is now  
17 the pink highlighted area is what has been  
18 modified. It shows you the update.  
19 THE CHAIRMAN: I got to get it in my  
20 mind. We are not subdividing across the  
21 whole lot of the back of the property, am I  
22 right. The Center part is not part of the  
23 subdivision?  
24 MS. KNASICH: It is.  
25 THE CHAIRMAN: But you're not



Page 30

1 leasing that.

2 MS. KNASICH: That is correct.

3 THE CHAIRMAN: When we approve the

4 zoning change --

5 MS. KNASICH: There is no zone

6 change.

7 THE CHAIRMAN: If you can put an

8 array panel there but we have to approve

9 that?

10 MS. KNASICH: The site plan.

11 THE CHAIRMAN: The site plan is not

12 for at the whole part of the subdivision,

13 it's just the two corners.

14 MS. KNASICH: Now you're confusing

15 me.

16 THE CHAIRMAN: So the center part is

17 not going to be part of the --

18 MS. KNASICH: The project, correct.

19 It's a subdivided land but it will not be

20 part of the site plan application because we

21 are not building or approving in that area.

22 THE CHAIRMAN: So the site plan is

23 for two arrays.

24 MS. KNASICH: Correct.

25 MS. ADDONA: Regularly when his

Page 32

1 question. Your backyard of neighbors there

2 is 150 feet away and that makes a lot

3 noise.

4 MR. CORTEZ: They don't.

5 THE CHAIRMAN: I don't have anything

6 else right now. The drainage, I don't want

7 to get into the drainage at this point.

8 Anyone have any questions right now?

9 MR. WIDMER: You are going to

10 prepare a tree survey.

11 MR. CORTEZ: We have a full plan

12 done with water and protection plan and a

13 tree plan.

14 THE CHAIRMAN: What are we doing?

15 We have to set the public hearing. Where are

16 we with this? I want to set it up to get the

17 public to participate.

18 MS. KNASICH: I need to notice. We

19 need to have that discussion as well. Timing

20 wise we are still in the middle of plans, 3

21 to 4 weeks. Fast forward 3 to 4 weeks.

22 Obviously you need time to review it with the

23 Board and the professionals and need time to

24 review it. Logistically August is out, so I

25 was hopeful for September.

Page 31

1 Board grants site plan approval it links to a

2 specific plan. And we lay that out in

3 detail, the date of the plan, the title of

4 the plan, the last revised date of the plan

5 so there is clear reference what is on it.

6 So whatever the board, if anything, ends up

7 approves so the arrays can only be in those

8 locations that are so designated.

9 MS. KNASICH: It will be in the

10 resolution.

11 MS. ADDONA: Correct.

12 THE CHAIRMAN: The other thing. We

13 are not going into details, everything is

14 going to come in and out not the traffic, you

15 are bringing the power all the way down

16 Southern Lane to backyards of Mable Drive, is

17 that correct? And you go down there

18 everything to that point, am I right?

19 MS. KNASICH: Correct.

20 THE CHAIRMAN: The other question I

21 have is if you have switch boards and

22 transformers on this property.

23 MR. CORTEZ: We do but they do not

24 make any noise.

25 THE CHAIRMAN: Let me ask the

Page 33

1 THE CHAIRMAN: You want to set it up

2 for September, that is okay right now. So

3 we'll set the date for the public hearing for

4 September 11th. That's the date they fall

5 on. You have to get all of that information

6 in.

7 MS. KNASICH: We heard the direction

8 loud and clear from the work session.

9 MS. ADDONA: If you do get it in in

10 3 to 4 weeks and you want to come to the

11 workshops at the end of August.

12 MS. KNASICH: That would be helpful.

13 What is the date of that?

14 MS. ADDONA: The last Thursday of

15 the month. August 23rd -- I am sorry 22nd.

16 But that may be subject to change as again

17 mentioned because of the end of the summer

18 but certainly if you guys get us something we

19 can coordinate an alternate date?

20 MS. KNASICH: Sounds like a plan.

21 THE CHAIRMAN: Anyone have any

22 questions? So that's what we will do.

23 Submit all of the paperwork and we will have

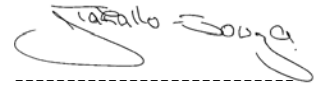
24 a public hearing on September 11th.

25 Motion on that. Set the date for

1 September.  
 2 MR. GIZZI: Motion.  
 3 MR. WIDMER: Second.  
 4 THE CHAIRMAN: Motion made and  
 5 seconded. All those in favor signify by  
 6 saying aye.  
 7 (Whereupon, the Board responded  
 8 aye.)  
 9 THE CHAIRMAN: Apposed.  
 10 (Whereupon, there was no response by  
 11 the Board.)  
 12 THE CHAIRMAN: So carried.  
 13 Anything else?  
 14 Thank you, very much.  
 15 Motion to adjourn.  
 16 MR. WIDMER: Move that.  
 17 MR. GIZZI: Second.  
 18 THE CHAIRMAN: All you favor say  
 19 aye.  
 20 (Whereupon, the Board responded  
 21 aye.)  
 22 THE CHAIRMAN: All opposed.  
 23 (Whereupon, there was no response by  
 24 the Board.)  
 25 THE CHAIRMAN: So carried

REPORTER'S CERTIFICATION

The foregoing is hereby certified to be a true and correct transcript of the proceedings held in the above matter.



JEANNINE M. TARALLO-SOUZA  
 Official Court Reporter

Filed: August 13, 2024

1 Errata Sheet  
 2  
 3 NAME OF CASE: In Re: TOWN OF HAVERS PLANNING BOARD MEETING  
 4 DATE OF DEPOSITION: 08/10/2024  
 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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