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

Number 13, 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.

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:
4
5 SAL CORALLO, CHAIRMAN
6
7 ANTHONY GIZZI
8 WILLIAM RICCALDO
9 GLENN WIDMER
10 ROBERT SAMBRATO
11 GLENN MCCREEDY, CONSULTING ENGINEER
12 MICHAEL D. KAUKER, PLANNING CONSULTANT
13 CHRISTIE ADDONO, PLANNING BOARD ATTORNEY
14
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1 Proceedings
2 I will ask our attorney to read
3 proof of publication.
4 MS. ADDONO: Mr. Chairman, we did
5 receive the affidavit
6 proof of certified mailings and I will
7 read the Notice of Public Hearing for the
8 record.
9 Please take note that the Town of
10 Haverstraw Planning Board does hereby schedule
11 a Public Hearing to consider the application
12 of Blaze 4 LLC. for the following Site Plan
13 Approval:
14 Cannabis Retail Business: Use a
15 portion of an existing building (formerly a
16 bank) as a New York State licensed adult
17 recreational use Cannabis Dispensary with no
18 cannabis consumption permitted on site.
19 Said property being located on the
20 southeast corner of West Ramapo Road and
21 Moorea Court.
22 Said property is located on the Town
23 of Haverstraw Tax Map as 81 West Ramapo Road,
24 Garnerville, Section 26:09, Block 4, Lot 1.
25 Said Public Hearing shall be held on

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1 Proceedings
2 CHAIRMAN CORALLO: Good evening,
3 everyone. Welcome to the Town of Haverstraw
4 Planning Board, November 13th, 2024, 7:30 P.M.
5 Would everyone please stand for the Pledge.
6 (Pledge of Allegiance.)
7 MS. ADDONO: Sal Corallo.
8 CHAIRMAN CORALLO: Present.
9 MS. ADDONO: Glenn Widmer.
10 MS. WIDMER: Here.
11 MS. ADDONO: Robert Sambrato.
12 MR. SAMBRATO: Here.
13 MS. ADDONO: Anthony
14 MR. GIZZI: Here.
15 MS. ADDONO: William Riccaldo.
16 MR. RICCALDO: Here.
17 MS. ADDONO: James Monte.
18 MR. MONTE: Here.
19 CHAIRMAN CORALLO: Okay. The
20 adoption of minutes from October 9th, 2024,
21 we'll postpone for the next meeting.
22 The first item on the agenda is Blaze
23 420, LLC. 81 West Ramapo Road, Garnerville,
24 Section: 26.09, Block: 04, Lot: 01. Here for
25 Site Plan Approval and a Public Hearing.

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1 Proceedings
2 Wednesday, November, 13th at 7:30 P.M. in the
3 large meeting room of Haverstraw Town Hall,
4 One Rosman Road, Garnerville.
5 All interested parties are invited
6 to attend and will be heard by the board.
7 By order of the Planning Board of
8 the Town of Haverstraw: Sal Corallo,
9 Chairman, Christie Addona, Planning Board
10 Secretary, and Annette Hendrie, Chief Clerk.
11 October 22nd, 2024."
12 CHAIRMAN CORALLO: All right, thank
13 you.
14 MS. ADDONO: Mr. Chairman and
15 members of the board and members of the
16 public, just for the record, in case anyone is
17 here tonight on the applications of Marian
18 Shrine, 174 Filors Lane, which is a ground
19 mounted solar array, or BNE Letchworth, 100
20 Secor Road, which is a proposed multifamily
21 dwelling, six buildings and a clubhouse,
22 neither of those applications are being heard
23 this evening. I just wanted to state that in
24 case anyone was here on those applications.
25 CHAIRMAN CORALLO: Thank you.

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1 Proceedings
2 This applicant is here for the New
3 York State licensed Adult Recreational Use
4 Cannabis Dispensary. Partial building that
5 will be utilized, approximately gross square
6 area of 1,611 square feet. No on-site
7 consumption or production proposed.
8 Would the applicant please come up
9 here.
10 MS. MELE: Good evening, everybody.
11 CHAIRMAN CORALLO: Does she have
12 your name?
13 MS. MELE: Amy Mele. I'm of counsel
14 to Ira Emanuel tonight, 4 Laurel Road, New
15 City, New York. Thank you very much for
16 hearing us tonight.
17 At the risk of being a little
18 redundant, this is an application by Blaze
19 420.LLC. seeking to use a portion of the old
20 Commerce Bank building at the corner of 202
21 and Moorea Court for a New York State Licensed
22 Adult Recreational Use Cannabis Dispensary.
23 As the attorney mentioned, there will be no
24 on-site consumption. As per your committee we've
25 submitted a site plan, a security plan, a

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1 Proceeding
2 So with that, I'll take my seat. Unless
3 you have any questions of me.
4 CHAIRMAN CORALLO: My question is,
5 there is a drawing was
6 Do you have that drawing with you so the
7 public can see the site and everything and
8 what's inside?
9 MS. MELE: Let me find out. I have
10 a very small version.
11 CHAIRMAN CORALLO: So do I.
12 (Upon, there was a brief pause
13 in the proceedings.)
14 MS. MELE: I'm sorry, I have the
15 same small version that you do. I can leave
16 it up on the podium for when people come up.
17 CHAIRMAN CORALLO: I don't know
18 where they all live. We should have a site
19 plan. I know you're not doing any work on the
20 site out there, but the people should -- when
21 you just give an address they may not know
22 exactly where it is if they don't live in the
23 area.
24 MR. PEREIRA: I totally understand.
25 I did print out the site plan, but it's on a

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1 Proceedings
2 disposal plan and an odor control plan for the
3 Planning Board's review.
4 Mr. Ben Sheridan is here with me
5 tonight. If you have any questions of the
6 applicant, he can probably answer them for
7 you. He also held a meeting or invited the
8 residents of Moorea Court to an informational
9 meeting and said a couple of people did
10 show up and he was able to answer their
11 questions I suppose.
12 So the building is located on the C
13 Street and a cannabis business is a
14 right use in that zone. This was also
15 referred to Rockland County Planning who
16 issued an approval with modifications on
17 10/21/2017 and as per Mr. Emanuel's memo dated
18 10/21/2017 we're not requesting any overrides.
19 I don't know if anybody has
20 addressed the SEQRA issue yet, but in my
21 opinion this is a Type II action under SEQRA
22 and, you know, we believe we've submitted
23 everything necessary for the board to grant
24 approval; although, I understand, you know,
25 you want to hear from the public and so do we.

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1 Proceedings
2 small piece of paper, so at least the speakers
3 can see it and anybody else from the public
4 who wants to come see it. Just bear with me a
5 second.
6 MS. ADDONO: I don't think the
7 board's intention is to close the Public
8 Hearing tonight and the plan is also available
9 in the building department and on the town's
10 website. So we can make sure that anyone from
11 the public who can't see it this evening and
12 would like to see it, it will be available to
13 them.
14 CHAIRMAN CORALLO: I'm going to go
15 from my memory so people understand. The TD
16 Bank, as you said, as you're looking at the
17 bank you're going to be on the left-hand side
18 of the bank where the drive-up teller window
19 is, right? Am I correct?
20 MR. SHERIDAN: Yes, correct.
21 CHAIRMAN CORALLO: Can you give her
22 your name also please.
23 MR. SHERIDAN: Ben Sheridan.
24 CHAIRMAN CORALLO: All right. Just
25 so people -- explain. There's a drive-up

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1 Proceedings

2 window there and you intend to use that

3 drive-up window, you're going to do some

4 modifications just in that one area from what

5 I understand. I just want to explain to the

6 people what's happening so they know that

7 they're coming around that building to that

8 point.

9 MR. SHERIDAN: No real exterior

10 modifications to the building. We're planning

11 on reducing the size of the drive-up window so

12 it's really just one sail through point. For

13 preordered items only that have been

14 preordered 15 minutes in advance to reduce the

15 flow through, we're also closing the

16 drive-through area at the recommendation of

17 this board.

18 CHAIRMAN CORALLO: So one of the

19 things that we had discussed at one point is

20 the hours that you're going to be opened. I

21 don't have it right at the top of

22 right now so can we go over the hours that

23 have then. Then we can make sure that's what

24 we have.

25 MR. SHERIDAN: Yea, I believe town

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1 Proceedings

2 idea of reducing the hours. I think I

3 mentioned that would be recommended on this

4 business. And also, the town allows it by

5 right, 10 A.M. to 10 P.M.

6 MR. WIDMER: I realize that but --

7 MR. SHERIDAN: And the state allows

8 10 A.M. to two P.M. and that state

9 regulation should probably, -- yeah.

10 WIDMER: I realize that and, you

11 know, I know it's zoned for it, but there's a

12 big difference between a bank operation and

13 what you're proposing. And this particular

14 location, although it's zoned commercial, it's

15 a very residential area. So I mean I think

16 you guys have to take into account that when

17 we're discussing the hours of operation.

18 MR. SHERIDAN: I misspoke. Sunday

19 is 11 A.M. to 9 P.M.

20 MR. WIDMER: Okay. Well, we'll have

21 to have some discussions on the hours.

22 MR. SHERIDAN: It's less tax revenue

23 for the Town of Haverstraw during prime hours

24 of sales. So. Okay.

25 CHAIRMAN CORALLO: Anybody else have

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1 Proceedings

2 code allows ten A.M. to ten P.M. That's what

3 we're starting out for in store. Our clients,

4 Greg and Milka who are the owners of the

5 operating business have expressed interest in

6 reducing those hours on certain days,

7 particularly Sunday you know, and perhaps

8 during the week. I point to is that this

9 is still like for hours a day shorter

10 than liquor stores are open in this town, of

11 which there are many open until midnight and

12 open between 8 and 10 A.M.

13 CHAIRMAN CORALLO: I recall that ten

14 A.M. to ten P.M. seven days a week, correct?

15 MR. SHERIDAN: That's the kind of

16 outer limit that we would do.

17 CHAIRMAN CORALLO: One of the other

18 things in the drive-up window we had reduced

19 eight hours.

20 MR. SHERIDAN: Eight P.M. So the

21 last order for a drive-up can be put in at

22 7:45 P.M.

23 MR. WIDMER: Didn't we discuss

24 changing the hours?

25 MR. SHERIDAN: You brought up the

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1 Proceedings

2 any questions?

3 MR. WIDMER: Did we discuss the

4 exit/entrance onto Moorea Drive?

5 MR. SHERIDAN: We're closing it.

6 MR. WIDMER: You're going to close

7 that?

8 MR. SHERIDAN: Yes.

9 MR. WIDMER: It's on the drawings?

10 MR. SHERIDAN: Yes.

11 MS. ADDONO: Just to speak to the

12 use and some of the state regulations that

13 have been mentioned, this is a use that is

14 authorized by the state; however, at the local

15 level the town is permitted to put time, place

16 and manner restrictions on the nature of

17 these. So I think that's what --

18 MR. SHERIDAN: Not unreasonable

19 constraints. It's reasonable constraints.

20 You guys have set your limit at ten to ten.

21 You already did that. That's already on a

22 daily average six hours under what the state

23 says you should be allowing. So we would

24 ask -- just understanding the economics of

25 these businesses, the way that they're taxed

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1 Proceedings
2 in the first place, to close during prime
3 hours really hurts them. I'm not saying nine
4 to ten is the busiest hours, but it is an
5 important hour for sales. That's why liquor
6 stores are open until midnight because people
7 buy the stuff during those hours.
8 MS. ADDONO: But nine is just
9 Sunday, right?
10 MR. SHERIDAN: Yea. I'm just saying
11 ten to ten the rest of the days of the week
12 seems like a reasonable constraint that you
13 all put in in the first place.
14 MS. ADDONO: This board put into
15 place.
16 MR. SHERIDAN: Yes.
17 CHAIRMAN CORALLO: Before I turn it
18 over I have a couple more questions. There's
19 no consumption on the site at all anywhere on
20 the site, inside, outside, next door, the part
21 that you do not control?
22 MR. SHERIDAN: Right.
23 CHAIRMAN CORALLO: So in the owner
24 of the property leases that out to someone
25 else, they can't go next door, buy your

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1 Proceedings
2 That's on the questions don't have
3 anything else at this particular point. I'm
4 going to turn it over to the public and one of
5 us or somebody is going to
6 we'll come back
7 Anybody from the public would like
8 peak on this in any form whatsoever,
9 please come up here
10 please come up. The young lady
11 your name and address if you want to.
12 MR. THOMAS: Michael Thomas, 118
13 Havencres
14 I don't really see a problem with it
15 since this person has at some point has so many
16 liquor stores connected to it, grocery stores
17 that alcohol and alcoholic beverages.
18 They might have like maybe four or five
19 scattered through here in Stony Point. If
20 they're following the law it wouldn't make any
21 difference. That's all I need to say.
22 CHAIRMAN CORALLO: Okay, thank you.
23 Anyone else?
24 MR. DUNNER: Collin Dunner, 8
25 Vandenberg Circle. The question I have is

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1 Proceedings
2 product and go into their building and smoke
3 it? Is he agreeable to that?
4 MR. SHERIDAN: The property owner
5 next door? I mean he would be --
6 CHAIRMAN CORALLO: We're going to
7 approve that you can't smoke this product on
8 that property.
9 MR. SHERIDAN: Correct.
10 CHAIRMAN CORALLO: You are not the
11 owner, you're leasing that property that. I
12 don't know who the owner is. He's next door.
13 He's going to want to lease it. I have
14 no problem he wants to lease it as long as
15 it conforms to all the rules and regulations that
16 we have. I want to make sure that he knows
17 that it's part of this approval.
18 S. MELE: Sure. I can speak to the
19 person about putting a clause in the lease for
20 anybody who were to lease the additional space
21 that there will be no consumption of marijuana
22 on the property.
23 MR. SHERIDAN: That's in our lease
24
25 CHAIRMAN CORALLO: All right. Okay.

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1 Proceedings
2 where is the closest next dispensary?
3 CHAIRMAN CORALLO: To here?
4 MR. DUNNER: Yes.
5 CHAIRMAN CORALLO: I can't answer
6 that question. There's none in Haverstraw.
7 MR. WIDMER: Maybe Nyack.
8 MR. DUNNER: So I think the
9 comparison to a liquor store is inapplicable
10 here. A liquor store is a dime a dozen and
11 they're all over the place. Therefore,
12 opening another liquor store has very little
13 effect on the local community. Opening
14 something like that, to my knowledge
15 currently, the nearest one as well 20 miles on
16 the highway drive-away, 7 miles away, is a
17 very different discussion. It's allowed by
18 law. New York State allows it. The lawyer
19 said, there's a time and place consideration.
20 Comparing this to a different
21 application which is all over the place and,
22 therefore, we're doing another one, I think is
23 a different consideration. We're attracting a
24 crowd from a 20 minute drive away as opposed
25 to being a localized store. There's a lot of

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1 Proceedings
2 discussion, there's a lot of studies as to
3 whether opening a store like this does or
4 doesn't increase crime. The one answer to it,
5 there's no one clear answer to it, but all
6 studies have only been in places where there
7 are many stores. If you're one store and
8 you're attracting a whole different crowd, I
9 think the consideration is significantly
10 different. Although you can't smoke inside
11 and use the on-site, there's nothing stopping
12 someone going, taking it, going into their car
13 and like when you buy a pack of cigarettes the
14 first one you're going to smoke is right there
15 outside. When you buy it I would imagine it's
16 going to significantly increase the traffic or
17 the people that are coming to our area for
18 that and the kind of people I think that are
19 going to hang around after you purchase it
20 even if you're not using it in the store.
21 Obviously, I'm a religious person and
22 you can see and to me bringing methamphetamine
23 into the middle of my area is concerning. My
24 kids aren't fully sheltered. We don't know
25 nothing about like when you bring something

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1 Proceedings
2 is Floyd Cuevas. I'm here on behalf of the
3 own that are going to be here, Greg and
4 Mr. I happen to know these folks for about
5 25 years.
6 I think either that you had out
7 there about pills. My concern is that
8 there's a lot of tainted fake marijuana being
9 sold. Having a dispensary would control
10 regulated cannabis is a lot safer than
11 people going out there and buying stuff that's
12 tainted and being produced in somebody's
13 backyard.
14 The gentleman talked about children.
15 I run a family program right now up in New
16 York where we have children there and several
17 times out of the month we have to rush kids to
18 hospital because they smoked something
19 tainted. And if they were getting access to
20 something that was controlled and clean and
21 regulated, it would reduce the harm that's
22 being done.
23 Mr. Pereira and myself, we have
24 worked together for about 25 years. He's been
25 on my board of directors. He's a reputable

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1 Proceedings
2 like that that's not readily available, we
3 then have to have discussions and are forced
4 to address topics like this. I would strongly
5 ask you to consider what that does to the
6 local area.
7 I worked as a youth recovery
8 counselor for many years when I lived in
9 Israel. I worked with youth who from a young
10 age were exposed to marijuana use whether you
11 want consider that argument whether it's a
12 gateway drug. New York State obviously has
13 decided it's allowed. I worked firsthand with
14 youth who have been exposed to it and we
15 have seen it normalized and it has a strong effect
16 on their development. When you're doing that
17 again in an area where there's very little
18 marijuana suddenly you're attracting a crowd,
19 not only is it normal, but you're making it,
20 hey everybody is coming to do this. So I ask
21 you to strongly consider this application and
22 the effect it will have on the local area.
23 CHAIRMAN CORALLO: Thank you.
24 Anyone else?
25 MR. CUEVAS: Good evening. My name

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1 Proceedings
2 person. He's not going to come up and do
3 something that's not worthy, not something
4 that's going to have a negative impact on the
5 community. He's a family man. He's been on
6 my board of directors many times. He teaches
7 CPR training, D.W.I. courses. So he's very
8 aware of what mind controlling substances can
9 do to people.
10 So he's coming here with the purpose
11 of having something that is safe, that's going
12 to be regulated in a controlled setting and
13 that's something to take into consideration
14 because it's not illegal drugs that are being
15 sold. It's being done in a regulated
16 controlled setting. Thanks for letting me
17 speak.
18 CHAIRMAN CORALLO: Okay. Thank you.
19 Anyone else?
20 MR. PORTER: Cory Porter.
21 To give you some of my background,
22 I'm the owner of SRP Tactical. It's in
23 Congers, New York. We're a firearms
24 consultation and training school. I'm also an
25 owner of Hudson Valley Arts and Boxing in

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1 Proceedings
2 Congers. I've been in the county as a
3 business owner for well over nine years. I'm
4 from the law enforcement community. I'm an
5 Orangetown Axillary police officer. For the
6 last several years I was a Westchester
7 Corrections County Officer. So with my
8 background in those areas of law enforcement,
9 firearms training, marshal arts, I understand
10 the community.
11 So, the other gentleman came up
12 here, he spoke very eloquently about being a
13 counselor back in Israel, how marijuana is a
14 gateway drug. So when we look at the
15 evidence, speaking about consumption of
16 narcotics and other drugs, whether it be
17 alcohol, nicotine, cannabis. The numbers with
18 cannabis are extremely next to nothing. When
19 you think about crime, think about recidivism
20 with crime, people committing heinous acts of
21 felonies, misdemeanors or violation of the
22 law, you don't see that when it talks about
23 cannabis. It's regulated federally. Certain
24 states like New York have legalized it.
25 Certain states have not legalized it because

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1 Proceedings
2 people think you would want to take that
3 into consideration when you make the decision
4 finally. You know, just for what I'm trying
5 to tell you. Next time
6 better show up.
7 CHAIRMAN CORALLO: Thank you.
8 MS. POLLACK: Yael Pollack.
9 CHAIRMAN CORALLO: Okay, thank you.
10 POLLACK: Hi. I live on Moorea
11 Court all the way at the end of the cul de sac
12 and I'm home more on a personal level. I have
13 nothing against the business itself. I have a
14 problem with it in my front yard. Literally
15 speaking, sorry, I'm getting emotional, it's
16 my kids that I'm thinking about. It's my
17 son that we stop. He's literally six, he gets
18 on the bus and he has to walk right past that
19 which is really hard. It's hard. Again, I
20 have nothing against the business, but it
21 should not be in my front yard. It's a quiet
22 cul de sac.
23 I know they're, I heard now, that
24 they're closing like the entrance to Moorea
25 Court, but still that's the way traffic goes.

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1 Proceedings
2 there are different parameters people feel
3 about that particular drug for recreational
4 purposes, for medicinal purposes.
5 I know Greg and Matt for a time
6 now. They're very responsible people. When
7 you're talking about something as a dispensary
8 you're talking about something that's legally
9 regulated. You're talking about something
10 that most Americans, maybe some people on the
11 panel, maybe some people in your family that
12 you might do for recreational purposes or
13 medical purposes to alleviate pain, alleviate
14 stress. I don't think introducing it into
15 your community will cause a factor for young
16 people, elderly, in-between, tweens, to start
17 doing that as a means of saying that they want
18 to do that as a negative factor. They're
19 going through all the parameters, coming to
20 to all meetings such as this. They're
21 bringing people like myself to speak on their
22 behalf and cause of what I do in the county,
23 I'm one of the firearm instructors, this is a
24 sensitive thing for me to come up here
25 and, you know what, I stand behind these

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1 Proceedings
2 I mean how many times it's hard to make a turn
3 that way. You'll turn one way and make a turn
4 in the cul de sac. It's a quiet cul de sac.
5 If they're buying something and they want to
6 go somewhere quiet after, I live right there.
7 My house is literally right there. It's a
8 safety issue.
9 Also, late at night and in the
10 afternoon my kids are playing outside
11 supervised, but still they're riding their
12 bikes. My son learned to ride his bike right
13 over there riding up and down Moorea Court.
14 Why should my three year old learn to ride his
15 bike right by a dispensary. It's just very,
16 very difficult. I think overall the safety of
17 my kids, I don't know who is coming to visit
18 there and I understand there's being security.
19 Of course there's being security, but still
20 you'll turn someone away if they can't be
21 there, that's not fit to be there. Who is
22 turning them away from down my cul de sac when
23 he turns into there?
24 They're buying something. I know
25 you're not allowed to smoke when you're

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1 Proceedings
2 driving, but you're also going out to do a lot
3 of things. Not everyone listens to someone if
4 they really want to smoke this right now and
5 they'll go find a quiet place. It's a quiet
6 cul de sac with a few families there. There's
7 shopping centers across the street, down the
8 street, but it's not -- there's literally a
9 backyard to that, it's not my backyard that's
10 facing it. I'm more down there. But it's
11 just like crazy to think about that this is
12 what the business that is opening up right
13 around where there's so many people there.
14 We had a fire in our house last
15 October. We've been renovating and working on
16 it. We hope to be moving back soon. I can't
17 say I'm excited to move back. I've been so
18 excited to move back to my house and I can't
19 say I'm so excited anymore to think that this
20 is what I'm coming back to. So I just wanted
21 to bring it up. I'm sure I'm not the
22 that's so concerned about their kids. I know
23 there's other families with kids there that
24 I've seen. I don't know the neighbors
25 well, but I know there's other kids there

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1 Proceedings
2 going to happen and it's very concerning to
3 the safety of my family and I'm sure the
4 safety of other people's families. I'm sure
5 they're making similar
6 concerns.
7 I know I can't control everything,
8 I would love to do as much in my power
9 that I could and I find me speaking and
10 sharing with you doing what I can for
11 the safety and well being and just taking care
12 of my family and my kids. So I just wanted to
13 bring that to your attention and thank you for
14 listening.
15 CHAIRMAN CORALLO: Okay. Thank you.
16 Anyone else?
17 MS. BAUM: Erica Baum.
18 So I live about a half a mile away
19 from the proposed site where I am raising my
20 children right down the block, but not too far
21 away. And I understand the state has
22 legalized the sale of marijuana and that's
23 fine and there are places that it would be
24 appropriate. I would just encourage you to
25 consider this particular site is really in a

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1 Proceedings
2 I've seen other young kids playing around
3 there. Again, I haven't been there for the
4 past year because of the fire, but I know that
5 there are other young families there and I
6 just think that it's not the right fit for
7 right over there.
8 Would you allow it in your front yard
9 where your kids are playing down the street
10 from your house? When you're going with your
11 kids somewhere -- I'm not just my kids
12 but also exposed to it and to some degree it's
13 fine. You have to learn how to parent and to
14 explain things, that's part of it, whether
15 encourage them or don't encourage them to do
16 it, but I'm against that part of it. I'll
17 explain them if I need to. I'm against it
18 being right under their noses 24/7 and I don't
19 know who is going to be there. I don't know
20 who they're going after. Are they going
21 down the street? I don't know. What if
22 something creepy happens? You can't control
23 with such a business. I know that there's so
24 much security and so many regulations but at
25 the same time you can't fully control what's

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1 Proceedings
2 residential area. There are neighbors down
3 the block, neighbors across the street and
4 perhaps there would be a better location even
5 within the town that wouldn't be quite so
6 impactful to the residents who live in the
7 town. Thank you.
8 CHAIRMAN CORALLO: That's it? Thank
9 you.
10 MR. THOMAS: The way that the town
11 has neglected some neighborhoods of
12 Haverstraw, neglected the neighborhood is
13 tremendous. Throughout the last five, ten
14 years how many beer bottles, Vodka, White
15 Claw, alcoholic drinks I've seen strewn
16 through 9W near the school district building
17 down to the Village of Haverstraw and the
18 neglect past the Shop Rite going down to the
19 village to the marina, neglected sidewalks for
20 years. This county, borderline alcoholics,
21 let's be honest and how many -- multiple times
22 hit by cars throughout these neighborhoods
23 going down, even when you're crossing the
24 street when you have a red light, the people
25 like to dash. In some neighborhoods they have

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1 Proceedings
2 a lot of kids. They dash. It's not even rush
3 hour. Be honest. The maintenance in like the
4 poor neighborhoods going through the marina is
5 disgusting.
6 That's all I wanted to say. And
7 they're still doing construction on the roads
8 near the North Rockland High School even
9 though it's been what, five or six months.
10 Just backing up more traffic. More delays.
11 That's all I wanted to say.
12 CHAIRMAN CORALLO: Thank you.
13 MS. MELE: If the public is done
14 speaking, just to address some of the
15 comments. You know, first of all, I think we
16 need to keep in mind that the Town Board zoned
17 this area commercial and they put the use of
18 cannabis business in that zone. And this is
19 actually a perfect adaptive reuse of that bank
20 and I just remind everybody that before the
21 residents of Moorea Drive had that drive-through
22 drive-through bank on the corner.
23 Now, I understand some people don't
24 like the connotation, but the bottom line is and
25 I will invite somebody from the company up,

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1 proceeding
2 many years. To address a few things, I'm a
3 family person too, and I have my daughter
4 and my grandchildren and my wife friends and
5 business partners. I really
6 consider what some of the public comments
7 was, right, we really fathom and deeply
8 we concerns we want to be good
9 neighbors with the neighborhood and we want to make
10 sure this is specifically adult use.
11 It's not coming to children.
12 On the things that I also do is
13 I teach in schools the dangers of cannabis and
14 vaping. I do that currently now. I go to
15 different schools and I talk about this. So
16 this is one of the things I like to offer.
17 A lot of this is for use, adult use recreational
18 use. We highly regulate it as everybody
19 said.
20 The security we have, right and one
21 of the people that we're talking to right now
22 has a high quality security company and
23 security would be both inside and outside and
24 making rounds of course. Nobody could be on
25 premises. No one. There's only a certain

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1 Proceedings
2 but the bottom line is there's security. It's
3 very regulated. It is just going to become
4 part of the landscape like everything else,
5 and I can tell you that just in my office, I
6 have two other applications for cannabis
7 dispensaries. So to that point --
8 CHAIRMAN CORALLO: You mean in
9 Rockland County?
10 MS. MELE: In Rockland County. So
11 to the gentleman's point, they're not going to
12 always be twenty minutes away there will be
13 definitely more of them as different zones
14 legalize and, you know, zone for this.
15 CHAIRMAN CORALLO: When you talk
16 about security is there going to be somebody
17 outside the time or just security inside?
18 MS. MELE: I will let somebody from
19 the company speak to the security.
20 MR. PEREIRA: Hello. My name is
21 Grego Pereira, 38 Gerardine Place, New City,
22 New York.
23 First, I would like to thank the
24 board and everybody who made public comments,
25 particularly people who I've known for many,

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1 Proceedings
2 time limit. There's a dispensary in Nyack
3 right now and a person buys and then leaves,
4 right. We are securing the exit to Moorea
5 Court. I also intend to make sure we do
6 walk-thru's to make sure nobody is using on
7 the cul de sac.
8 Again, my wife and I decided to get
9 into this business because we want to reduce
10 the harms associated with what is going on --
11 I worked in what's called harm reduction for
12 many, many years for people who have substance
13 abuse issues. Cannabis is not really one of
14 the substance abuse issues we really see.
15 There are people who get off of opioids with
16 cannabis and, of course, all the other
17 medicinal uses.
18 So I'd like to make very clear that
19 we want to be good neighbors. We want to
20 enhance the community. We want to drive up
21 the community, the housing values because we
22 want a high end high quality dispensary. It's
23 nothing with the big flashy signs and catering
24 to people who are going to come on
25 skateboards. This is going to be people, the

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1 Proceedings
2 demographics we're trying to look at is people
3 above 25 to maybe 45, 50. People are using
4 cannabis for pilates now. People are using
5 cannabis in exercise routines or gummies and
6 all these things and we want to cater to those
7 needs as well. Nobody everybody uses cannabis
8 for the THC high. They don't look at it that
9 way. They use it for different types of
10 reasons.
11 Again, I have deep concerns that the
12 community has a kind of prospective on how
13 this operates, but we want to ensure to the
14 community that again, we're really a high
15 quality, high end type of facility where
16 there's no one hanging out. The crime, just
17 as the gentleman spoke about, there's
18 different research studies where the crime
19 happens in almost impoverished communities,
20 not in communities that are middle class,
21 upper class areas. So we're going
22 secure that and make sure it stays that way,
23 if not, even better. Thank you.
24 CHAIRMAN CORALLO: Before you leave,
25 I have a question. The State of New York

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1 Proceedings
2 approval operating state Currently Greg
3 and Maria have been granted proximity
4 protection on the location meaning that the
5 state not allow a
6 how many people within the Town of
7 Haverstraw
8 CHAIRMAN CORALLO: The whole town?
9 MR. SHERIDAN: No one can open
10 within a thousand feet when you have a
11 radius that extends basically the other side of
12 the Shop. The amount of properties
13 available for cannabis use is very limited due
14 to the federal prohibition on cannabis. So
15 we're talking about all the other places
16 cannabis properties can go. It's not really
17 true this property was a stand alone, was a
18 corner bank. It's extremely secure, double
19 door entry, steel pillars right out front.
20 Like what's a more secure business than a
21 bank? That's what we're going to be operating
22 out of. And off-site monitoring, cameras work
23 24/7 with backup batteries through a backup,
24 God forbid something happens. The state rules
25 require that.

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1 Proceedings
2 approved the sale of cannabis in different
3 communities. The communities can either
4 accept it or not accept it. The Town of
5 Haverstraw accepted it, right and the two
6 gentleman there doing and you're going
7 to operate it. Who gives you and you to
8 operate in Haverstraw?
9 MR. PEREIRA: It's such a strict
10 stringent we got our professional license in
11 2002. I'm sorry, '22. And still there's so
12 many barriers to go through to visit. I'll
13 let him speak.
14 CHAIRMAN CORALLO: You're going to
15 be the person inside that establishment.
16 MR. SHERIDAN: Correct.
17 CHAIRMAN CORALLO: Not 24/7. I know
18 you're going to have other people there, but
19 you're going to be part of that.
20 MR. SHERIDAN: That's correct.
21 CHAIRMAN CORALLO: Can you answer
22 the question?
23 MR. SHERIDAN: The Office of
24 Cannabis Management which is the New York
25 State Regulator for cannabis will grant final

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1 Proceedings
2 CHAIRMAN CORALLO: Okay. Thank you.
3 MR. WIDMER: You currently have your
4 license?
5 MR. PEREIRA: I do have a license.
6 We are also working with Chief Gould to find
7 out whether there any other things that he
8 suggests to be put in place and we will
9 definitely adhere to his suggestions.
10 CHAIRMAN CORALLO: Thank you.
11 Anybody on the board?
12 Anybody from the public want to say
13 anything else right now?
14 MR. ACKERMAN: Charles Ackerman, 27
15 River Glen Drive.
16 So I'm pretty much going to repeat
17 what the previous speaker really has said, so
18 I'm going to try to stay clear of that as much
19 as possible, but I believe there's a report
20 that came out a few months ago about the
21 safest towns and safest counties in New York
22 State. I believe Rockland County was number
23 one. I want to ask anybody who knows because
24 I certainly do not, how many dispensaries are
25 there in Rockland County? Probably less than

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1 Proceedings
2 almost any other county throughout the entire
3 state.
4 CHAIRMAN CORALLO: As far as I'm
5 concerned there's one right now in Nyack.
6 This is going to be the second one and the
7 young lady here says she's working on two
8 more.
9 MS. MELE: Yes, but also there is a
10 medical marijuana dispensary in Bardonia and
11 that's been here for a while.
12 CHAIRMAN CORALLO: I don't know. I
13 don't keep track of that.
14 MR. ACKERMAN: I'm just saying as
15 Collin said before, something like this
16 attracts people from many different places,
17 something that, you know, can not be
18 controlled once it's off the property.
19 Meaning, if someone decides they want to go
20 and smoke on the corner or on the cul de sac,
21 I understand that they're going to
22 someone going outside, they're not going
23 able to control that. And if someone decides
24 to get crazy high from something like this and
25 has other drugs with him and decides to

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1 Proceedings
2 Haver happens to one of the safe
3 neighborhoods there is police do a fantas
4 j crime is low and I'd love to keep it
5 like Thank you very much.
6 CHAIRMAN CORALLO: All right.
7 Anybody
8 MS. MELE: I would just point out
9 the discussion about whether or not
10 marijuana is a gateway drug, that should have
11 been handled at the state level when they were
12 legalizing this. It's really not relevant to
13 the inquiry here. I just want to add that.
14 That's one of the owners.
15 MS. PEREIRA: Hi. Milka Pereira.
16 I'm actually with my husband to open up the
17 dispensary.
18 I understand everybody's concern
19 about this, but like we spoke about it,
20 there's going to be security. There's going
21 to be ID's, there's going to be cards that are
22 going to be checked. There's going to be
23 cameras. We are going to be doing the check
24 through the facility as well.
25 It hasn't been an easy road for us,

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1 Proceedings
2 something else, there's so many children
3 throughout the entire -- this is a residential
4 area. There have so many children around
5 here. God forbid something happens to one of
6 the children, one of the family members.
7 And on the issue of gateway drugs, I
8 know that's a big discussion and I'm not by
9 any means a specialist. I've been a
10 volunteer for years and years and I can tell
11 you I've seen people that start off with
12 cannabis and have gone onto other things.
13 Personally I have had a cousin of mine who
14 OD'd on heroin and he started with weed. He
15 died from an OD, overdose from heroin and that
16 started with weed.
17 I personally have a connection to
18 someone like this and I've seen it
19 unfortunately too many times where something
20 like this happens again. I'm not a
21 specialist. I'm not going to come here and
22 tell you that there's a direct correlation,
23 you know something and this and that and it's a
24 gateway drug or not, but I've seen it and it
25 can really do some harm to this neighborhoods.

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1 Proceedings
2 okay. We have been put in this application
3 for quite a while and we've looked through the
4 areas and this was one of the counties that
5 actually decided that we can come here and
6 open one up. We submitted our application,
7 everything has been going through and
8 hopefully this will be the end for us and
9 helping the communities get jobs, make sure
10 that people end up, you know, learning more
11 about cannabis and legalizing cannabis. So I
12 just wanted to say that. Thank you for
13 hearing me.
14 CHAIRMAN CORALLO: Thank you.
15 Anyone else?
16 MS. BAUM: Erica Baum.
17 I just wanted to follow-up on
18 two-points. Like the gentleman said, that
19 there is still a federal prohibition. I know
20 there's a difference between federal and
21 state. There is still a federal prohibition
22 while it was legalized in New York. So it's
23 not like a lot of the other stores, liquor
24 stores that don't have that federal
25 prohibition.

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1 Proceedings
2 The other point, in terms of the
3 security, I only heard about security for the
4 site. No one here is questioning the security
5 for the site. We're thinking about the
6 security for the rest of the neighborhood as a
7 result of it. All the security they talked
8 about, the vault, the double doors, that
9 doesn't help the neighbors, that just helps
10 the site. Thank you.
11 MS. MELE: I think the owner
12 testified that they would also be looking at
13 the neighborhood. They would be patrolling
14 the neighborhood as well.
15 CHAIRMAN CORALLO: All right.
16 MR. DUNNER: Is there any
17 consideration to the effect it would have on
18 traffic?
19 CHAIRMAN CORALLO: We'll look at the
20 traffic. They told us what kind of volume
21 that they expect to have there and
22 and we will review it.
23 MR. DUNNER: If I understand
24 correctly, they can only pick it up 15 minutes
25 prior. So in addition to the traffic, I would

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1 proceeding
2 out to them and you can and review the
3 or you can request copies. It should also be
4 available on the website. If you can't find
5 it, please let us know but
6 this meeting make this public hearing,
7 is for everyone to be transparent.
8 MR. DUNNER: Right. And is the
9 argument that is approved by New York State,
10 does that mean that we have to accept it? I'm
11 just curious on a town level, how do they view
12 that application? Is it mandatory?
13 MS. ADDONO: It's not an argument.
14 The state authorized the use, they gave
15 municipalities the option to opt out. The
16 town not.
17 MR. DUNNER: Understood.
18 MS. ADDONO: As an alternative the
19 town put regulations as was spoken to by the
20 applicant earlier on where it could be and
21 under what circumstances. So those are the
22 parameters under which the Planning Board is
23 considering this application.
24 MR. DUNNER: Just wanted to make
25 sure I understood it. Thank you.

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1 Proceedings
2 imagine you're going to have the cars staging
3 waiting for the 15 minutes in order to do a
4 pick up. It seems that would kick in.
5 And in regards to what he was
6 saying, that it's allowed in New York State
7 now, it's a little late to argue it, I agree
8 to that for New York State and I agree
9 Haverstraw did opt out that doesn't mean I
10 have to accept it in my backyard.
11 CHAIRMAN CORALLO: They have shown
12 us they don't have it in front of me, many
13 people would come in per hour from
14 experience. How long it takes from the
15 they come in and pick up the product that they
16 want and then leave. They have all that
17 information.
18 MR. DUNNER: How much of that is
19 apparent that local residents can see that?
20 CHAIRMAN CORALLO: We'll review it
21 and then see how it is. I can't answer
22 anymore at that right now.
23 MS. ADDONO: Everything the
24 applicant has submitted is available in the
25 building department you're welcome to reach

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1 Proceedings
2 CHAIRMAN CORALLO: You're welcome.
3 Okay. Anyone else?
4 MR. PORTER: So what I wanted to
5 address being a person in the law enforcement
6 community. Some of the residents stated that
7 they have concerns about the security of their
8 neighborhood, their community, as they should.
9 Gregory spoke to the folks that Chief Gould
10 would be in the fold of the security plan.
11 Law enforcement can maybe put some more
12 patrols in the area, let their presence be
13 known a little more to make sure people in
14 that particular area feel a little more safe.
15 Just speaking to the effects of the
16 industry, you've never seen on record and I
17 was a Corrections Officer for almost a decade,
18 you never saw people who were marijuana users
19 committing heinous crimes to the fact that
20 some of the residents are speaking about. You
21 never saw stoners, never saw skate board
22 people, you never saw Wiz Khalifa smoking
23 marijuana then all of a sudden chocking out a
24 small child. Like I said, I'm in the firearms
25 industry as a business instructor. People

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1 Proceedings
2 have the same concerns, biases and stereotypes
3 as people who have firearms. We can speak to
4 the facts of many years ago in places like
5 Haverstraw and where I'm from, New York City
6 or Yonkers, New York, where they have red
7 lining of people who like look me and the
8 people who look like these people came up were
9 not allowed to be in those communities because
10 of their race or their religion, but those
11 times changed, correct? That's a fact. Time
12 will change, things will change. You have to
13 go with the flow of those things.
14 The board member here said that New
15 York State regulated, the town chose to opt
16 in. They're going through hurdles. When law
17 enforcement goes through that vetting process
18 to become a law enforcement agent, they're
19 being vetted. They've come up here, spoken
20 very eloquently about what they are and what
21 they're going to do and what th
22 Yes, the transition is not going to be easy,
23 but as a community if we all buy in to it, it
24 will be smooth enough that their children can
25 ride their bikes, they can go to school to

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1 Proceedings
2 of whether the street is closed and just
3 raising our concerns that that being a
4 community with a lot of small children and
5 just the general expo
6 will be being in the area. I just wanted
7 to highlight it's those of who us who
8 living in the area are the ones that
9 have concerns about this.
10 CHAIRMAN CORALLO: All right. Thank
11 you. We've heard enough. We'll leave the
12 public hearing open to December 11th, our next
13 meeting, December 11th. Our meeting starts at
14 7:30, some were between 7:30 and after that.
15 That's it for tonight on that item. Please if
16 you want to stay for the next one, we have
17 an item on the agenda, so either stay
18 or be quiet or leave.
19 MS. MELE: Thank you all. Have a
20 nice night.
21 CHAIRMAN CORALLO: Can I have a
22 motion to carry over the public hearing to
23 December 11th. Signify by saying "Aye."
24 (Whereupon, all the Board members
25 responded "Aye".)

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1 Proceedings
2 Shabbas and anything else, church, whatever
3 you have to do and nobody is going to be in
4 front of that place.
5 I didn't want to bring it up
6 earlier, but Gregory. I have spoken, I'm
7 actually one of the people that he's speaking
8 to to propose my plan. I run a
9 security company. I've been in the security
10 industry since 1998. I've spoken with Chief
11 Gould myself. It's not going to be something
12 that you're going to see people doing anything
13 that should disrupt the flow of the community
14 and negative proposition.
15 So I just wanted to come back up and
16 tell you because everyone here wants the same
17 thing everyone wants what, safety, security,
18 well-being and everything in between. That's
19 what I wanted to say, okay.
20 CHAIRMAN CORALLO: Thank you.
21 R. BAUM: Joshua Baum.
22 So I'm here, raise your hand, live
23 within a ten minute walk up here. I do and
24 I think a bunch of us do and we're the ones who
25 are going to have to live with it regardless

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1 Proceedings
2 CHAIRMAN CORALLO: Opposed?
3 So carried.
4 Next item the agenda, Eastgate
5 Section: 25.19, Block: 01, Lots 19 and 20.
6 Site Plan approval. Continuation of a Public
7 Hearing. Proposed two-story office building
8 with 17,714 square feet total area and 80
9 parking spaces. A revised plan was submitted
10 on 7/23/24. 15,500 square feet total and 84
11 parking spaces. Would the applicant please
12 come up and give the young lady your name,
13 Mr. Phillips.
14 MR. PHILLIPS: Good evening. Frank
15 Phillips from the Law Office of Phillips and
16 Millman on behalf of the applicant Eastgate,
17 Haverstraw. Present with me who is handing
18 out some information to you is Zack Sabo and
19 also Jason Rashford from Eastgate is also
20 here.
21 Last time we were here we did submit
22 documentation updating the site plan. We
23 indicated to the board that the DOT did do a
24 review of the proposed exit where we have two
25 lanes, one for left and one for right. We did

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1 Proceedings
2 indicate to the board and we provided proof of
3 the denial of that request or not allowing
4 that request from Jason Brenner from the DOT.
5 So everybody is familiar with this
6 application that it is the Goddard site, two
7 lots together, currently in the C Zoning
8 District. Since the last meeting we did
9 attend the workshop and prior to the workshop,
10 we did submit to the board and the building
11 department the expanded Part III Environmental
12 Assessment Form.
13 Some of the issues that came up was
14 the gap study which we did submit as part of
15 the EAF Part III. Also, the location of the
16 curb cut which we presented earlier today to
17 the ZBA indicating that we have to have
18 variances as you're aware, from parking -- for
19 parking which we reduced down with the
20 reduction of the size of the building to
21 15,500 square feet which is on top of
22 property.
23 And the variance that we need also
24 to move the ingress and egress to the east
25 which we're looking for the variance we

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2 currentl oned landlock and currently ed
3 R-40 nd looking for a e change to be in
4 c munity with the m er plan and everyth g
5 else h is in be th
6 comme cor r and the border between
7 Haverstraw the -- the Town of Haverstraw
8 d the Town Ramapo and the Town board
9 s d to have n oblem with that.
10 also supp which this board
11 was as for which e supplied to the
12 building artment, some renderings of the
13 property w ch render -- we had seven
14 different derings and based upon the
15 consens o for not this board yet, but the
16 Tow ard and the building department,
17 th e looking at number four of our seven
18 ich we submitted which you should have a
19 copy of which we sent an e-mail some time a
20 week and a half ago.
21 That's where we are right now and if
22 you have any engineering questions Zack will
23 address those issues and I believe we've come
24 a long way to try to fit this into -- make
25 this fit the property. Also be consistent

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1 Proceedings
2 were before the zoning board to give an
3 overview of where we've been, but to go back,
4 we were before this board in a workshop
5 session and again, we sub ted the gap study,
6 the EAF Part III upda the letter from the
7 DOT, retaining wa formation, the language
8 of the Transport ction of the EAF, was
9 aligned with traffi ct study and
10 we're her fore the bo s we indicated
11 last time, because this is a c inated
12 re w with your board as the gency
13 king for a Negative Declaration
14 We also did last night attend a
15 workshop me ting with the Town Board because
16 besides be before the ZBA and the Planning
17 Board ere before the Town Board which the
18 pp ion was submitted back in July of 2022
19 he zone change, so we just updated them
20 on t was going on and the reason for the
21 zone ge, not for our piece of property,
22 but for w most of the building is going to
23 be on, but f a trapezoid, and I'll hold it
24 certain portion of the application here
25 whi tried to highlight in yellow which is

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1 Proceedings
2 with the master plan and zoning of the Town of
3 Haverstraw and we've put a lot of time into
4 this expanded Part III Environmental
5 Assessment Form which the board should have
6 which was timely submitted before the
7 workshop.
8 CHAIRMAN CORALLO: I'm going to
9 start off on 202. I saw somewhere that you're
10 going to put a sidewalk in on those three
11 areas that we're going to close up that's
12 existing there right now. You're going to put
13 a curb in there and so on?
14 MR. SABO: The proposal as is,
15 supposed to close up some cut curbs along that
16 way.
17 CHAIRMAN CORALLO: All three of
18 them?
19 MR. SABO: Two curb cuts I believe.
20 MR. McCREEDY: All the existing ones
21 will be closed.
22 MR. SABO: All the existing ones
23 will be closed up, yes.
24 CHAIRMAN CORALLO: You're going to
25 put a walk in there?

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2 MR. SABO: There's been suggestions

3 by the DOT to include a sidewalk along that.

4 It doesn't really go anywhere, but it will be

5 along the frontage.

6 MR. McCREEDY: You got to start

7 somewhere.

8 CHAIRMAN CORALLO: We had a problem

9 with a couple of spots over there, parking

10 spots. You got the one near the dumpster.

11 The question was how does that person get out

12 of there? Have you looked into that?

13 MR. SABO: Yes, in my response

14 letter that was provided prior to this meeting

15 I provided some -- the dumpster enclosure has

16 been moved northeast, a little more of a

17 turning radius.

18 MR. PHILLIPS: You can get in and

19 out there.

20 CHAIRMAN CORALLO: Snow banking.

21 You have more snow banking like side of

22 the building or the east side of the building.

23 These snow guys aren't going to push. You

24 should have some snow banking in the rear of

25 that building. When you come out, not

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2 exits. Some only time that really promote

3 those when there's a traffic light. So we

4 reviewed the plan so we have one ingress and

5 one egress.

6 MR. PHILLIPS: After we came to the

7 board we suggested something like with no left

8 and right hand coming out. That was per

9 the board's suggestion. DOT did not like

10 that. Check just indicated.

11 MR. McCREEDY: Just to be clear,

12 that single egress will be now be also

13 for left and right turn movements.

14 MR. PHILLIPS: Correct.

15 MR. McCREEDY: I just want to be

16 clear.

17 CHAIRMAN CORALLO: I disagree with

18 what you just said. I can show you right on

19 Rt. 59 near Airmont Road where that exists.

20 MR. PHILLIPS: We don't have a

21 problem with it. If you get DOT --

22 MR. SABO: We proposed that

23 initially. It was our preferred alternative.

24 The DOT denied it. If you would like to reach

25 out to the DOT and get their opinion on it.

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1 Proceedings

2 back, the west side right there to the left.

3 You push the snow right over that curb. You

4 can put some snow banking there.

5 MR. SABO: That's fine. We can

6 provide that.

7 CHAIRMAN CORALLO: That's all I have

8 right now. You have any questions?

9 MR. SABO: I have a question

10 about the entrance and the exits in the

11 building. Are people going to be able to make

12 a left-hand turn coming out of the building or

13 are you saying the Department of

14 Transportation didn't want you to do that?

15 MR. SABO: Coming out of the site?

16 We in our previous submission, the entrance

17 had a left turn and a right out and a one-way

18 north. I submitted that to the DOT. They

19 had having that as an access because when

20 you have a two-way exit that is only mitigated

21 by a sign, you have this competition

22 between people turning left and turning right

23 where people turning right have their sight

24 blocked by people turning left. So

25 they've seen more accidents in those types of

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2 CHAIRMAN CORALLO: The other thing I

3 want to know, that middle lane, I don't know

4 if you know it or not, the middle lane people

5 are using that as a bypass. They're not

6 stopping. They're going right on there. Our

7 Town Of Haverstraw Police Department is trying

8 to stop that. They're issuing a lot of

9 tickets to people using that middle lane to

10 make a left-hand turn in. When I don't think

11 that's going to stop. Maybe it's really bad

12 there now because of the other problems, but

13 we'll see what happens in the next couple of

14 weeks when we open up the roundabout up on the

15 other part of town. Anyway, we'll have to

16 live with it. I wanted to let them know so

17 people argue to us why we do what, they're not

18 going to yell at this board.

19 MR. WIDMER: I just wanted to talk

20 about the use and the future use and I know

21 the town attorney brought it up at the zoning

22 board as far as putting some a little more map

23 notes on this site, putting something in a

24 recorded deed or what legal terms that would

25 insure that it doesn't turn into an office

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1 Proceedings

2 full of doctors and dentists because obviously

3 the in and out, it's not going to handle it.

4 MS. ADDONO: That's something that

5 was mentioned at the zoning board meeting.

6 The applicant throughout this process has

7 represented and has been willing to put in

8 writing and have a condition on this approval

9 that there would not be any

10 doctor/medical/dental type office because that

11 has a higher intensity use in traffic and

12 turnover and so for the benefit of any future

13 owners for the public and for future boards,

14 staff, etc., we discussed before the zoning

15 board potentially putting a condition on that

16 would require some sort of recorded

17 restriction to make that information more

18 accessible. Mr. Phillips conveyed that he

19 would go back to the client with that because

20 it was the first time it was presented but

21 that on its face it did not seem

22 objectionable.

23 Is that fair?

24 MR. PHILLIPS: Correct.

25 CHAIRMAN CORALLO: Right now an

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1 Proceedings

2 consider and if they are approved. So there

3 is still time to ensure once applicant has

4 been able to discuss that proposal that being

5 made part of any c

6 approval that this board may consider

7 CHAIRMAN CORALLO: Did you guys get

8 copy from Mr. Kauker on this Notice of

9 Decision?

10 PHILLIPS

11 I would just note for the record

12 that I just received it and we are looking at

13 the public hearing on the zone change, go to

14 the Town Board December 10th and the ZBA

15 Public Hearing will be on for December 11th,

16 but of course as counsel indicated, it's a

17 coordinated review so we can't move forward

18 unless there's a Negative Declaration.

19 CHAIRMAN CORALLO: So what we want

20 to do this evening is we wanted to approve the

21 Negative Declaration. I'll give you a couple

22 of minutes to review it if you have any

23 questions on it, Mr. Phillips.

24 MR. PHILLIPS: I don't have any

25 questions.

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1 Proceedings

2 just procedurally tonight, what's before the

3 board for your consideration is a Negative

4 Declaration under SEQRA that was prepared by

5 Mr. Kauker, your plans as well as a

6 recommendation and report to the Town Board

7 regarding the zoning which is standard

8 procedure when application for which the

9 Planning Board is doing coordinated SEQRA

10 review requires some sort of local law

11 relating to the zoning, which Mr. Phillips

12 says in this case it does, because the rear

13 unlocked portion of the parcel is currently

14 zoned R-40 and so to be consistent with the

15 entire parcel there's a proposal for that

16 portion to be rezoned to the C District.

17 However there is no consideration this

18 evening, nor has anything been presented to

19 the board as it relates to site plan approval.

20 So that is something that would have

21 to be considered at a subsequent meeting once

22 the other discretionary approvals being the

23 town board zone text change -- excuse me,

24 map change and the area variances that

25 are needed from the zoning board are

Page 61

1 Proceedings

2 CHAIRMAN CORALLO: Can I have a

3 motion to --

4 MS. ADDONO: So for the record,

5 there are three documents, there's the SEQRA

6 Negative Declaration that is in draft form

7 that has been prepared. There's the zoning

8 report to the town board and then there was

9 also a resolution that I went through all the

10 time preparing but no one wants to hear it

11 which is just recapping the procedure to this

12 point and ultimately, Be It Resolved that the

13 Planning Board, acting as lead agency, hereby

14 adopts the attached Negative Declaration

15 finding that there be no significant adverse

16 environmental impacts from the Proposed

17 Project for the reasons set forth in the

18 Negative Declaration, and

19 Be It Further Resolved, that the

20 Planning board hereby adopts the attached

21 report dated November 13th, 2024 and directs

22 the Planning Board Clerk to circulate the

23 Zoning Report to the Town Board and all

24 necessary staff and consultants.

25 CHAIRMAN CORALLO: So can I have a

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1 Proceedings
2 motion to approve the adoption of the Negative
3 Declaration and the Zoning Report for this
4 application?
5 MR. RICCALDO: So made.
6 THE COURT CLERK: Motion by
7 Mr. Riccaldo.
8 MR. GIZZI: I'll second.
9 CHAIRMAN CORALLO: Second by Mr.
10 Gizzi. All those in favor signify by saying
11 "Aye."
12 (Whereupon, all the Board members
13 responded "Aye".)
14 CHAIRMAN CORALLO: Opposed?
15 So carried.
16 So what we're going to do is we'll
17 keep the public hearing open for the next
18 meeting which is on December 11th and we'll go
19 from there.
20 MR. PHILLIPS: Thank you very much
21 everyone. Everyone have a Happy giving.
22 CHAIRMAN CORALLO: In I have
23 motion to close the Public Hearing December
24 11th?
25 MR. WIDMER: Move that.

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1 Proceedings
2 Lapa Holdings, LLC - 321 Route 20
3 WHEREAS, Lapa Holdings, LLC
4 (applicant") submitted site plan
5 application to the Planning Board for
6 the property located at 321 Route 202, lot
7 numbers 19 and -20) (the "Property")
8 with a two-story office building, parking,
9 circular access to Route 202, a retaining
10 wall and other site improvements ("the
11 Project") and
12 WHEREAS, the Applicant submitted an
13 application to the Zoning Board for two area
14 variance related to the Project "(i) the
15 number of parking spaces and (ii) the distance
16 of vehicular access from the lot line; and
17 WHEREAS, the Property is split
18 between two zoning districts with the majority
19 of the property abutting Route 202 being in
20 the C (commercial district) where the Project
21 is a permitted use; however, the rear portion
22 of the Property, which will contain some of
23 the parking and retaining walls for the
24 Project, is located in the R-40 zoning
25 district; and

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1 Proceedings
2 MR. SAMBRATO: Second.
3 CHAIRMAN CORALLO: Moved by
4 Mr. Widmer. Second by Mr. Sambrato. All
5 those in favor signify by saying "Aye."
6 (Whereupon, all the Board members
7 responded "Aye".)
8 CHAIRMAN CORALLO: Opposed?
9 Mr. Riccaldo.
10 Can I have a motion to adjourn?
11 MR. GIZZI: I move that.
12 MR. RICCALDO: Second.
13 CHAIRMAN CORALLO: Mr. Riccaldo.
14 Second by Mr. Riccaldo. All those in favor
15 signify by saying "Aye."
16 (Whereupon, all the Board members
17 responded "Aye".)
18 CHAIRMAN CORALLO: Opposed?
19 So carried.
20 (The Full Planning Board
21 Resolution:)
22 TOWN OF HAVERSTRAW PLANNING BOARD
23 RESOLUTION
24 Adopting SEQRA Negative Declaration
25 Zoning Report.

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1 Proceedings
2 WHEREAS, the Applicant submitted a
3 Zoning Petition to the Town Board requesting
4 that the Town Board rezone the portion of the
5 Property that is R-40 to the C district to be
6 consistent with the remainder of the Property
7 and the Project; and
8 WHEREAS, the Planning Board is lead
9 agency for a coordinated review of this
10 Unlisted action pursuant to the State
11 Environmental Quality Review Act ("SEQRA") and
12 WHEREAS, the Applicant submitted a
13 Full Environmental Assessment Form ("FEAF"),
14 Part 1; and
15 WHEREAS, the Planning Board adopted
16 an FEAF, Part 2, identifying those
17 environmental areas where there was the
18 potential for moderate to large impacts from
19 the Project; and
20 WHEREAS, the Applicant submitted an
21 FEAF, Part 3, demonstrating that any potential
22 impacts can be mitigated such that there is
23 not the potential for any significant adverse
24 environmental impacts from the Project; and
25 WHEREAS, pursuant to Town Zoning

1 Proceedings

2 Code Section 167-108(B), the Town Board

3 referred the proposed zoning amendments to the

4 Planning Board for its review and report,

5 which the Planning Board considered in

6 conjunction with its SEQRA review; and

7 WHEREAS, the Planning Board has held

8 several duly-noticed public hearings on the

9 Project; and

10 NOW, THEREFORE.

11 BE IT RESOLVED that the Planning

12 Board, acting as lead agency, hereby adopts

13 the attached Negative Declaration finding that

14 there will be no significant adverse

15 environmental impacts from the Proposed

16 Project for the reasons set forth in the

17 Negative Declaration; and

18 BE IT FURTHER RESOLVED, that the

19 Planning Board hereby adopts the attached

20 Report dated November 13, 2024 and directs the

21 Planning Board Clerk to circulate the finding

22 Report to the Town Board and all necessary

23 staff and consultants.

24 Dated: November 13, 2024

25 Chairman Corallo"

* * * *

CERTIFICATION

1

2

3

4 Certified to be a true and accurate

5 transcript of the stenographic minutes taken

6 within.

7 *Debbie Kline*

8 Debbie Kline,

9 Senior Court Reporter.

10

11

12 dated: November 20, 2024

13

14

1 Errata Sheet

2

3 NAME OF CAUSE: TOWN OF HAVERHILL PLANNING BOARD MEETING

4 DATE OF POSITION: 11/13/2024

5 NAME OF WORK:

6 Reason Codes

7 1. To clarify record.

8 To conform to facts.

9 correct transcription errors.

10 Page _____ 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 _____ Line _____ Reason _____

19 From _____ to _____

20 Page _____ Line _____ Reason _____

21 From _____ to _____

22 Page _____ Line _____ Reason _____

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