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**CONDENSED**

In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

-----X

April 9, 2025

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 A P P E A R A N C E S :  
 2 SAL CORALLO, CHAIRMAN  
 3 GLENN WIDMER  
 4 ROBERT SAMBRATO  
 5 ANTHONY GIZZI  
 6 WILLIAM RICCALDO  
 7 JAMES MONTE  
 8 ANNETTE HENDRIE, CHIEF CLERK  
 9 CHRISTIE TOMM ADDONA, ZONING BOARD ATTORNEY  
 10 GLENN MCCREEDY, CONSULTING ENGINEER  
 11 MICHAEL KAUKER, PLANNING CONSULTANT  
 12 GEORGE BEHN, BUILDING INSPECTOR  
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Page 3

1 Proceedings  
 2 CHAIRMAN CORALLO: Good evening,  
 3 everyone. Welcome to the Town of Haverstraw  
 4 Planning Board, April 9, 2025, 7:30 p.m.  
 5 Would everyone please stand for the  
 6 pledge?  
 7 (Whereupon, everyone rose for the  
 8 Pledge of Allegiance.)  
 9 CHAIRMAN CORALLO: Ms. Hendrie,  
 10 would you please read the roll call?  
 11 MS. HENDRIE: Sal Corallo.  
 12 CHAIRMAN CORALLO: Present.  
 13 MS. HENDRIE: Glenn Widmer.  
 14 MR. WIDMER: Here.  
 15 MS. HENDRIE: Robert Sambrato.  
 16 MR. SAMBRATO: Here.  
 17 MS. HENDRIE: Anthony Gizzi.  
 18 MR. GIZZI: Here.  
 19 MS. HENDRIE: William Riccaldo.  
 20 MR. RICCALDO: Here.  
 21 MS. HENDRIE: James Monte.  
 22 MR. MONTE: Present.  
 23 CHAIRMAN CORALLO: Thank you.  
 24 Quorum is present.  
 25 Will someone move the adoption of

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1 Proceedings  
 2 minutes of March 13, 2025?  
 3 MR. WIDMER: Mr. Chairman, I have  
 4 two minor changes.  
 5 CHAIRMAN CORALLO: What page?  
 6 MR. WIDMER: Page 9: Hyde Park  
 7 should be High Tor Park. And page 32:  
 8 1,000 foot -- square foot footprint should  
 9 be 4,000-square-foot footprint.  
 10 CHAIRMAN CORALLO: Okay. Would  
 11 someone approve adoption of the minutes with  
 12 those changes?  
 13 MR. WIDMER: I'll move that motion.  
 14 CHAIRMAN CORALLO: Moved by  
 15 Mr. Widmer.  
 16 MR. SAMBRATO: I'll second.  
 17 CHAIRMAN CORALLO: Second by  
 18 Mr. Sambrato.  
 19 All those in favor signify by  
 20 saying "Aye."  
 21 (Whereupon, all the Board members  
 22 responded "Aye.")  
 23 CHAIRMAN CORALLO: Opposed?  
 24 So carried.  
 25 First item on the agenda is BNE

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1 Proceedings  
 2 Letchworth - 100 Secor Road - (Thiells).  
 3 Section: 19.16, Block: 01, Lot(s): 14.  
 4 Site Plan Approval: Proposed  
 5 multiple-family dwellings. That should be  
 6 seven buildings --  
 7 MS. TOMM ADDONA: Yep.  
 8 CHAIRMAN CORALLO: Seven, not six.  
 9 Seven buildings and a clubhouse.  
 10 Approximately 300 units.  
 11 It's a public hearing today for the  
 12 DEIS. Will applicant's representative  
 13 please come up?  
 14 Give the young lady your name.  
 15 MR. LOFTUS: Good evening,  
 16 Mr. Chairman, Planning Board members.  
 17 Patrick Loftus, 4 Laurel Road, New  
 18 City, New York. Appearing for the attorney  
 19 of record, Ira Emanuel, who is representing  
 20 the applicant, BNE Acquisitions LLC.  
 21 CHAIRMAN CORALLO: Thank you.  
 22 MS. TOMM ADDONA: Mr. Chairman, if  
 23 you'd like, I can give a brief overview of  
 24 where we are procedurally.  
 25 MR. LOFTUS: Please.

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1 Proceedings

2 MS. TOMM ADDONA: So we are still

3 in the SEQRA process, which is the State

4 Environmental Quality Review Act.

5 The Planning Board issued a

6 positive declaration, which means that there

7 were -- there was at least one environmental

8 issue that was identified as having the

9 potential for a significant adverse

10 environmental impact. As a result of which,

11 this Board held the scoping session in

12 August and then adopted it in September of

13 2024 -- which basically set the outline for

14 the issues that the applicant would have to

15 address in the Draft Environmental Impact

16 Statement.

17 The applicant has spent the last

18 several months working on that, has

19 submitted it to the Town and its

20 consultants, which was reviewed for

21 completeness -- meaning that the applicant

22 has addressed substantively all of the

23 issues that were set forth in the scoping

24 document.

25 Not necessarily that the Planning

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1 Proceedings

2 old Letchworth Village Property. The

3 proposal is 300 multi-family residential

4 units.

5 As pointed out, we are on with our

6 -- for the hearing on our draft EIS this

7 evening. We have the entire team assembled,

8 so without wasting any more time, I'm going

9 to turn it over to the team at this point.

10 CHAIRMAN CORALLO: Thank you.

11 MR. LOFTUS: Thanks.

12 CHAIRMAN CORALLO: Same thing.

13 She has your name?

14 MR. VILLAREALE: I'm giving it.

15 Good evening. For the record,

16 again, Diego Villareale,

17 V-I-L-L-A-R-E-A-L-E. I'm a licensed

18 professional engineer with JMC, here on

19 behalf of the applicant this evening.

20 As was indicated, we do have the

21 entire project team here tonight.

22 Marc Pantirer is just going to come

23 up, say a few words. Tom Witheral is also

24 with Marc's office, with BNE. We have the

25 project architect, Jack Raker. And then

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1 Proceedings

2 Board or the consultants agree with their --

3 or disagree with the analyses, but just that

4 it was ready to come before this Board and

5 the public to have a public hearing in order

6 to assess -- in order to receive comments on

7 that document, the Draft Environmental

8 Impact Statement.

9 At which point -- the Board will

10 hold the public hearing tonight. The

11 written notice -- written comment period

12 will be left open until the end of the

13 month, April 30th, to end of the business

14 and then it will be incumbent upon the

15 applicant to prepare the Final Environmental

16 Impact Statement -- the function of which

17 will be to address all of the substantive

18 comments that are received during this

19 process.

20 CHAIRMAN CORALLO: Thank you.

21 MR. LOFTUS: Thank you.

22 So I know that the Board is

23 familiar with this project. Although we

24 haven't been here recently.

25 The -- it is a development of the

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1 Proceedings

2 Paul Dumont is also from JMC.

3 Before I dive into the site plan, I

4 just know Marc wanted to say two words.

5 MR. PANTIRER: Marc Pantirer with

6 the applicant.

7 Just wanted to say thank you for

8 having us and letting us appear before the

9 Board. I'm a third-generation member of the

10 applicant. We've been building apartments

11 since the 60s and 70s. We act as our own

12 general contractor. We build the projects,

13 we manage them, we hold them long term.

14 Most of our assets are in North

15 Jersey and here in Rockland County. The

16 closest asset's really the club at Pearl

17 River and its affiliated properties, the

18 Club West and the reserve, if you're

19 familiar with those.

20 And our goal here is to build a

21 similar quality product that we've built

22 elsewhere and to have a long-term

23 relationship here in this town.

24 So thank you and I'm going to let

25 the professionals run with it.

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1 Proceedings

2 CHAIRMAN CORALLO: Thank you.

3 MR. VILLAREALE: So I have a couple

4 of boards. Is that okay the way it's set up

5 or would you like them pivoted just a bit

6 more so everybody can both see them? Is

7 that all right?

8 CHAIRMAN CORALLO: Can everybody

9 see?

10 MR. VILLAREALE: I don't know if

11 you can see from up there. That's all. I

12 wasn't sure.

13 CHAIRMAN CORALLO: You can't see?

14 MR. SAMBRATO: We can't see.

15 MR. VILLAREALE: Let's turn around.

16 CHAIRMAN CORALLO: Give it more --

17 I think that's good. All right.

18 MR. VILLAREALE: How's that? Good?

19 CHAIRMAN CORALLO: Yeah. I think

20 that's good.

21 MS. TOMM ADDONA: And members of

22 the public, you're welcome to move over to

23 this side if that's easier, if you want, to

24 be able to see as well.

25 MR. VILLAREALE: Would you like me

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1 Proceedings

2 with the applicant, BNE Group, on the

3 development of the site plan. This is not

4 something that's just been submitted

5 overnight.

6 There's been a lot of thought,

7 there's been a lot of work that has gone

8 into -- just the first stages, coming up

9 with a concept plan that really worked with

10 the product that BNE is trying to construct

11 here. And also took a lot of input from the

12 municipality, there was a lot of preliminary

13 meetings, we had a work session with your

14 Board, we met with staff. There was a lot

15 of things that went into the final plan that

16 was developed and ultimately submitted as

17 part of the DEIS.

18 So I just think it's important to

19 identify all the work that's gone into it to

20 the point where now, as has been indicated,

21 we're in the DEIS process.

22 So we're going to take all of your

23 comments that you have this evening, we're

24 going to respond to them in the DEI -- FEIS,

25 any comments that are made by the public.

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1 Proceedings

2 here or should I be next to the board?

3 CHAIRMAN CORALLO: No, no. Be by

4 the microphone so the young lady can hear

5 you and everybody else can hear you well.

6 MR. VILLAREALE: Understood.

7 So just again, a couple of boards

8 just to take you through the overall

9 project.

10 I do think it's important just to

11 step back. Understanding that this is a

12 public hearing, we're here just to give a

13 presentation for everybody that's here to

14 see the project as well as the Board. It

15 has been sometime since we've been before

16 you.

17 The property that we're looking at

18 right now, the bottom portion of the page,

19 is about 23 acres. It's a portion of the

20 overall Letchworth Village property. It's

21 on the southeast corner of it closest to

22 Letchworth Village Road.

23 As has been indicated, this has

24 been time in the making, we've been working

25 on this for some time. We've been working

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1 Proceedings

2 We're happy to answer any questions

3 that you might have tonight but, again,

4 we're going to try to formalize it in the

5 FEIS document itself.

6 So again, the bottom portion of the

7 page is the existing conditions. It's an

8 aerial photograph of the property. You can

9 see there's a large open area on the bottom

10 portion of the page, that's where the fields

11 were located just north of Letchworth

12 Village Road.

13 And then the balance of the

14 property, there was an old house that was

15 constructed there. It's been since

16 demolished but you see remnants of it --

17 there's foundations, there's walls, there's

18 an old garage, et cetera -- as well as the

19 driveways that lead up to that portion of

20 the property.

21 Then the topography starts to

22 steepen a little bit, it starts to drop off

23 in that hillside, and that's the wooded area

24 that you see on the northern and eastern

25 portions of the property itself.

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1 Proceedings  
 2 The property is currently zoned  
 3 R-120. And as part of this process, there  
 4 is a rezoning to the LA-17 district.  
 5 MS. TOMM ADDONA: There is a  
 6 rezoning application.  
 7 MR. VILLAREALE: Rezoning  
 8 application, yes.  
 9 MS. TOMM ADDONA: Just to be clear.  
 10 MR. VILLAREALE: That's pending.  
 11 Of course.  
 12 As part of this project, it  
 13 requires a rezoning to the LA-17 district.  
 14 In addition to that, there's a  
 15 subdivision that needs to be created to  
 16 subdivide off this portion of the property.  
 17 And then obviously there's the site plan  
 18 portion of it as well.  
 19 As has been indicated earlier, the  
 20 project consists of 300 market-rate  
 21 apartments that would be constructed in a  
 22 total of seven residential buildings, and  
 23 then there's the eighth building that is the  
 24 clubhouse that's situated on the middle  
 25 portion of the property.

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1 Proceedings  
 2 the existing buildings on the upper left  
 3 hand corner of the property there.  
 4 As you come in, there's the  
 5 roundabout. The roundabout is more of a  
 6 planning guide. There's a roundabout that  
 7 would be constructed there that could  
 8 provide access to any future development on  
 9 the property. But then on the right-hand  
 10 side of the roundabout is the main entrance  
 11 to this development and this residential  
 12 community.  
 13 You have a main driveway that would  
 14 come in, it's a boulevard entrance --  
 15 significant amount of landscaping -- that  
 16 would lead up to the clubhouse.  
 17 The clubhouse is the smallest  
 18 building on the right-hand side of the page.  
 19 And then again, you can see the  
 20 three residential buildings to the north and  
 21 the four residential buildings to the south.  
 22 Access and circulation: There are  
 23 driveways located both within the front and  
 24 the back sides of each of these buildings.  
 25 Again, the front is more of just some

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1 Proceedings  
 2 So you can see the seven  
 3 residential buildings that are scattered  
 4 throughout the property there. There's four  
 5 buildings located south of the main entry  
 6 drive and then three buildings located just  
 7 north of the entry drive.  
 8 All them are facing each other.  
 9 It's really, again, a very intentional  
 10 design where the buildings themselves, the  
 11 front entries, they all face the main  
 12 roadway that cuts between them; and then the  
 13 garages are all located on the back side of  
 14 the property or the back sides of the  
 15 buildings so that the garages don't have  
 16 that front entryway look along the driveways  
 17 themselves.  
 18 When you come into the property,  
 19 you can see the roundabout that's just to  
 20 the east of the church that's on the  
 21 property that you see there. That's just to  
 22 orient everyone a little bit. The church is  
 23 on the left-hand side of Letchworth Village  
 24 Road, cuts down along the bottom portion of  
 25 the page. And then you can see a number of

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1 Proceedings  
 2 on-street parking and is the front of the  
 3 residential buildings themselves; the back  
 4 is the driveways that lead to the garages.  
 5 Each building does have garage  
 6 spaces within them on the lowest level. And  
 7 it's important that you just understand the  
 8 topography of this site. Because the slope  
 9 starts to drop off, these buildings were  
 10 able to be constructed into the hillside so  
 11 that the garage sits at a lower elevation  
 12 and the front of the building, which is at  
 13 the clubhouse level, sits at a higher  
 14 elevation.  
 15 So the garage is on the lowest  
 16 level of each building and then the front  
 17 door, the front location of it where the  
 18 residential units are, all face that middle  
 19 roadway inside the building there.  
 20 As far as access and circulation,  
 21 again a lot of thought went into it. We  
 22 actually worked with, again, town staff, we  
 23 also had a meeting with your fire department  
 24 to try to address any fire access issues  
 25 that we wanted to incorporate into the plan.

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2 We received a number of comments

3 from them which we incorporated into the

4 plan, and we've had follow-up meetings where

5 we received additional comments from them --

6 more about fire hydrant locations and things

7 like that, that would all be coordinated

8 with your fire department.

9 But it was important that we

10 address the access and circulation, where

11 they did not provide any substantive

12 comments on the circulation. They just

13 wanted to make sure it worked with their

14 fire truck, which we confirmed that it does.

15 It's all been designed in accordance with

16 their latest equipment so a fire truck has

17 access and circulation around the perimeter

18 of each of these buildings, which was

19 something that the fire department was

20 looking for in this case.

21 The buildings themselves: There

22 are two types of buildings. One's a little

23 bit smaller than the other one. One's a

24 22,000-square-foot footprint and one's a

25 20,000-square-foot footprint. Again, from

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1 Proceedings

2 the back sides of the building for the

3 residents to go in and access their units.

4 The clubhouse that's located

5 centrally on the property is about 10,000,

6 little over -- little under 11,000, about

7 10,600 square feet.

8 That is an amenity space that is

9 critical to the residential community. They

10 have it at all their other communities that

11 we worked with them, that was referenced in

12 Pearl River.

13 It has gaming rooms, there's other

14 things -- spaces that can be utilized,

15 fitness center, et cetera. All of that is

16 open to the community.

17 And then there's parking that's

18 directly adjacent to the amenity building as

19 well.

20 It does have a pool, outdoor

21 seating areas, barbecues, et cetera. It's,

22 again, a common space within the development

23 itself.

24 In addition to the amenity

25 building, there's also some outdoor areas as

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1 Proceedings

2 the site plan standpoint, it's virtually

3 negligible. It's very hard to see the

4 difference when you're looking at a plan

5 from this, from this location here.

6 But there are -- the buildings are

7 slightly different with the unit counts and

8 the number of units that there are within

9 them. But again, the total number is 300

10 units.

11 There are 658 parking spaces that

12 are provided on the property, so that's

13 little over two per unit. Again, that

14 exceeds your code requirement. A number of

15 the parking spaces are within garages.

16 So there's 130 garages that are

17 provided. So there's a number -- either 18

18 or 21 garages, depending on the unit that

19 you're looking at. But each building does

20 have a significant number of garages.

21 All of the parking is proximate to

22 the building. So if you're not parking

23 within a garage space, you're parking

24 immediately adjacent to it. And then

25 there's entrances both in the front side and

Page 21

1 Proceedings

2 well: Tennis court, pickleball courts,

3 things like that, dog run. Those are

4 incorporated into the plan and have

5 additional amenities that are outside the

6 building as well.

7 In addition to the layout plan, the

8 DEIS includes a full set of site plans that

9 looks at grading, utilities, topography, and

10 how this all works.

11 So there's a detailed grading plan

12 that shows the cuts and fills and how the

13 site gets balanced on-site so there's not

14 any significant earth work or significant

15 export or import of material that would be

16 required as part of the project.

17 So that's an overview of the site

18 plan. Now, I'm just going to touch quickly

19 on the DEIS.

20 The DEIS is a document, basically,

21 that looks at a number of environmental

22 items that are -- need to be addressed as

23 part of the document. It looks at land use

24 and zoning, visual, stormwater management,

25 traffic, et cetera. There's chapter after

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2 chapter that was included in the document

3 that you received.

4 We're going to touch on a couple

5 this evening, couple of more critical ones

6 that really get addressed both within the

7 site plans, but within the document

8 themselves.

9 The first one: The stormwater

10 piece of it. As part of the project, in

11 addition to the DEIS, we developed a full

12 stormwater-pollution prevention plan. The

13 stormwater-pollution prevention plan

14 addresses how stormwater's going to be

15 managed on-site: The new buildings, the new

16 parking areas, the new impervious areas, all

17 of which is going to be collected, detained,

18 treated on-site, and then ultimately

19 discharged.

20 This bottom line is -- and what's

21 required by both the state as well as your

22 municipality, and I know your engineer will

23 be looking at this as well -- no additional

24 water can discharge off this site than

25 what's there today. So there's no increase

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1 Proceedings

2 So without getting into too much

3 detail, the analysis revealed that there was

4 really not any significant impact to the

5 operations of the existing roadways that are

6 there.

7 There's going to be additional

8 analyses that will be completed because some

9 of the counts -- and there was construction

10 of the roundabout that was happening during

11 the preparation. All of this is summarized

12 in the DEIS. And there's certain things,

13 there are sensitivity analyses that will be

14 completed as part of the FEIS that looks at

15 some of the traffic volumes to confirm some

16 of the assumptions that we're making.

17 But at the end of the day, the

18 project itself is residential, it's just not

19 a significant generator of traffic. It is

20 300 units, but it's not a commercial

21 development so it doesn't have those peaks

22 and bows. You have residential commuters

23 that will be coming to and from, and they

24 will be utilizing the surrounding roadways.

25 As part of the project, we did

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1 Proceedings

2 in rates of runoff off of this property.

3 So there's a number of stormwater

4 management features that have been installed

5 or are proposed to be installed as part of

6 the project.

7 Stormwater basins located on the

8 southern side, there's stormwater basins

9 located on the northwestern side, all of

10 which are designed to collect, contain,

11 treat, and then ultimately discharge

12 stormwater offsite, but again, at no more

13 than what is happening under its current

14 existing conditions.

15 Another chapter in the DEIS, a

16 pretty significant one, is the traffic

17 analysis that was completed.

18 We prepared a full traffic study

19 that included an analysis of 13

20 intersections during four peak hours. So we

21 looked at a number of different

22 intersections surrounding this entire

23 community, and we looked at it at several

24 times throughout the day, as well as on

25 Saturdays.

Page 25

1 Proceedings

2 identify a number of improvements that would

3 be constructed as part of the project. But

4 the improvements are limited to

5 signal-timing modifications, things like

6 that, additional signage at certain

7 locations, restrictions or -- restrictions

8 of right turns on reds or left -- or not

9 permitting certain movements. All things

10 that are working within the confines of the

11 existing intersections, but they are

12 improvements that are suggested or

13 recommended as part of the project that we

14 believe could improve the efficiency or

15 improve the operations at these individual

16 intersections.

17 So those were summarized in the

18 traffic study as well. But again, there was

19 a detailed analysis. I know the town has

20 hired a traffic consultant as well that will

21 complete a review of our traffic study. And

22 any comments that are received, will again,

23 be responded to in the FEIS or the Final

24 Environmental Impact Statement.

25 Finally, "visual" is another

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1 Proceedings  
 2 chapter of the DEIS that we spent a lot of  
 3 time on. It was a lot of work that went in,  
 4 preparing elevations of the different  
 5 buildings but also preparing photo  
 6 simulations and photo renderings.  
 7 There was a point where we extended  
 8 mechanical lifts to show the heights of the  
 9 individual buildings at very specific  
 10 locations on the property, and then we took  
 11 photos from several locations around the  
 12 perimeter of the property to show where the  
 13 buildings would be situated with both  
 14 leaf-on and leaf-off conditions. So these  
 15 were done during the leaf-off conditions so  
 16 that you can see through certain areas and  
 17 see how the buildings would be blended into  
 18 that.  
 19 So there was a number of visual  
 20 renderings that were prepared as part of the  
 21 project, all of which were included in the  
 22 DEIS.  
 23 At this point, I do want to turn it  
 24 over to Jack just to speak about the  
 25 architecture of the buildings and just give

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1 Proceedings  
 2 comments to be received to be addressed in  
 3 the FEIS, we will all be submitting  
 4 comments.  
 5 And we are very fortunate to have  
 6 our stenographer here who is recording  
 7 everything that's being said. So anything  
 8 that's stated tonight at the meeting will be  
 9 provided to the applicant, and that can also  
 10 be part of the record that the applicant  
 11 will be responding to in the FEIS.  
 12 MR. VILLAREALE: Absolutely.  
 13 Thank you.  
 14 MR. RAKER: Good evening.  
 15 CHAIRMAN CORALLO: Does she have  
 16 your name?  
 17 MR. RAKER: My name is Jack Raker.  
 18 I'm a principal at Minno & Wasko Architects  
 19 and Planners, an architect for the  
 20 applicant.  
 21 CHAIRMAN CORALLO: Thank you.  
 22 MR. RAKER: Thank you for having me  
 23 tonight. I'm just going to review some of  
 24 the elevation work that we've done. We've  
 25 worked with the town and we've worked very

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1 Proceedings  
 2 you a presentation on the building design  
 3 themselves and to speak a little bit more  
 4 about the photo simulations and the  
 5 renderings that were prepared.  
 6 CHAIRMAN CORALLO: Okay. Thank  
 7 you.  
 8 MS. TOMM ADDONA: And just while we  
 9 have a brief transfer, just for the Board's  
 10 information, the town consultants will be  
 11 submitting their memoranda in writing prior  
 12 to the April 30th date. And we do have  
 13 Starke Hipp from LaBella here who is your  
 14 traffic engineering consultant on this  
 15 project.  
 16 I apologize for not acknowledging  
 17 you earlier.  
 18 MR. HIPPI: No worries. I was a  
 19 little late.  
 20 MS. TOMM ADDONA: As the applicant  
 21 was indicating, we're all looking at the  
 22 respective aspects of the project.  
 23 Obviously you will be looking at the project  
 24 as a whole.  
 25 But prior to the deadline for the

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1 Proceedings  
 2 hard to get an aesthetic that we feel works  
 3 very well in the Letchworth Village area.  
 4 We've utilized some of the similar  
 5 materials that were on some of the existing  
 6 buildings, the stone and the siding, so.  
 7 And we've kept a very traditional look. We  
 8 didn't go with a more modern or contemporary  
 9 look that could be popular for some of these  
 10 buildings.  
 11 And you could see on the top, we  
 12 have -- the top elevation there on the board  
 13 is the rear elevation. So that's the  
 14 elevation where you'd see the garages, those  
 15 individual garages. It's not one big garage  
 16 that's underneath the buildings, it's simply  
 17 -- like residential garages: You hit a  
 18 button, your garage door opens up, and you  
 19 pull in just like a residential garage.  
 20 Then there are -- those garages  
 21 have access to a hallway where they can then  
 22 go to any one of the apartments in the  
 23 building. So you're not locked into any  
 24 particular apartment if you're in one of  
 25 those garages. Any person in the building



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1 Proceedings  
 2 in any apartment can get one of the garages.  
 3 You can see the next two  
 4 elevations, you can see how the buildings  
 5 managed to take up some of the grade  
 6 on-site. So the site is sloping. Rather  
 7 than flatten it out and build retaining  
 8 walls, we've utilized that extra slope to do  
 9 the tuck-under garages and allow the  
 10 building to take up some of the grade.  
 11 And then the elevation at the  
 12 bottom there is the front elevation, the  
 13 form elevations, the one that you'll see if  
 14 you drive around that center road. It's the  
 15 one with the main entry, the main front  
 16 entry. And you don't see any of the garages  
 17 from that view.  
 18 All high quality materials: Fiber  
 19 cement siding, metal accent roofs, and the  
 20 stone base.  
 21 And we've utilized the materials in  
 22 such a way that it's not horizontally broken  
 23 up, and just vertically broken up. But we  
 24 sort of let your eye carry up and down  
 25 through the building, it really helps break

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 2 there with the architecture of the building.  
 3 Again, happy to answer any  
 4 questions that the board might have. Not  
 5 sure if you want to hear from the public  
 6 first, but I'm happy to do whatever you  
 7 want.  
 8 CHAIRMAN CORALLO: I have a couple  
 9 of questions.  
 10 On the entrance, up by where the  
 11 church is, you, you were going to make an  
 12 entrance. I looked at it.  
 13 My question is, can you take that  
 14 bottom -- no, the bottom picture out too  
 15 because I want to...  
 16 The red line that goes around  
 17 there, that is the, the agreement that you  
 18 have with the Town -- of purchase; right?  
 19 MR. VILLAREALE: It's approximately  
 20 23 acres.  
 21 CHAIRMAN CORALLO: 23 acres.  
 22 MR. VILLAREALE: That identifies  
 23 the 23 acres.  
 24 CHAIRMAN CORALLO: Now outside that  
 25 line -- when we had a kind of a workshop

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 2 up the mass of the building.  
 3 In the exhibit to the bottom, you  
 4 can see is a view from the entry. It's the  
 5 view of one of the buildings that's closest  
 6 to the access road. And you can see the  
 7 garages, you can also see how the grade  
 8 slopes up and around the building allowing,  
 9 allowing one side to be the three-story  
 10 side.  
 11 That's really the extent of my  
 12 presentation on the aesthetics. If anybody  
 13 has any questions or wants to go into any  
 14 more detail?  
 15 CHAIRMAN CORALLO: I don't have any  
 16 at this time, no.  
 17 You'll have to answer questions  
 18 when the architectural board looks at it.  
 19 MR. RAKER: Sure. Thank you.  
 20 CHAIRMAN CORALLO: Thank you.  
 21 Is that it from your presentation?  
 22 MR. VILLAREALE: Yes. Sorry.  
 23 Didn't mention that before.  
 24 Yeah, that kind of puts a bow on  
 25 the package. We just wanted to wrap up

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 2 meeting somewhat, we worked on -- there's a  
 3 building in the lower left side that you  
 4 worked out another agreement with the Town  
 5 that you're going to take down. And that,  
 6 that area is where you're going to move the  
 7 road around, bring the roundabout.  
 8 And my question, when I was looking  
 9 at that: There's no line of what area that  
 10 you have an agreement with for that portion.  
 11 Follow what I'm saying?  
 12 You got the red line coming down  
 13 and you got the white part there which is  
 14 the building that's going to be demolished.  
 15 MR. VILLAREALE: Yeah.  
 16 CHAIRMAN CORALLO: Now when you go  
 17 up to the top where you're going to put the  
 18 roundabout -- yeah, up there -- and you're  
 19 going to put a -- and you're going to have a  
 20 --  
 21 MR. VILLAREALE: That line is still  
 22 there.  
 23 CHAIRMAN CORALLO: Right. But  
 24 you're not --  
 25 MR. VILLAREALE: It goes like that.

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2 CHAIRMAN CORALLO: -- the

3 roundabout's there and you're going to have

4 a -- excuse me -- one of your places where

5 you're going to store some water for

6 drainage.

7 MR. VILLAREALE: There's a

8 stormwater basin.

9 CHAIRMAN CORALLO: And you're going

10 to move the road, Ridge Road -- if you drive

11 down Ridge Road which we all are doing now

12 because of the roundabout, you go straight

13 across into that area. From what I saw in

14 the drawings, you're moving that over to the

15 right a little bit. It's not going

16 straight.

17 MR. VILLAREALE: It's not that it's

18 being moved over to the right, it's -- right

19 now it comes in on an angle to Letchworth

20 Village Road. We're making it perpendicular

21 to it so that it's no longer coming in at an

22 angle, it's coming in perpendicular.

23 So to do that, when you come in

24 perpendicular, it's going to curve back in,

25 as you see, there's a radius that turns it.

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2 CHAIRMAN CORALLO: -- you're going

3 change things, alter -- just one more thing

4 -- and you're going to do something to the

5 other part, Letchworth Village Road is a

6 county road so you need approvals from them

7 too, whatever you're going to do.

8 So can you straighten me out on

9 that?

10 MR. VILLAREALE: I'll start, and

11 then it sounds like your counsel wants to

12 jump in too.

13 So I will --

14 CHAIRMAN CORALLO: I'm going to

15 tell her to hold off.

16 MR. VILLAREALE: I can go?

17 MS. TOMM ADDONA: Go ahead, Diego.

18 MR. VILLAREALE: First thing: Just

19 with the alignments, I think it's important

20 that the shifting of it, again, is not --

21 we're not moving it because we want to move

22 it. It's to create a perpendicular driveway

23 to Letchworth Village Road. So that's the

24 first piece: Where now when you approach

25 it, it's at 90 degrees, so that you're not

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2 CHAIRMAN CORALLO: The plan I

3 saw -- we have the church on the -- I'm

4 going to call it the west side, okay? To

5 make it easy.

6 MR. VILLAREALE: Yes.

7 CHAIRMAN CORALLO: And we just

8 reviewed everything with the church a couple

9 of months ago, with the new entrance and so

10 on and so forth. They haven't done any work

11 yet.

12 Now you're putting a roundabout in

13 there, is that -- whose property is it?

14 That's what I'm trying to get at.

15 MR. VILLAREALE: The roundabout --

16 CHAIRMAN CORALLO: Is this your

17 property? Is it Town's property? Who is

18 going to be responsible for that portion of

19 moving that road over?

20 MR. VILLAREALE: So to start with,

21 two things --

22 CHAIRMAN CORALLO: So I'm a little

23 confused where -- I'm not objecting to it, I

24 just want to know who owns it.

25 MR. VILLAREALE: I'll start --

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2 on an awkward angle when you're looking to

3 your left or looking to your right when

4 you're approaching that. So that's Number

5 1.

6 CHAIRMAN CORALLO: The sight

7 distance is still good?

8 MR. VILLAREALE: Sight distance,

9 that's what gets addressed as part of that.

10 And it helps because you're not -- again,

11 your angles are just better from a 90-degree

12 standpoint when you're perpendicular to each

13 other from an intersection. That's Number 1

14 with the movement piece of it.

15 The second piece of it: The

16 portion of the property where the roundabout

17 is on, that is still part of the Town-owned

18 property. We are not acquiring that piece

19 of it. However, the applicant will be

20 constructing all of those improvements. The

21 roundabout, the driveway, the realignment,

22 all of that will be constructed as part of

23 this project.

24 And again, it's planning --

25 depending -- it will be coordinated with the

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 2 church. So whatever improvements that they  
 3 are constructing on their property, the  
 4 roundabout will be designed to accommodate  
 5 that.  
 6 We actually worked with  
 7 Mr. McCreedy, he provided a copy of the plan  
 8 that the church had -- what we understood  
 9 was approved by the church. And we  
 10 identified the location on where their  
 11 entrance was going to be into the new  
 12 parking area, and we kept it with that.  
 13 If that is wrong for some reason,  
 14 we will continue to coordinate with them and  
 15 we could accommodate it anyway.  
 16 CHAIRMAN CORALLO: We'll check on  
 17 it.  
 18 MR. VILLAREALE: Yeah.  
 19 But as far as answering a couple of  
 20 your questions, it's really, again,  
 21 improving the intersection, making it  
 22 perpendicular to each other. The applicant  
 23 will construct the roundabout and all of the  
 24 improvements, and that will continue to be  
 25 Town-owned property.

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 2 for the portion of the roundabout or where  
 3 the building is located -- which the  
 4 applicant agreed in discussions with the  
 5 Town to remove because frankly, it would be  
 6 an eyesore -- I think that is all going --  
 7 intended to remain Town property with some  
 8 sort of access and maintenance easement that  
 9 will be agreed upon prior to any final  
 10 approvals.  
 11 CHAIRMAN CORALLO: I thank my  
 12 attorney for that.  
 13 But you still have to answer my  
 14 question.  
 15 On the west side of the road going  
 16 in, the new road going in to the roundabout,  
 17 you're going to build a nice beautiful green  
 18 area.  
 19 Who is responsible for that, to  
 20 take care of it and maintain it later on?  
 21 MR. VILLAREALE: Again, that, I  
 22 believe, is what your counsel was referring  
 23 to with the agreement that's going to be put  
 24 in place. There has to be some type of  
 25 agreement regarding maintenance of

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 2 MS. TOMM ADDONA: And I think part  
 3 of the objective of keeping that as Town  
 4 property is to leave open the possibility of  
 5 access to the remainder of the Letchworth  
 6 Village property that's to the north and to  
 7 the west, as you can see on that rendering.  
 8 Because there is a lot more property that's  
 9 back there.  
 10 And so there would have to be some  
 11 sort of legal mechanism in place, which I  
 12 think is, is easily achievable in the form  
 13 of an easement, and will certainly be  
 14 achieved throughout the process.  
 15 And just for the benefit of anyone  
 16 from the public who is here who may not  
 17 understand where we are in this process:  
 18 This is currently Town property and there is  
 19 a conditional contract of sale for the  
 20 applicant to purchase it, but it is  
 21 conditioned upon the applicant receiving all  
 22 the necessary discretionary land-use  
 23 approvals. And we have been going through  
 24 that process diligently.  
 25 But I don't think the intention is

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 2 whatever's done there.  
 3 CHAIRMAN CORALLO: Okay. All  
 4 right. That's --  
 5 MS. TOMM ADDONA: But the applicant  
 6 is going to be the one to build it out and  
 7 put it in place.  
 8 MR. VILLAREALE: 100 percent, yes.  
 9 MS. TOMM ADDONA: And then there  
 10 would have to be discussions -- because  
 11 currently, that is intended to remain Town  
 12 property -- as to what the mechanism will be  
 13 for the long term.  
 14 MR. VILLAREALE: Correct.  
 15 CHAIRMAN CORALLO: The roundabout  
 16 will not be completed at this point because  
 17 you have to leave it open so people that go  
 18 up there, fire trucks -- because there's  
 19 buildings behind that and there's people go  
 20 behind there. We have to be able to have  
 21 fire trucks and ambulances because people  
 22 use that for a walking trail and so on.  
 23 MR. VILLAREALE: We jotted that  
 24 down from our work session, Mr. Chairman,  
 25 and that will certainly be something that

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 2 we'll adjust and we'll --  
 3 CHAIRMAN CORALLO: Okay.  
 4 Understood.  
 5 MR. VILLAREALE: Yeah. That was a  
 6 comment that you made at the work session.  
 7 Understood, and we will adjust that so that  
 8 it continues to maintain access.  
 9 CHAIRMAN CORALLO: To the same  
 10 token: On the right side of the road going  
 11 in, somewhere along there -- I don't have it  
 12 in front of me, you're going to put a pond  
 13 in there; right?  
 14 MR. VILLAREALE: On the right side.  
 15 Yes, there's a stormwater basin.  
 16 CHAIRMAN CORALLO: Water basin.  
 17 And that would be on the  
 18 applicant's watch, that he has to put a  
 19 fence around it and all that kind of stuff?  
 20 MR. VILLAREALE: Correct. That  
 21 would be as part of the site plan, as we do  
 22 with all the stormwater basins.  
 23 CHAIRMAN CORALLO: Okay. That's  
 24 all I want to say at this time.  
 25 MR. VILLAREALE: Understood.

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 2 traffic lights at the intersection of Ridge  
 3 Road and Letchworth Village Road, whichever  
 4 you choose. I have no --  
 5 MR. VILLAREALE: Any improvements  
 6 constructed within the County right of way  
 7 would be subject to their approval and  
 8 permit.  
 9 CHAIRMAN CORALLO: Did you do an  
 10 analysis going down Letchworth Village Road  
 11 to the new roundabout that's being built on  
 12 that road, because that's going to be an  
 13 important road?  
 14 MR. VILLAREALE: Yes.  
 15 Between us and the roundabout?  
 16 Absolutely.  
 17 CHAIRMAN CORALLO: The roundabout.  
 18 MR. VILLAREALE: Yeah, that was  
 19 part of the, the roadways in that area down  
 20 and the intersection, yes, that was all  
 21 included in the traffic analysis.  
 22 CHAIRMAN CORALLO: Okay. You  
 23 answered a lot of my questions about inside  
 24 the area right now, about fire trucks and  
 25 fire hydrants and so on at this time, so.

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 2 CHAIRMAN CORALLO: Anybody have  
 3 anything to say here?  
 4 MS. TOMM ADDONA: The Planning  
 5 Board members are also welcome, if you have  
 6 any comments that you want to formulate  
 7 after the meeting tonight, to submit them as  
 8 -- prior to April 30th to be included in the  
 9 Final Environmental Impact Statement.  
 10 And just a reminder: Once SEQRA is  
 11 complete, we will still have to go through  
 12 the site plan review process. So there is  
 13 -- there will be other opportunities for the  
 14 Board to review and comment on this plan.  
 15 What we're focusing on in the  
 16 function of this review is more of the, the  
 17 global environmental issues like  
 18 Mr. Villareale was discussing earlier,  
 19 traffic, stormwater, zoning, municipal  
 20 services, those types of large-scale issues.  
 21 And then obviously, when we get to  
 22 the site plan review, we will talk about  
 23 that in greater detail.  
 24 CHAIRMAN CORALLO: And you will  
 25 discuss with the County stop signs or

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 2 Let me see my notes. I made some  
 3 notes here.  
 4 You're going to put some retaining  
 5 walls around this, the property?  
 6 MR. VILLAREALE: There are a few  
 7 retaining walls on the east side.  
 8 CHAIRMAN CORALLO: East side,  
 9 right.  
 10 MR. VILLAREALE: That's where the  
 11 topography starts to drop off. Again, we  
 12 utilized the buildings as those step-downs  
 13 with the tuck-unders with the garages in the  
 14 back.  
 15 And -- but you still have some  
 16 retaining walls to make up the grade there  
 17 so we don't have to continue going down the  
 18 hillside.  
 19 CHAIRMAN CORALLO: Are you going to  
 20 put a fence on those walls?  
 21 MR. VILLAREALE: Yeah. Any  
 22 retaining wall that has access to pedestrian  
 23 areas, everything will have fall protection  
 24 in accordance with state codes.  
 25 CHAIRMAN CORALLO: And if they're

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2 over a certain height, you're going to have

3 engineering --

4 MR. VILLAREALE: All, all of the

5 walls will have structural engineers --

6 CHAIRMAN CORALLO: For designs.

7 MR. VILLAREALE: 100 percent, yeah.

8 CHAIRMAN CORALLO: Okay. All

9 right. Then we can get into all the

10 landscaping at a later date. I know you

11 have everything on there, so.

12 MR. VILLAREALE: I didn't even

13 mention too much about that. I mean,

14 obviously you see the rendering that's

15 there. But there is a robust landscaping

16 plan that was included as part of the DEIS

17 package that will be further developed as

18 part of the site plan.

19 CHAIRMAN CORALLO: And it's our new

20 modern age. Are you going to put some

21 charges around there for cars, because we're

22 going electric, I guess, and so we need to

23 have that?

24 MR. VILLAREALE: Yes. Electric

25 charging stations would be included as part

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2 bedrooms. All the units are one and two

3 bedrooms.

4 MS. PERROTTO: Thank you.

5 CHAIRMAN CORALLO: Thank you.

6 Do you have a question?

7 Yeah, come on up.

8 MR. CASTRO: Jose Castro. I'm a

9 representative of CrossLife Church.

10 So we have some questions and

11 concerns with the project overall. We are

12 in favor of it, we do like it, we think it's

13 going to be positive for the area.

14 And I think we're the most affected

15 by it, so. I think we're probably your only

16 neighbors right now.

17 So some of the concerns are:

18 One is visibility concerns with the

19 proposed trees along Letchworth Village

20 Road. It's harder to tell from the design,

21 but how much is it really going to mess with

22 our visibility to the parking lot. Maybe

23 not so much the church but it looks like

24 you're buffering the parking lot off a

25 little bit. So that's one of the concerns.

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2 of the project.

3 CHAIRMAN CORALLO: I don't have any

4 other questions other than that. Anybody?

5 What's that? Public?

6 Anybody in the public would like to

7 submit a comment?

8 Come on up, please.

9 MS. PERROTTO: I do have a quick

10 question.

11 CHAIRMAN CORALLO: Give the young

12 lady your name.

13 MS. PERROTTO: Darla Perrotto, 5

14 Balsam Road.

15 I just want to know how many

16 bedrooms are going to be in each of these

17 units? What's the intended?

18 CHAIRMAN CORALLO: Excuse me. I

19 didn't hear the question.

20 MS. PERROTTO: How many bedrooms

21 are going to be in the units? What are they

22 --

23 CHAIRMAN CORALLO: I'll let you

24 answer. Yeah, it's fine.

25 MR. VILLAREALE: It's one and two

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2 Another one would be additional

3 signage, right. So now we're restructuring,

4 we're changing the entry to the church, now

5 you have to go in a separate road that looks

6 like you're entering a community as opposed

7 to the church, to a roundabout. So I think

8 we would benefit from additional signage on

9 Letchworth Village Road to the roundabout,

10 at the roundabout to direct anybody that's

11 visiting, congregants, or new people,

12 whomever it is. Like, it's going to look

13 like a church that's tucked away in a field

14 with no access, you know. So we want to

15 really stress the fact I think there should

16 be additional signage in place for that.

17 Right now, I think with the newest

18 configuration with the roundabout, with that

19 proposal, the parking lot will -- we feel

20 will be impacted by the loss of Ridge Road.

21 Currently you have a lot of dog walkers,

22 constituents from the community that park

23 along Ridge Road and actually utilize the

24 parking lot currently.

25 Not really a big deal, right,

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2 because the church is minimal use, you know,

3 so, but. We're blocking -- eliminating

4 Ridge Road, now they're going to come into

5 the roundabout and use up more parking

6 spaces, and I think it could have a negative

7 impact as far as we're concerned with the

8 elimination of Ridge Road.

9 So our concerns are obviously with

10 the -- and then also it, it kind of -- the

11 new design's going to landlock the parking

12 lot. Right now we kind of -- the

13 functionality changes with -- by landlocking

14 it as opposed to having Ridge Road. So the

15 functionality of it now, you know, although

16 Ridge Road is on the east side of the

17 parking lot, people that are parking are

18 able to pull in and out, and in and out

19 without utilizing it on one side of the

20 parking lot. And now you're landlocking it,

21 so it's going to kind of make it a little

22 tighter, little bit more cumbersome to

23 utilize the parking lot with the new

24 configuration.

25 We do have some space, the green

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2 they take the circle, they go into the

3 church parking lot. So I think it could

4 create a potential for more traffic. You

5 know, how bad would it be?

6 We don't know, right. But I think

7 there's definitely that potential. So there

8 should -- on the east side of the lot, there

9 should be some additional lighting in place

10 to kind of light up the lot for any of that.

11 Drainage concerns: With the new

12 roadway, would there be additional drainage

13 on the east side of the parking lot? And

14 you know, I'm not sure what the pitch of the

15 roadway would be at the circle going towards

16 the church parking lot.

17 Right now the church is currently

18 on well water. Will the construction affect

19 the well? You know, contamination, dry it

20 out, because now you're installing so much

21 more drainage, so now you're capturing a lot

22 of the groundwater. So would you -- was

23 there a risk of hitting the vein in the

24 ground that feeds that well or/and you know

25 running it dry, you know, so. And obviously

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2 area where the, where the retention pond is.

3 So maybe we could integrate, enlarge the

4 parking lot to the benefit of the church to

5 kind of ease that and make it more

6 beneficial, you know.

7 And like I said, the dog walkers --

8 at times, you could have five, ten, fifteen,

9 even twenty cars at times of dog walkers and

10 just residents on a nice Sunday, Saturday

11 walking, even more at times. So I think

12 it's really going to change the whole

13 dynamic with the, with the proposal. So

14 it's something that should be addressed.

15 Lighting concerns. So now with

16 landlocking the parking lot and eliminating

17 Ridge Road, there's going to be -- I think

18 it's going to limit the lighting on the east

19 -- more importantly on the east side of the

20 parking lot. So I think you've got to kind

21 of come up with something for lighting.

22 Because now you have people that come to the

23 roundabout: Oh, they missed the turn to go

24 into the development or whatever, just

25 people driving around just taking a drive,

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2 contamination is a big one, from all the

3 construction.

4 And where would the main water

5 supply be coming in from? Maybe we could

6 get city water at that point. I'm not sure

7 if that's an option.

8 Considerations for -- and I'm sure

9 it's all in your contingencies that you're

10 going to make accommodations for the church

11 throughout the construction phases of this,

12 and access, so that way the parking lot's

13 not fully disturbed. We're willing to be

14 good neighbors and help out throughout the

15 process and the construction as long as

16 we're able to have access and maintain our

17 schedule and do what we have to do.

18 And then also a big one was

19 actually the impact to the existing parking

20 lot by the overall construction,

21 construction vehicles. You know, as much as

22 we could say you're going to avoid it as

23 much as possible, the parking lot's there,

24 it's a big parking lot. I drive trucks,

25 I've driven trucks. You know,

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2 tractor-trailers are going to be pulling in

3 and out, dump trucks are going to be pulling

4 in and out, they're going to be turning

5 around in there, it's an easy enough parking

6 lot to whip trucks around in. So it's going

7 to get beat up. It's not in the best of

8 condition right now. So how can we address

9 those concerns?

10 And will the church address remain

11 the same being that that part of Ridge Road

12 is going to be eliminated? Is it still

13 going to remain 2 Ridge Road? I'm sure it

14 would, but just one of the questions that

15 came up.

16 And the last one would be the

17 access to the remainder of Letchworth

18 Village Road. You come around the circle,

19 you have the road to the community, the road

20 to the church, and nothing accessing the

21 remainder of Letchworth Village to the

22 north. A: Right, for fire truck access,

23 emergency vehicles, as well as the dog

24 walkers. If we don't have an access road

25 from the circle, that's going to lead

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2 too much about -- I don't know what our

3 engineers will come up with.

4 MS. TOMM ADDONA: Well, like I

5 said, all of your consultants are going to

6 submit written comments by April 30th. So

7 they will be included in the record to be

8 responded to by the applicant.

9 CHAIRMAN CORALLO: And then our

10 next meeting will be -- we will know what

11 they say?

12 MS. TOMM ADDONA: Absolutely. With

13 everything that's --

14 CHAIRMAN CORALLO: -- have that in

15 the public hearing -- I mean, public

16 comment?

17 MS. TOMM ADDONA: Everything that's

18 prepared by the consultants will be provided

19 to the Planning Board. But the objective

20 is, once all of the comments that you've

21 heard tonight and that the consultants and

22 if any of the Planning Board members or any

23 other members of the public that want to

24 submit anything before April 30th submit it,

25 then that's when the applicant will start --

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2 everybody into the parking lot, they're

3 going to park on the northern end of the

4 parking lot, and create their own little

5 trail into Letchworth Village Road --

6 Letchworth Village.

7 I think that's everything I have,

8 so.

9 CHAIRMAN CORALLO: Thank you.

10 MR. CASTRO: Thank you.

11 CHAIRMAN CORALLO: Does anyone else

12 have anything from the public? Anyone on

13 the Board? Consultants? Attorney?

14 Okay. So we'll, we'll leave this

15 part of the -- open to continue the public

16 hearing in the future for --

17 MS. TOMM ADDONA: No. The, the

18 public hearing process is intended to be

19 closed tonight with written comments to be

20 received by the Board until April 30.

21 CHAIRMAN CORALLO: By April 30th.

22 MS. TOMM ADDONA: That was the way

23 it was noticed. And if the Board feels

24 differently --

25 CHAIRMAN CORALLO: We haven't heard

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2 I'm sure they'll start before then, but that

3 will be the deadline for submissions for

4 them to start preparing the Final

5 Environmental Impact Statement, which is

6 going to address substantively all of those

7 comments. And then once they've done that,

8 then they'll come back to the Planning Board

9 and we will have to review that document.

10 So after tonight, unless the Board

11 decides you want to keep it open, the public

12 hearing, even though that's not how it was

13 noticed and discussed last month, we

14 probably won't see applicant until, I would

15 say, July, August, optimistically.

16 MR. VILLAREALE: He's going to tell

17 me earlier. We'll be back as quickly as we

18 possibly can.

19 MR. McCREEDY: I have a procedural

20 question.

21 MS. TOMM ADDONA: Yeah.

22 MR. McCREEDY: Just to be clear,

23 this is not the last public hearing for this

24 project; correct?

25 MR. PANTIRER: No, no.

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2 MS. TOMM ADDONA: No.

3 MR. McCREEDY: I think that was the

4 point that you were trying to drive to, that

5 this is not the last public hearing.

6 MS. TOMM ADDONA: No. Sorry. I

7 mentioned that earlier. We're still going

8 to have to -- there will be public review of

9 the Final Environmental Impact Statement,

10 and then there's still site plan review. So

11 there's going to be the opportunity for

12 public comment at that point as well.

13 CHAIRMAN CORALLO: Now I feel

14 better.

15 MS. TOMM ADDONA: I'm sorry. I

16 thought I said that.

17 MR. PANTIRER: You did.

18 CHAIRMAN CORALLO: So, accept

19 the --

20 MS. TOMM ADDONA: Just motion to

21 close the public hearing and leave written

22 comment open until 4 p.m. on April 30, 2025.

23 CHAIRMAN CORALLO: Okay.

24 MR. WIDMER: I'll move that.

25 CHAIRMAN CORALLO: Moved by

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2 MS. TOMM ADDONA: This is noticed

3 for a public hearing this evening so I'll

4 just read for the record the public hearing

5 notice.

6 Please take notice that the Town of

7 Haverstraw Planning Board does hereby

8 schedule a Public Hearing to consider the

9 application of Artur Kondov, 130 West Ramapo

10 Road, Garnerville for Site Plan Approval to

11 construct a two-story, 12,000-square-foot

12 professional office building - 4,000 square

13 feet of which will be used as ancillary

14 basement space for existing tenants.

15 Said property being located on the

16 north side of West Ramapo Road and zero feet

17 west of Balsam Road.

18 Said property is located on the

19 Town of Haverstraw Tax Map as Section 25.16,

20 Block 03, Lot 40.

21 Said Public Hearing shall be held

22 on Wednesday, April 9, 2025 at 7:30 p.m. in

23 the large meeting room of Haverstraw Town

24 Hall, One Rosman Road, Garnerville.

25 All interested parties are invited

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2 Mr. Widmer.

3 MR. RICCALDO: Second.

4 CHAIRMAN CORALLO: Second by

5 Mr. Riccaldo.

6 All those in favor signify by

7 saying "Aye."

8 (Whereupon, all the Board members

9 responded "Aye.")

10 CHAIRMAN CORALLO: Very good.

11 Thank you very much.

12 Thank you, gentlemen.

13 MR. VILLAREALE: Thank you.

14 (Pause in proceedings.)

15 CHAIRMAN CORALLO: Next item on the

16 agenda is 130 West Ramapo Road - (Old

17 Lavinia's) (Garnerville). Section: 25.16,

18 Block: 03; Lot(s) 40.

19 Site plan approval: Two-story

20 office building utilized as professional

21 office space. 12,000 square foot building

22 with on-site parking (4,000 square foot of

23 which is to be used as ancillary basement

24 space for existing tenants.)

25 Okay. So, any --

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2 to attend and will be heard by the Board.

3 By Order of the Planning Board of

4 the Town Of Haverstraw.

5 Sal Corallo, Chairman.

6 CHAIRMAN CORALLO: Thank you. Hand

7 over the paper with the information. Okay.

8 All right. Thank you.

9 You're the representative? Okay.

10 Does she have your name? No?

11 Okay.

12 MR. BEHRENS: Good evening. Matt

13 Behrens from Zarin & Steinmetz for the

14 record. Good evening.

15 CHAIRMAN CORALLO: Can I?

16 MR. BEHRENS: Sure.

17 CHAIRMAN CORALLO: Normally, when

18 we start a public hearing, I have the

19 applicant explain everything that's going

20 on. But this application to me has been

21 very confusing.

22 We started out with an

23 8,000-square-foot building when we had a

24 meeting, all right, workshop meeting. We

25 had a couple of questions about some parking



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1 Proceedings  
 2 spots, variance, and so on which was no  
 3 problem.  
 4 Then when you came to the Planning  
 5 Board meeting, which unfortunately I wasn't  
 6 here because I was sick and Mr. Widmer here  
 7 was handling it, that whole meeting was all  
 8 discussed about an 8,000-square-foot  
 9 building.  
 10 And then we didn't have the next  
 11 meeting because the applicant decided to  
 12 come back to the workshop. At that  
 13 workshop, we discussed a -- you discussed a  
 14 10,000-square-foot building, 5,000 and  
 15 5,000. So at that point we said, you know,  
 16 we're not in favor. We'll come back to an  
 17 8,000-square-foot building.  
 18 You're going to come here for that  
 19 meeting. So when we came to this meeting  
 20 here and I sat in the back room and you're  
 21 in front of the ZBA and I'm listening, and  
 22 we're talking about 12,000 square feet, that  
 23 totally confused me.  
 24 I said: Wait. Where we going?  
 25 Are we going 8? Then it was 10. Then it

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1 Proceedings  
 2 want to get to.  
 3 MS. TOMM ADDONA: Let's just talk  
 4 one at a time so that the stenographer can  
 5 get what everyone's saying.  
 6 CHAIRMAN CORALLO: So now --  
 7 MR. BEHRENS: Totally understand.  
 8 CHAIRMAN CORALLO: -- and you sent  
 9 us a plan. You got to remember that last  
 10 meeting, we did not -- this Board did not  
 11 have any indication that we were going to go  
 12 to 12,000 square feet. We came in cold.  
 13 Normally I would say to you: We  
 14 don't have the plans, we're not discussing  
 15 it tonight, you got to come back the next  
 16 meeting because we have -- now you sent us  
 17 the plans. I have a copy, I assume  
 18 everybody has. So, okay. I just want you  
 19 to --  
 20 MR. BEHRENS: Totally understood.  
 21 CHAIRMAN CORALLO: -- understand  
 22 where we are. And so, tell us what you want  
 23 and where we're going to go.  
 24 MR. BEHRENS: This is the same  
 25 8,000 first two floors, we've just added now

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1 Proceedings  
 2 wasn't 10, it was 12 because now we have a  
 3 basement.  
 4 At the meeting that Mr. Widmer was  
 5 at and we still discussed 8,000 square foot,  
 6 there was never a mention of a basement at  
 7 that point either. That's why I'm confused.  
 8 MR. BEHRENS: Totally understood.  
 9 CHAIRMAN CORALLO: If I'm wrong --  
 10 MR. BEHRENS: Totally understood.  
 11 CHAIRMAN CORALLO: -- I won't say  
 12 I'm wrong, maybe I didn't have it.  
 13 So it kept on going. And at the  
 14 last meeting, we discussed, again -- because  
 15 you went to ZBA first because you have to  
 16 get variances from them.  
 17 And so we listened to you about  
 18 going -- the building inspector came in, you  
 19 had to have outside exits, you sent us  
 20 another plan. So just, am I up to --  
 21 MR. BEHRENS: Totally up-to-date.  
 22 And that's why we're here. We want to  
 23 confirm everything, make sure we're all  
 24 completely on the same page.  
 25 CHAIRMAN CORALLO: That's what I

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1 Proceedings  
 2 4,000 of ancillary basement space. The  
 3 footprint of the building has not changed,  
 4 we're just adding going down as ancillary  
 5 basement space.  
 6 So totally -- and that's why we're  
 7 here tonight, to help clarify, confirm  
 8 everything.  
 9 CHAIRMAN CORALLO: Yes. That's  
 10 what I need.  
 11 MR. BEHRENS: So thank you,  
 12 Mr. Chairman, Members of the Board.  
 13 Let me just introduce briefly our  
 14 applicant team. Aaron Machlis from BILD  
 15 Architecture is here; he's going to walk  
 16 through the basement space because I know  
 17 this is the first time we're presenting on  
 18 the interior layout of the basement space.  
 19 So we'll make sure we're all comfortable and  
 20 the Board has the opportunity to ask any  
 21 questions there.  
 22 Justin Lim from Weinberg  
 23 Engineering is here as well to talk about  
 24 any engineering, landscaping details, things  
 25 like that.

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 2 Joseph Muccin from Colliers  
 3 Engineering and Design is here. If there's  
 4 any traffic or parking study related  
 5 questions. We did commission a parking and  
 6 traffic study, which Stonefield, the Town's  
 7 traffic engineer did review and did concur  
 8 with our findings as well. That was  
 9 circulated, I believe, on Tuesday or Monday.  
 10 And Dan Richmond from the law firm  
 11 Zarin & Steinmetz.  
 12 So first, again, just to reiterate,  
 13 to confirm the plan. This is a  
 14 12,000-square-foot total building, 8,000  
 15 square feet of which will be the first two  
 16 floors of leasable square feet. Two floors  
 17 of leasable square feet, 4,000 each.  
 18 The bottom basement 4,000 will be  
 19 ancillary -- will be additional amenity  
 20 space for the tenants, interior tenants of  
 21 the building.  
 22 This is a small building to begin  
 23 with, the common corridors, the common areas  
 24 take up a large size of the leasable -- of  
 25 the actual square footage. So when you

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1 Proceedings  
 2 So what Colliers found and what  
 3 Stonefield reviewed and concurred with, was  
 4 that, quote, "The proposed development would  
 5 be expected to generate a peak parking  
 6 demand of 36 vehicles." And park -- the  
 7 peak park demand -- "Peak demand would be  
 8 satisfied by the parking supply of 48 spaces  
 9 that is proposed."  
 10 So that's what Stonefield concurred  
 11 with in their traffic memo dated April 7th,  
 12 No. 4 and 5.  
 13 We've said this all along, we'll  
 14 say it again. We are willing to restrict  
 15 the use of this building to professional,  
 16 general office. No medical, no retail, no  
 17 dental. This would be professional office  
 18 use. And we are -- you know, the applicant  
 19 is willing to put that in any condition of  
 20 site plan as we so get there.  
 21 Just to take a step back, because I  
 22 don't know if we really touched on it  
 23 before. But we do feel like there is some  
 24 positive overall benefits to the neighboring  
 25 community with this.

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 2 reduce down what's actually leasable, what's  
 3 going to generate tenants, it's actually  
 4 much smaller than we would have liked.  
 5 Therefore we're adding additional amenity  
 6 space to the basement that wouldn't have  
 7 otherwise been provided.  
 8 So we're putting a kitchenette,  
 9 storage room, mechanicals down there, a yoga  
 10 workout room. Those are all things that we  
 11 wouldn't have otherwise provided if not for  
 12 this basement space. So that's why we're  
 13 calling it ancillary amenity space.  
 14 Like I said, we commissioned a  
 15 traffic and parking report off of the  
 16 12,000, so off of the total amount which is  
 17 required under code and required -- you  
 18 know, industry standard.  
 19 And what the traffic consultant  
 20 from Colliers -- and what was confirmed with  
 21 Stonefield -- found, was that with the  
 22 12,000-square-foot office building, the 48  
 23 spaces we're providing is more than enough  
 24 for the anticipated traffic demand, even at  
 25 peak hours.

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 2 The current -- this is a very key  
 3 location for the town. It's almost a  
 4 marquee, if you will, in the 202 corridor,  
 5 with the shopping center right nearby. So  
 6 with this proposed plan, we do feel like we  
 7 are enhancing that gateway corridor, making  
 8 it more attractive, providing landscape --  
 9 manicured landscaping in the back where the  
 10 single-family homes are and making it more  
 11 appealing in the 202 corridor. So we do  
 12 feel that this is an overall positive for  
 13 the community.  
 14 And it also provides a responsible  
 15 owner/operator of this building who has an  
 16 incentive to take care of it, to landscape  
 17 it, to keep it cleaned, to keep it  
 18 maintained well, to make sure there's no  
 19 trash. So we do feel like -- taking a step  
 20 back -- there are many community and  
 21 planning positives that come from this, this  
 22 development.  
 23 With that, I'll turn it over to  
 24 Aaron who is going to walk through the  
 25 interior, starting with the basement as well

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 2 as the first two floors, like I said just  
 3 because we want to make sure we get on  
 4 board.  
 5 CHAIRMAN CORALLO: Thank you, thank  
 6 you.  
 7 MR. MACHLIS: Good evening. Aaron  
 8 Machlis from BILD Architecture. Thank you.  
 9 So I'll -- if it's okay, I will walk you  
 10 through.  
 11 I'm just going to start from the  
 12 top down, because that's very important in  
 13 terms of how we planned the egress --  
 14 (Stenographer clarification.)  
 15 MR. MACHLIS: So I'm going to walk  
 16 through the building from the top down  
 17 because that's how we planned the egress.  
 18 Essentially we're providing two means of  
 19 egress for the building. We're providing an  
 20 elevator, some common areas.  
 21 So as Matt mentioned, that area,  
 22 the corridor and the two means of egress,  
 23 takes away, as common area, from the  
 24 leasable space of the building. We're  
 25 providing three suites per floor, so a total

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 2 mentioned -- is fully, the building is fully  
 3 sprinklered, we're also providing a third  
 4 means of egress, which is an exterior stair  
 5 that's egressing directly outside at grade.  
 6 So it's more than the required for the  
 7 space. Because we do need to provide two  
 8 means of egress, which the travel distance  
 9 between the two complies. We're also  
 10 providing this third egress there, which is  
 11 directly outside.  
 12 In terms of the spaces themselves,  
 13 like Matt mentioned, we have such a large  
 14 loss factor; we're providing 5,800 square  
 15 feet of leasable space in the building out  
 16 of the 8,000 square feet that we're  
 17 providing for the first floor and second  
 18 floor. So we're trying to regain some of  
 19 that loss by providing, in the basement,  
 20 some storage areas and amenity spaces. So  
 21 this way the offices themselves, the suites  
 22 themselves, which are between 800 and 1,000  
 23 square feet, can maximize the amount of  
 24 space that they have there by providing any  
 25 secondary uses, whatever they have in terms

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 2 of six suites in the building.  
 3 Each suite is between 800 and  
 4 1,000 square feet, which is not, not large  
 5 at all to any extent. So there's a very big  
 6 loss factor that we have.  
 7 Now the building is also going to  
 8 be fully sprinklered, it's going to be fully  
 9 up to code.  
 10 Downstairs on the first floor, we  
 11 also have a lobby, that entrance, which is  
 12 facing the parking area which also takes up  
 13 additional space. The two egresses, one is  
 14 going to exit directly out at grade; the  
 15 other, the other stair also is going to exit  
 16 directly out at grade.  
 17 And then we have a lobby area, just  
 18 for, you know, patrons of the building to  
 19 enter and to, to just be able to access all  
 20 of the spaces.  
 21 In terms of the basement area --  
 22 In terms of the basement area,  
 23 besides for the two means of egress that we  
 24 have from the space, which is up to code in  
 25 terms of travel distances -- and like I

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 2 of storage, to be used here in the basement.  
 3 So most of the basement -- besides  
 4 for the storage areas, we have -- we're  
 5 going to have electric and low-voltage room,  
 6 we have an IT space, and we have a  
 7 sprinkler, water meter room. About 800  
 8 square feet of the basement itself is going  
 9 to be just utilities.  
 10 And then we're providing this  
 11 kitchen seating area with direct access to  
 12 grade, just for anybody -- it's an amenity  
 13 space, something nice provided for people in  
 14 the building. This way they don't have to  
 15 sit by their desk and sit and eat; they can  
 16 come down here and use the space just to  
 17 take a break.  
 18 CHAIRMAN CORALLO: That space is  
 19 going to be used during the day while we --  
 20 the tenants are in there? Is that how --  
 21 MR. MACHLIS: Yes.  
 22 CHAIRMAN CORALLO: I have a  
 23 question though. On the note right there  
 24 where you have it -- I'm going to look at my  
 25 attorney's -- it says, capacity, I saw, 45

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| <p style="text-align: right;">Page 74</p> <p>1 Proceedings</p> <p>2 people.</p> <p>3 MR. MACHLIS: Yeah, correct.</p> <p>4 CHAIRMAN CORALLO: So if you could</p> <p>5 put 45 people in there and they're coming</p> <p>6 from -- they're working and you say you're</p> <p>7 going to give us 48 parking spots, but you</p> <p>8 only need 36, that don't jive. Is everybody</p> <p>9 going to be down there?</p> <p>10 I think that's too large. That</p> <p>11 room is not necessary -- people don't eat</p> <p>12 lunch -- all 45 -- all the tenants are going</p> <p>13 to go downstairs at twelve o'clock or eleven</p> <p>14 o'clock --</p> <p>15 MR. MACHLIS: Correct.</p> <p>16 CHAIRMAN CORALLO: -- time. So you</p> <p>17 don't need anything as large as that. I</p> <p>18 mean, you have a kitchen there, but.</p> <p>19 MR. MACHLIS: Correct. So this --</p> <p>20 sorry. This is based on providing 15 square</p> <p>21 feet per person, which is per code. But</p> <p>22 it's never going to be used by that many</p> <p>23 people.</p> <p>24 CHAIRMAN CORALLO: I see -- there's</p> <p>25 an occupancy outside this room here, it</p> | <p style="text-align: right;">Page 75</p> <p>1 Proceedings</p> <p>2 tells you you could put so many people in</p> <p>3 the room --</p> <p>4 MR. MACHLIS: Right. So</p> <p>5 actually --</p> <p>6 CHAIRMAN CORALLO: I'm just</p> <p>7 questioning that, that you have that and</p> <p>8 that can be a smaller room. You set up two,</p> <p>9 four, six -- I think for four, five, six --</p> <p>10 six times four is 24, plus you got a booth</p> <p>11 on the side where you can put another four</p> <p>12 people. You're set for 28 people, I think,</p> <p>13 already without even --</p> <p>14 MR. MACHLIS: Right. Correct.</p> <p>15 So just as an example, so the</p> <p>16 occupancy sign outside says for the</p> <p>17 building, the maximum occupancy is 64</p> <p>18 people. But obviously the space is much</p> <p>19 larger, it can hold a lot more people.</p> <p>20 CHAIRMAN CORALLO: -- more than 64</p> <p>21 in here at a time, so I know that it's not</p> <p>22 -- out there. That's not what I'm saying.</p> <p>23 But that's at different times.</p> <p>24 MR. MACHLIS: Correct.</p> <p>25 CHAIRMAN CORALLO: Is this going to</p> |
| <p style="text-align: right;">Page 76</p> <p>1 Proceedings</p> <p>2 be used at any time other than when the</p> <p>3 office is open? You're not going to rent it</p> <p>4 out or anything like that?</p> <p>5 MR. MACHLIS: No, no. We could put</p> <p>6 a note on that. No.</p> <p>7 CHAIRMAN CORALLO: Anybody have --</p> <p>8 on the Board have any questions?</p> <p>9 MR. WIDMER: Does each office get a</p> <p>10 space there? Is that how you're doing that?</p> <p>11 MR. MACHLIS: Yeah. Each office</p> <p>12 will have a storage space, which is only --</p> <p>13 each one is below 200 square feet.</p> <p>14 CHAIRMAN CORALLO: All right. The</p> <p>15 building is going to be sprinklered; is that</p> <p>16 correct?</p> <p>17 MR. MACHLIS: Yes.</p> <p>18 CHAIRMAN CORALLO: The basement and</p> <p>19 the two -- all three floors are going to be?</p> <p>20 MR. MACHLIS: Correct.</p> <p>21 CHAIRMAN CORALLO: All going to be</p> <p>22 sprinklered.</p> <p>23 You're going to have the mechanical</p> <p>24 room -- the mechanical room is downstairs?</p> <p>25 Yeah.</p>   | <p style="text-align: right;">Page 77</p> <p>1 Proceedings</p> <p>2 MR. MACHLIS: And they're going to</p> <p>3 have fire-rated doors, so it's going to be</p> <p>4 fully compliant.</p> <p>5 CHAIRMAN CORALLO: Well, all right.</p> <p>6 Anything else?</p> <p>7 MR. SAMBRATO: There's only going</p> <p>8 to be one entrance -- there's only going to</p> <p>9 be one entrance in and one entrance out?</p> <p>10 MR. MACHLIS: To?</p> <p>11 MR. SAMBRATO: To get to the</p> <p>12 street.</p> <p>13 MR. MACHLIS: No. So here we have</p> <p>14 the exterior stair, which is leading</p> <p>15 directly at grade. This stair goes up and</p> <p>16 exits -- Stair B exits directly at grade</p> <p>17 over here, and then Stair A exits out the</p> <p>18 back in the parking directly at grade. And</p> <p>19 then we have the lobby which is at the</p> <p>20 corner.</p> <p>21 MR. SAMBRATO: Is all the parking</p> <p>22 behind the building?</p> <p>23 MR. MACHLIS: The parking is all</p> <p>24 behind the building, correct.</p> <p>25 MR. SAMBRATO: So to get out of the</p>   |

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| <p style="text-align: right;">Page 78</p> <p>1 Proceedings</p> <p>2 parking lot, there's only going to be one</p> <p>3 way out?</p> <p>4 MR. MACHLIS: Yes. Right, it</p> <p>5 currently exists.</p> <p>6 CHAIRMAN CORALLO: It's the same</p> <p>7 entrance and exit that exists right now in</p> <p>8 the same spot.</p> <p>9 MR. MACHLIS: Correct, correct.</p> <p>10 MR. WIDMER: I thought you had said</p> <p>11 you're going to make that curb cut wider, in</p> <p>12 the same location but wider?</p> <p>13 MR. MACHLIS: Yes. And I could let</p> <p>14 Justin speak on that, but we're going to</p> <p>15 keep it in the same location, we're just</p> <p>16 going to modify as per what's needed.</p> <p>17 MR. WIDMER: I mean, like -- I</p> <p>18 think at the first meeting you came to us</p> <p>19 as, like, it seems awful big for -- even</p> <p>20 before the basement, the building seems</p> <p>21 awful big for that lot. You know, then you</p> <p>22 add in all this parking space, there's no</p> <p>23 lawn or greenery left. I mean, it's all</p> <p>24 going to be structure or parking lot.</p> <p>25 That's one of my concerns. Then --</p>   | <p style="text-align: right;">Page 79</p> <p>1 Proceedings</p> <p>2 MR. MACHLIS: I'll show the</p> <p>3 rendering.</p> <p>4 MR. WIDMER: The other concern is</p> <p>5 the parking. I don't think you have enough</p> <p>6 parking. And I think I've said it before,</p> <p>7 you're running the parking lot right up</p> <p>8 against the motel property. There's --</p> <p>9 what? -- five feet distance.</p> <p>10 MR. MACHLIS: Right. The motel,</p> <p>11 though, is a lot higher.</p> <p>12 MR. WIDMER: I know where it is but</p> <p>13 you're still -- it's still not your</p> <p>14 property. You're going to be five feet away</p> <p>15 from somebody else's property.</p> <p>16 You know, then the other thing is,</p> <p>17 you're coming out on Balsam Road. And I</p> <p>18 don't know if you looked into if you could</p> <p>19 turn Balsam Road, which is one-way</p> <p>20 in/one-way out into a -- make it a left and</p> <p>21 a right-hand turn onto 202. I don't know if</p> <p>22 it's wide enough, if anybody looked at that.</p> <p>23 Because I mean, Balsam Road's not a</p> <p>24 real long -- if you have a bunch of cars</p> <p>25 leaving at the same time, it's going to get</p> |
| <p style="text-align: right;">Page 80</p> <p>1 Proceedings</p> <p>2 stacked up. There's a lot of issues on</p> <p>3 this.</p> <p>4 MR. BEHRENS: We can certainly look</p> <p>5 at that. Remember, the motel property is</p> <p>6 fairly steep up there, very wooded. So we</p> <p>7 would -- we're pushing that out to get only</p> <p>8 five feet more than is allowed in code to</p> <p>9 maximize the parking.</p> <p>10 In terms of the building size,</p> <p>11 totally understand that that's the gut</p> <p>12 reaction, which is why we studied it with</p> <p>13 Colliers Engineering -- Colliers, if you</p> <p>14 want to speak more to the traffic study,</p> <p>15 which, again, was reviewed by Stonefield,</p> <p>16 the Town's own consulting engineer, who did</p> <p>17 conclude that what we're proposing is</p> <p>18 sufficient for even park -- peak demand for</p> <p>19 this full 12,000-sized building.</p> <p>20 MS. TOMM ADDONA: I don't think</p> <p>21 Mr. Widmer was talking about parking, he was</p> <p>22 talking more ingress and egress and access.</p> <p>23 MR. WIDMER: Also about parking. I</p> <p>24 don't think there's enough parking and I</p> <p>25 think the building's just going to dwarf</p> | <p style="text-align: right;">Page 81</p> <p>1 Proceedings</p> <p>2 that property. I mean if you look at the</p> <p>3 photos right there, it's all going -- not</p> <p>4 even going to be able to put any trees or</p> <p>5 anything in front or --</p> <p>6 MR. BEHRENS: So we'll talk to</p> <p>7 landscaping -- your question about the</p> <p>8 landscaping. Justin, if you want to talk</p> <p>9 about the landscaping, especially towards</p> <p>10 the back and what that will...</p> <p>11 MR. LIM: Good evening,</p> <p>12 Mr. Chairman and members of the Board. My</p> <p>13 name is Justin Lim from WeinbergLim</p> <p>14 Engineering.</p> <p>15 So I just want to touch on the</p> <p>16 driveway where you mentioned that the -- the</p> <p>17 location, which we're widening it. We're</p> <p>18 using the same -- roughly the same location,</p> <p>19 the center line, widen it to 25 feet.</p> <p>20 (Stenographer clarification).</p> <p>21 MR. LIM: So 25 feet, within the</p> <p>22 town code. We put it in the location where</p> <p>23 the existing driveway is already there so</p> <p>24 that the traffic in that location is</p> <p>25 realized, maybe not to full extent of the</p>  |

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2 new parking lot. But traffic in and out is

3 there already so there's a pattern there, so

4 we're going to maintain that.

5 Now as far as the stacking to Route

6 202 where there's a traffic light there, I

7 don't know -- traffic engineer, do you have

8 any comments on that --

9 MR. MUCCIN: Sure.

10 MR. LIM: -- the stacking? Just

11 want to get this out of the way first.

12 MR. MUCCIN: Good evening. Joe

13 Muccin, Colliers Engineering.

14 So our office prepared the parking

15 study for this redevelopment here. And I'll

16 just speak to the question of trips

17 generated from it, because I know that that

18 was something that the Board had asked

19 about.

20 So in the peak a.m. hour, were

21 expected between 18 to 27 trips; and during

22 the peak p.m. hour, it's expected 17 to 29

23 trips.

24 And in our memo that we put

25 together, we had noted that DOT, they

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2 we're going to do there just by looking at

3 the topo -- the topo and the site in

4 general.

5 We realize that there are

6 residential neighbors, one, two, three,

7 four, abutting the project. And my thought

8 is that we're going to create a berm, a

9 25-foot -- in the 25-foot buffer area in two

10 ways.

11 First we lower the parking lot.

12 The grade that we have right now in the

13 parking lot, we can lower it by at least a

14 couple of feet. And at the same time, build

15 a berm along the backyard -- not the

16 backyard, but the buffer area so that you

17 can effectively get possibly -- I don't, I

18 don't know yet their design -- say, about,

19 like, seven-foot berm. And effectively the

20 parking is not, you know -- hopefully make

21 it not visible.

22 I've done similar project off

23 College Road, Yeshiva of Spring Valley,

24 where we've done a berm, and the berm's only

25 five feet. And with landscaping, you drive

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2 quantify anything below 100 peak-hour

3 vehicle trips to be something where --

4 sorry. Let me say that again.

5 Anything north of 100 vehicle trips

6 is something where adverse impacts may

7 occur. So we're below the DOT requirements

8 for trip generation. So in total here, in

9 short, the expected impact to this is going

10 to be insignificant based on traffic.

11 And I can speak to parking. I know

12 it was kind of summarized already. But

13 we're anticipating between 23 to 36 parking

14 spaces, is the demand. And our site plan

15 here shows 48 spaces, so the supply --

16 supply exceeds the demand for this

17 redevelopment.

18 MR. BEHRENS: Justin, can you,

19 again, touch on the landscaping -- because I

20 know that was mentioned -- on the back about

21 the single-family homes.

22 MR. LIM: Yeah, sure.

23 So we haven't done the full

24 engineering, full engineering design on the

25 plan yet but we have the concept of what

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2 along College Road and look at the site, you

3 can't see it. You can see the top of the

4 building but not the cars. So we'd like to

5 have the same effect so that there will be

6 no glaring and hopefully we will mitigate

7 some noise from the parking lot to the

8 residential neighbors.

9 So again, the 25-foot area is going

10 to create a berm, and we're going to enhance

11 the effect of the berm by lowering the

12 parking lot. So that will be the goal.

13 Elsewhere --

14 CHAIRMAN CORALLO: I'm a little

15 confused what you're saying here.

16 The parking lot that exists right

17 now behind the building that's there -- in

18 the front, when you go up the little -- from

19 Balsam going up, that's kind of flat, the

20 whole area going towards the back, which

21 would be north.

22 Back there now, the grade starts

23 going up. When you go up that parking lot,

24 as you go into where the motel is, that

25 parking lot starts -- the road -- the

|   |  |
|---|--|
| <p style="text-align: right;">Page 86</p> <p>1 Proceedings</p> <p>2 elevation goes up; right?</p> <p>3 MR. LIM: Correct.</p> <p>4 CHAIRMAN CORALLO: So you -- to</p> <p>5 level that lawn, you're going to take a lot</p> <p>6 of that dirt out; is that what you're</p> <p>7 saying?</p> <p>8 MR. LIM: Yeah. We're going to</p> <p>9 lower it.</p> <p>10 CHAIRMAN CORALLO: Take the dirt</p> <p>11 out so now you -- you have to show us what</p> <p>12 you're doing with the grades.</p> <p>13 MR. LIM: I know.</p> <p>14 CHAIRMAN CORALLO: I don't see --</p> <p>15 MR. LIM: As I said --</p> <p>16 CHAIRMAN CORALLO: The elevations</p> <p>17 and grades and so on. I understand that,</p> <p>18 but I'm just saying.</p> <p>19 How the parking is going to work?</p> <p>20 When you lower that all out, what happens to</p> <p>21 the building? There's no -- the elevations</p> <p>22 and the building -- is the basement still</p> <p>23 going to be a basement or is it partially --</p> <p>24 I don't know. I can't visualize that right</p> <p>25 now.</p>  | <p style="text-align: right;">Page 87</p> <p>1 Proceedings</p> <p>2 MR. LIM: Well, the grade, the</p> <p>3 grade, we're going to limit it to about five</p> <p>4 percent because anything greater than five</p> <p>5 percent is a hazard in the parking lot.</p> <p>6 That's No. 1.</p> <p>7 So by doing that, I kind of roughly</p> <p>8 figure out that we can actually lower it a</p> <p>9 couple of feet at the point furthest away</p> <p>10 from the driveway.</p> <p>11 CHAIRMAN CORALLO: All that parking</p> <p>12 lot where you need a five-foot variance,</p> <p>13 where you're going to park the cars?</p> <p>14 MR. LIM: Yeah.</p> <p>15 CHAIRMAN CORALLO: You're going to</p> <p>16 have to dig that all out because that's all</p> <p>17 going up. The grade's going up; doesn't it?</p> <p>18 MR. LIM: Yes.</p> <p>19 CHAIRMAN CORALLO: So you're going</p> <p>20 to have to dig that out to make it level or</p> <p>21 else you're going to have the cars parked</p> <p>22 like this.</p> <p>23 MR. LIM: No. We can create</p> <p>24 retaining walls.</p> <p>25 CHAIRMAN CORALLO: You're going to</p>  |
| <p style="text-align: right;">Page 88</p> <p>1 Proceedings</p> <p>2 put a wall up there?</p> <p>3 MR. LIM: Yeah. If we run out of</p> <p>4 room there, we can create a retaining wall.</p> <p>5 All I'm saying is the 25-foot buffer area,</p> <p>6 that area is kind of wide and --</p> <p>7 CHAIRMAN CORALLO: 25 foot is wide.</p> <p>8 That's what I said, the other place is only</p> <p>9 five. You don't need a variance on that</p> <p>10 side, you need a variance on the other side.</p> <p>11 MR. LIM: When we design those</p> <p>12 things that I mentioned, which will be on</p> <p>13 the plan, and we'll provide cross section,</p> <p>14 you'll see it. We haven't designed it.</p> <p>15 It's just the thought that we put in when we</p> <p>16 did the layout. I mean, usually I like to</p> <p>17 do the grading too, to visualize how the</p> <p>18 grade's going to work. And therefore the</p> <p>19 plan, when it comes later, the detail builds</p> <p>20 in, it's doable. So that's it. I can only</p> <p>21 describe to you what I can --</p> <p>22 CHAIRMAN CORALLO: Go ahead.</p> <p>23 MR. WIDMER: The parking lot's</p> <p>24 going to go five feet to the boundary line.</p> <p>25 MR. LIM: Yes.</p> | <p style="text-align: right;">Page 89</p> <p>1 Proceedings</p> <p>2 MR. WIDMER: So in between the end</p> <p>3 of the parking lot and the lot line, you're</p> <p>4 going to have a retaining wall?</p> <p>5 MR. LIM: Yes.</p> <p>6 MR. WIDMER: So that retaining wall</p> <p>7 is going to be right on that lot line</p> <p>8 basically?</p> <p>9 MR. LIM: Well, we have five feet.</p> <p>10 We have calculated the retaining wall so</p> <p>11 that the foundation of it is underneath the</p> <p>12 parking, not towards the neighbor -- sorry?</p> <p>13 MR. WIDMER: Continue.</p> <p>14 MR. LIM: Just to continue on the</p> <p>15 landscaping. Along 202 and along Balsam</p> <p>16 Road, we have an idea of creating a</p> <p>17 landscaping, again berming is going to be</p> <p>18 the key, you know, build up some grade,</p> <p>19 build grade, and put some significant</p> <p>20 landscaping there. So the -- along the</p> <p>21 perimeter of the project, you have --</p> <p>22 CHAIRMAN CORALLO: You have to see</p> <p>23 what I'm looking at. I'm looking at that</p> <p>24 it's a flat piece of property. From here,</p> <p>25 that looks like it's flat. That's why I'm</p> |

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2 saying: Grade goes up, there's no -- I

3 don't know -- I don't remember seeing a site

4 plan with any kind of grades --

5 MR. McCREEDY: Chair, if you don't

6 mind me asking.

7 I think at this point, the

8 questions that are being asked are being

9 directly relative to the materials that have

10 been submitted to date. So we have yet to

11 see a fully-engineered set of plans.

12 And a lot of the questions that

13 you're getting are questions that could be

14 resolved with a full set of plans. So I

15 think it's more than appropriate at this

16 point in time that the applicant needs to

17 start showing how this is going to work, and

18 how you're going to satisfy some of the

19 questions that the Board has.

20 MR. LIM: Absolutely.

21 MR. McCREEDY: Because all we've

22 seen to date is a layout plan. And we're

23 into the SEQRA process at this point and

24 there's no way to provide an evaluation any

25 further than what we've done. And I know

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2 Mr. Chair: Dan Richmond, Zarin & Steinmetz.

3 Glenn, I appreciate your -- can you

4 hear me?

5 Glenn, I appreciate your comments.

6 I think that's what we're here for, is we

7 wanted to get feedback from the Board to

8 understand that we're heading in the

9 direction that the Board's comfortable with.

10 The last time we were here, the

11 Board had some questions about the basement.

12 I think we've answered your questions about

13 the basement, if there are any further

14 questions. But I would -- again, it's

15 amenity space that wouldn't otherwise be

16 provided.

17 But in any event, I think the most

18 important thing or one of the key things

19 that's come out of this meeting is the Board

20 had questions about the 12,000-square-foot

21 building, about the parking, and the traffic

22 related to that, the impacts. And our

23 consultant showed and your Board's

24 consultant concurred that even if this were

25 considered a fully -- you know, a

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2 there's been questions about the logistics

3 of the building footprint and the dynamics

4 of the use of the building. I think that

5 you've done, you know, a good enough job

6 tonight to present the philosophies behind

7 the architectural design, enough for the

8 Board to consume that and digest that for

9 the next meeting.

10 But there's not much further that

11 we can really evaluate this project until

12 the site plan is developed and the EAF has

13 some merit, in order to produce a Part 2.

14 We can't even do a Part 2 because

15 there's nothing to found it on. We have no

16 design.

17 So a lot of the questions about

18 traffic -- yes, you have your professionals

19 here, but the queuing, the grading, the

20 entranceway, landscaping, the grading of the

21 berm, all of these things could be addressed

22 with a comprehensive evaluation by your

23 engineer. So at this point, I turn it back

24 to you, Justin, to do your job.

25 MR. RICHMOND: For the record,

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2 12,000-square-foot office building, it would

3 only need 36 spaces; we're providing 48.

4 And that the traffic impacts are, you know,

5 not significant.

6 But again, I think to Glenn's

7 point, I understand, yes. But I think

8 that's why we're here, to get feedback from

9 you on landscaping, and the like, to hear

10 what your Board's concerns are so that we

11 can address them.

12 MS. PERROTTO: Can I speak?

13 CHAIRMAN CORALLO: Yeah, sure.

14 MS. PERROTTO: 5 Balsam Road. I

15 sit behind the building.

16 I'm 5 Balsam Road.

17 CHAIRMAN CORALLO: You have her

18 name; right? Okay. Thank you.

19 MS. PERROTTO: So does anybody have

20 roughly an idea -- I don't know how this

21 goes in here -- how big Lavinia's is

22 currently? That property, how many square

23 feet is Lavinia's? Does anybody have a

24 clue?

25 CHAIRMAN CORALLO: How many square



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 2 feet is the house?  
 3 MS. PERROTTO: Yeah.  
 4 CHAIRMAN CORALLO: The existing --  
 5 MS. PERROTTO: Maybe 2000?  
 6 So you want to put something that's  
 7 -- what? -- six times as big?  
 8 CHAIRMAN CORALLO: Yeah.  
 9 MR. McCREEDY: I think the  
 10 footprint's probably about half the  
 11 footprint, if I had to guess.  
 12 MS. PERROTTO: I have a big  
 13 objection.  
 14 MS. TOMM ADDONA: Let's not guess.  
 15 I mean, they have building department  
 16 records on file. So we can certainly take a  
 17 look at that.  
 18 MS. PERROTTO: Here's my point. I  
 19 object to the reduction with regard to the  
 20 parking.  
 21 CHAIRMAN CORALLO: Does that house  
 22 have a basement now?  
 23 MS. PERROTTO: What's that?  
 24 CHAIRMAN CORALLO: Does that house  
 25 have a basement now?

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 2 But since Lavinia has left, there's been  
 3 absolute disrespect for me as a resident and  
 4 my property.  
 5 I find hubcaps on my property, I  
 6 find parts from people's cars on my lawn. I  
 7 understand you're saying it will be office  
 8 space, but the reality is the basement and  
 9 the nature of the basement doesn't sound  
 10 like ancillary, ancillary extra space to me.  
 11 It sounds like a meeting space, it sounds  
 12 like a gathering space.  
 13 So I at this point would say I  
 14 would not agree to any of the variances that  
 15 are required for this size of the building  
 16 on that property.  
 17 MS. TOMM ADDONA: So what I would  
 18 say in terms of the videos that you have or  
 19 the photographs, please submit those. The  
 20 public hearing --  
 21 MS. PERROTTO: Who can I send them  
 22 to? Because what happens on my property is  
 23 insane.  
 24 MS. TOMM ADDONA: That's what I'm  
 25 saying. Please -- you're saying you have

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 2 MS. PERROTTO: I have no idea --  
 3 (Overlapping speakers.)  
 4 THE STENOGRAPHER: One at a time.  
 5 One at a time.  
 6 MS. PERROTTO: Obviously based on  
 7 the square footage of the property, the  
 8 parking is consistent with that, right. So  
 9 you'd have to reduce the size of the project  
 10 in order to have added parking there.  
 11 I live at 5 Balsam Road. I can  
 12 show you a video of what happens at my house  
 13 with people going up and down that street.  
 14 If you'd like to see it, I can show it to  
 15 you right now.  
 16 I can't get in or out of my  
 17 driveway, it is a dead stop. There are cars  
 18 just sitting waiting for other cars to pass  
 19 them. Whoever's doing the traffic study,  
 20 I'll show you the video too.  
 21 When I came home in April from  
 22 vacation, I had a car parked across my  
 23 driveway. Other occasions, I have cars  
 24 parked on my driveway. I don't know how  
 25 long the owner of the building has had it.

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 2 them --  
 3 MS. PERROTTO: I have them right  
 4 here.  
 5 MS. TOMM ADDONA: I'm saying,  
 6 submit them. Please call the building  
 7 department, coordinate with Annette to  
 8 provide them and make them part of the  
 9 record.  
 10 MS. PERROTTO: I spoke with George  
 11 yesterday. So if somebody gives me an  
 12 email, I will certainly send them.  
 13 MS. TOMM ADDONA: So please call  
 14 the building --  
 15 MS. PERROTTO: But I would be very  
 16 hesitant to say reduce the parking required  
 17 by -- what is it? -- 80 spaces required, and  
 18 you want to reduce it by 40 percent?  
 19 MR. RICHMOND: I'll respond if  
 20 you're done.  
 21 MS. PERROTTO: I just want to  
 22 make -- I mean, again, I just want to make  
 23 sure that's all in.  
 24 Oh, and by the way, there's fencing  
 25 in between my property and this property

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2 that was put up when Lavinia's was put there

3 and I was told it was -- and I think Gene

4 Barnum was the inspector at the time -- and

5 I was told it was for my privacy as well as

6 a sound barrier. And I was also told the

7 depth of the parking lot between me and them

8 was also privacy and sound barrier.

9 That fence is in such disarray.

10 And I've spoken to George through the years

11 and he's had somebody -- he's called the

12 homeowner and had somebody come out and

13 repair it.

14 And when I spoke to the gentleman

15 last time, probably about two years ago,

16 they said they don't want to put any money

17 into repairing this fence.

18 I mean, literally the fence between

19 me and them is waving. And I have a pool in

20 the yard so I am required to have a fence

21 there. So I was actually going to call

22 somebody this year and have them just put a

23 chain link between me and them because they

24 have not maintained that fence as they were

25 supposed to.

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2 MR. KAUKER: Just for the Board's

3 information: The footprint of the existing

4 building is approximately 1,500 square feet.

5 That's measured, that's measured from

6 Nearmap, which is a software program that we

7 can evaluate that. It's not exact but it's

8 approximate.

9 MS. PERROTTO: So we're going from

10 15 to 12,000.

11 MR. McCREEDY: Well, it's 4,000.

12 Footprint, footprint.

13 MS. PERROTTO: Okay. To the.

14 MR. McCREEDY: That's three floors

15 of 4,000.

16 CHAIRMAN CORALLO: Going from 15 to

17 4,000.

18 MS. PERROTTO: Well, still. It's

19 pretty sizeable. And again, the basement

20 concerns me, the nature of the basement

21 space concerns me.

22 I don't know who owns the property,

23 I don't know who did own the property. But

24 obviously the prior use was not a proper use

25 of the property and it impacted my property

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2 So I'm sorry to whoever owns the

3 property, but the reality is, since

4 Lavinia's been gone, my property has not

5 been respected and I as an owner have not

6 been respected.

7 So I would be very very -- it would

8 be a hard press for me to give them any

9 okays or any variances to reduce off-street

10 parking or to limit the space required

11 between me and -- or go from the ten foot to

12 the five foot for the parking space -- for

13 the parking lot.

14 And just another note: 6 Balsam

15 Road, which is within 500 feet, did not get

16 any kind of certified notice regarding this

17 meeting tonight.

18 CHAIRMAN CORALLO: You did not?

19 MS. PERROTTO: I did. I'm 5

20 Balsam, but 6 did not. Yeah, 6 did not.

21 MS. TOMM ADDONA: The way the code

22 is drafted, it's only abutting properties.

23 MS. PERROTTO: Just want to make

24 sure.

25 All right. Thank you.

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2 greatly. So I do have my concerns.

3 MR. KONDOV: Thank you so much.

4 Hi.

5 CHAIRMAN CORALLO: Give her your

6 name.

7 MR. KONDOV: Sure. Ariel Kondov,

8 applicant.

9 So Mrs. --

10 CHAIRMAN CORALLO: Can you address

11 us? And she can hear you. Address us.

12 You want to complain, whatever you

13 want to do but look at us; all right?

14 MR. KONDOV: Sure.

15 CHAIRMAN CORALLO: Okay. Tell us

16 what you want to say.

17 MR. KONDOV: I just wanted to

18 respond to her comments.

19 CHAIRMAN CORALLO: Okay. All

20 right. That's all.

21 MR. KONDOV: First of all: I

22 wanted to thank you all for being here

23 today. I know it's not the first time that

24 we're meeting about this particular project,

25 and it's been some of a -- somewhat of a

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2 journey as me being the applicant for the

3 first time. I'm definitely learning a lot

4 about the process, about different

5 challenges and concerns people may have, be

6 it the Board members, be it the consultants,

7 be it the neighbors. And I'm happy to take

8 on this challenge and to take it to the

9 finish line.

10 So as far as the concern from the

11 neighbor -- I'm sorry, I didn't --

12 MS. PERROTTO: Perrotto.

13 MR. KONDOV: Ms. Perrotto. So I am

14 the applicant, I am the current owner of

15 this property. I cannot speak for the

16 previous tenants, how it was used or how you

17 were treated by them. I do want to

18 apologize for that.

19 But now that I'm the owner of the

20 property, it will be much different. So

21 whatever concerns you have, I can give you

22 my number, you could reach out to me. We

23 will handle those. I can promise you that

24 whatever happened in the past is history,

25 and let's just kind of start the page clean.

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2 Just, I think, to add to what Ariel

3 said. Again, the project, I would concur

4 with the speaker is dilapidated now. And

5 the aim of this is to improve the site, to

6 make it much more improved, and make it less

7 of an eyesore, far less.

8 In terms of -- I don't know what

9 the current traffic situation or what

10 happened in the past. But again, this is a

11 different use than -- what is being

12 proposed. And again, we've got the

13 empirical analysis, as verified by the

14 Board's own consultant that shows that we're

15 providing adequate parking and so that

16 should not be an issue.

17 Again, we're looking forward to

18 continuing this dialogue with your Board and

19 looking for direction on --

20 CHAIRMAN CORALLO: I have a

21 question though.

22 MR. RICHMOND: Yes, sir.

23 CHAIRMAN CORALLO: You keep on

24 bringing up our consultant.

25 In the letter they have, on page 2,

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2 Let's move forward, you know. Let's start

3 fresh.

4 In terms of the -- you had

5 mentioned that the size of the building is

6 -- right? You also have to understand that

7 this is a one-acre property. So the fact

8 that it was small until now, for whatever

9 reason it was built this way, right, doesn't

10 mean it has to stay that way.

11 And the way it currently looks in

12 the neighborhood and when you drive on the

13 202, it's not the most appealing view. We

14 must agree on that.

15 As a matter of fact, someone made a

16 comment to me, I felt very offended by it,

17 "This is a knock-down." When I paid a lot

18 of money for it.

19 So obviously it's not -- it doesn't

20 give the look that the town would like,

21 especially now in 2025. We would definitely

22 -- it's due for an upgrade. So I guess,

23 Dan, take it.

24 MR. RICHMOND: Again. I want to

25 thank the speaker for coming out.

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2 Item No. 5. I'll read it to you.

3 It says: "It is noted that the

4 peak parking demand projection provided by

5 the applicant of 36 spaces is based on

6 12,000 square feet of office space,

7 inclusive of the proposed 4,000-square-foot

8 basement as general office space."

9 MR. RICHMOND: Yes, sir.

10 CHAIRMAN CORALLO: The basement is

11 not general office space.

12 MR. RICHMOND: No. What they're

13 saying --

14 CHAIRMAN CORALLO: Tell me what

15 they're saying. Because I'm reading it that

16 it could be office space.

17 MR. RICHMOND: I think what they're

18 saying is that our consultant -- and they

19 based it on -- took the most conservative

20 analysis, assuming that the basement was

21 office space.

22 It's not going to be, if you want

23 to note it on the plan or whatever that it's

24 not going to be.

25 But their point is: Even if you

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2 assume that the entire 12-foot 1,000 --

3 12,000-square-foot building was going to be

4 leasable office space, the peak parking

5 demand would be 38 -- 36 spaces.

6 If you look at Paragraph 4

7 immediately before it --

8 CHAIRMAN CORALLO: Is that based on

9 our code? The town code?

10 MR. RICHMOND: Your code requires

11 -- yeah. One space per 150 square feet of

12 gross floor area.

13 CHAIRMAN CORALLO: Floor area. So

14 150 and 12,000 is -- what's that? Sorry?

15 150 square feet for 12,000 square

16 foot of space, how many parking spots would

17 that be?

18 MS. TOMM ADDONA: 80.

19 MR. RICHMOND: That's 80 spaces.

20 That's the variance. 80 spaces, that's the

21 variance.

22 CHAIRMAN CORALLO: 80 spaces?

23 MR. RICHMOND: Yes.

24 CHAIRMAN CORALLO: All right. So

25 now we're down to -- you're saying -- he's

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2 ultimately, your decision needs to be based

3 on empirical, not a gut, not neighborhood

4 opposition, but what the facts show.

5 MR. McCREEDY: Mr. Chairman --

6 CHAIRMAN CORALLO: He's using an

7 ITE fact and we have a town code.

8 MR. McCREEDY: I don't think the

9 applicant's refuting what our code requires.

10 They documented that thoroughly in their

11 bulk table. I think the justification of

12 the analysis is to assist in their argument

13 that the 48 parking spaces they're proposing

14 is justifiable based upon historical data

15 that's, I think, founded in the ITE formula.

16 So it's being used as an argument, not

17 necessarily as a benchmark that we have to

18 hold to.

19 And that really is really more for

20 the Zoning Board than I think it is for this

21 Board to justify.

22 MR. RICHMOND: I mean, we

23 understand that the Zoning Board granted a

24 similar variance for the Eastgate office

25 complex based on the same type of analysis.

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2 saying 36 and you're saying you're giving us

3 48. So the numbers are all --

4 MR. RICHMOND: No, no. We're --

5 they're --

6 CHAIRMAN CORALLO: You're using a

7 different formula.

8 You're using the -- do you have it?

9 MR. RICHMOND: I'm going to read

10 from the Board's consultant's memo, where it

11 says, based on -- again, the parking and

12 trip evaluation memo from our -- Colliers,

13 "The proposed development would be expected

14 to generate a peak parking demand of 36

15 spaces; and the peak demand would be

16 satisfied by a parking supply of 48 spaces

17 that is proposed. Stonefield agrees with

18 this finding."

19 I mean, that's the empirical

20 analysis.

21 CHAIRMAN CORALLO: Because you're

22 using --

23 MR. RICHMOND: I could tell you

24 about what substantial evidence means in

25 terms of the land-use board. But

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1 Proceedings

2 MR. BEHRENS: And that didn't have

3 a basement.

4 MR. RICHMOND: And that didn't --

5 CHAIRMAN CORALLO: What did the

6 Zoning Board do? Which one?

7 MR. BEHRENS: Eastgate in Pomona.

8 CHAIRMAN CORALLO: Where was it?

9 MR. BEHRENS: Eastgate. It's in

10 one of the cover letters.

11 CHAIRMAN CORALLO: The one in Mount

12 Ivy?

13 MR. BEHRENS: Right.

14 MR. WIDMER: I mean, it seems to me

15 a lot of these problems, if you reduce the

16 size of the building, it would relieve a lot

17 of these problems that you're encountering.

18 MR. RICHMOND: Again --

19 MR. WIDMER: I know you've gone up,

20 I don't know if you've ever gone down and

21 took a look at it that way.

22 MR. RICHMOND: I think reducing the

23 project size makes it an unfeasible project.

24 I mean, ultimately to improve the site,

25 someone's going to need to invest money to

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1 Proceedings

2 make something that's marketable and has a

3 profit.

4 I think if you reduce it to the

5 size that it's unfeasible, I mean.

6 MR. WIDMER: If you look at it

7 here, it's all building or parking lot.

8 MR. RICHMOND: Well, again --

9 MR. WIDMER: -- there is no

10 greenery, no -- except for the berm between

11 the houses in the back.

12 MR. RICHMOND: Again, as we

13 discussed with the Town in the workshop with

14 the Town Board, the idea is to include this

15 as part -- similar to the shopping center

16 across the street, that's the type of

17 development. I think the Board is

18 anticipating a certain gateway to the town

19 in this area.

20 MS. TOMM ADDONA: Speaking of the

21 Town Board, you know, I don't think the Town

22 Board has seen this proposal either with the

23 basement with the 12,000 square feet;

24 correct?

25 I mean, I think you guys went to

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1 Proceedings

2 building. So if you could update that, that

3 would be helpful as well.

4 MS. HENDRIE: I did send Matt an

5 email asking him to update the application.

6 CHAIRMAN CORALLO: And as far as

7 basement is concerned, sir, the basement is

8 concerned, I think that the kitchenette room

9 is too large. You don't need to have it

10 that big. You can make another storage room

11 down there.

12 MS. TOMM ADDONA: It just seems

13 like -- to have a two-to-one ratio of office

14 space to amenity space -- I don't know. I'm

15 not a commercial realtor but that just seems

16 like a very high amount of amenity space.

17 MR. RICHMOND: Again, I could have

18 the architect speak to why that's a rational

19 amount of amenity space. There's another --

20 CHAIRMAN CORALLO: Sure.

21 MR. RICHMOND: -- person that's

22 indicating he wants to speak.

23 CHAIRMAN CORALLO: We listen to

24 everybody.

25 MR. ARYEH: Good evening,

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1 Proceedings

2 them last year. And this does require a

3 discretionary zone text amendment -- zone

4 change from the C -- from the P-O to the C.

5 So it may behoove you guys to go

6 back to the Town Board to update them on

7 what you're proposing, because they may feel

8 differently with this additional square

9 footage.

10 MR. RICHMOND: We'd be happy to

11 present to the Town Board. I mean, I think

12 they were enthusiastic about the project

13 when we originally supposed.

14 We don't -- I think -- the

15 basement, in our mind, doesn't add much to

16 the project in terms of impact, doesn't add

17 to it visually, doesn't add to it in terms

18 of parking impacts or the traffic impacts.

19 So we'd be happy to meet with the Town

20 Board.

21 MR. KAUKER: One other thing that

22 you should do: Since you submitted the

23 initial application, it's still -- the

24 initial application and the EAF Part 1 still

25 indicate that there's an 8,000-square-foot

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1 Proceedings

2 gentlemen.

3 CHAIRMAN CORALLO: Good evening.

4 Please give her your name. She has to get

5 your name.

6 MR. ARYEH: My name is Raphael

7 Aryeh. And I just wanted to say my friend

8 Ariel, he's a great guy. We all like him in

9 the community. He's a very fine person,

10 very kind to other people.

11 And I think it's a good place over

12 here, modern place instead of looking the

13 way it looks. It would add a lot of dignity

14 to this place. And I really feel it's

15 important to have something -- especially in

16 such a way, because if not for this way,

17 maybe someone will make it into retail or

18 something more.

19 If I'm not mistaken, the code

20 allows it. So it would be nice to have it

21 this way. And all I can do is --

22 CHAIRMAN CORALLO: Listen. We're

23 trying to work with him. It's a P-O zone,

24 they want to go to a C zone. The C zone

25 makes it a little bit better for them to

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1 Proceedings

2 operate with boundaries and so on. And

3 we're working with them, so we're not --

4 that we're against it. We were trying to

5 work, and then we kind of got out of --

6 8,000, and the 10,00, and 12,000, basement,

7 no basement, and so on and so forth. So it

8 got a little confusing here.

9 So we have to try to get this all

10 put together. I think what our engineer

11 said: You have to continue getting the

12 work, with grades and so on, and show us

13 exactly what you're going to do.

14 Because you're looking at a plan

15 like that, I look at it as a flat piece of

16 property and it's not. It loops up, you're

17 going to cut down or you're going to -- all

18 those parking spots, if you don't cut it

19 down, cars are going to be parked on the

20 slope and you don't want to have that.

21 MR. BEHRENS: We'll certainly

22 develop those details. I think as Dan said,

23 we wanted to get --

24 CHAIRMAN CORALLO: I have one

25 question, something else.

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1 Proceedings

2 CHAIRMAN CORALLO: That's what

3 happening. There was no basement, all of

4 the sudden there's a basement.

5 MR. BEHRENS: So we went back to

6 that 8,000, we just added an additional

7 basement.

8 MR. KAUKER: I'm sorry. You were

9 just talking about converting a portion of

10 the basement into a conference room?

11 MR. BEHRENS: A conference area --

12 Ariel? -- just like in a normal conference

13 room --

14 MR. KAUKER: I think that's going

15 in the opposite direction. I think because

16 then you're providing more office use in the

17 basement. What you're proposing --

18 MR. KONDOV: It's not leasable.

19 MR. KAUKER: -- storage.

20 MR. BEHRENS: -- additional --

21 (Overlapping speakers.)

22 THE STENOGRAPHER: One at a time.

23 MR. BEHRENS: It wouldn't be

24 additional users. It would be --

25 MR. KAUKER: I understand that, but

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1 Proceedings

2 MR. BEHRENS: Sure.

3 CHAIRMAN CORALLO: Go ahead. Say

4 what you have to say.

5 MR. BEHRENS: What the applicant

6 told me: Potentially reducing the

7 kitchenette, maybe putting an office

8 conference area for people to do Teams calls

9 and things like that might be more

10 appropriate, a low-impact use as well.

11 Just to again reiterate so we're

12 all on the same page. The initial concept

13 was 8,000. We've just -- from that initial

14 concept, just dropped 4,000 for that

15 basement space.

16 MS. TOMM ADDONA: You did go up to

17 10.

18 MR. BEHRENS: We proposed 10 to

19 discuss at a workshop, which we heard the

20 Board --

21 CHAIRMAN CORALLO: And there was no

22 basement at the point.

23 MR. BEHRENS: There was no

24 discussion of the basement then. So we

25 understand --

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1 Proceedings

2 that's just --

3 MR. BEHRENS: A Zoom, a Zoom area

4 or something --

5 MR. KAUKER: It's more, it's more

6 of an office use.

7 MR. KONDOV: Mr. Kauker, I find

8 that you're just trying to nitpick this

9 project. It's not that complicated. I was

10 trying to make this place --

11 MR. KAUKER: Excuse me. I need --

12 MR. KONDOV: I was trying to make

13 this place useable.

14 MR. KAUKER: I made one comment.

15 MR. KONDOV: If you have -- I'm

16 trying to find -- make this place useable.

17 I'm trying to get creative. All you're

18 doing is trying to pop my bubbles here.

19 Don't do that, okay?

20 This is going to be a place where

21 people can have a professional office space.

22 And I'm trying to make it -- give amenities

23 that they have, otherwise they wouldn't have

24 --

25 MR. KAUKER: Excuse me.

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2 How do you think I'm nitpicking if

3 I made one comment?

4 (Overlapping speakers.)

5 THE STENOGRAPHER: One at a time.

6 CHAIRMAN CORALLO: Slow down, slow

7 down.

8 MR. WIDMER: Excuse me. Maybe it'd

9 be best if you guys came back with a full

10 set of plans, then we could take a hard look

11 at this.

12 MR. KONDOV: We've given you --

13 MR. WIDMER: You don't have

14 grading, you don't have landscaping --

15 MR. KONDOV: We've given you --

16 MR. WIDMER: You don't have a full

17 set of plans.

18 MR. KONDOV: Mr. Widmer, we have

19 given you what you've asked for us to bring

20 today. Every time we come, you need more

21 stuff and more stuff. We can never come

22 prepared like that. You have to understand

23 that.

24 MR. WIDMER: Do we have a grading

25 plan?

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1 Proceedings

2 point. You've made your point. We

3 understand what you're trying to say. Thank

4 you very much.

5 CHAIRMAN CORALLO: I have one more

6 thing. Totally different than what we've

7 been discussing.

8 But go ahead. I'll let you go.

9 You want to hear what I have to

10 say?

11 MR. RICHMOND: Always.

12 CHAIRMAN CORALLO: Who is your

13 architect?

14 MR. RICHMOND: What's that?

15 CHAIRMAN CORALLO: Who is your

16 architect? You?

17 Go by the plan here. The entrance

18 to the building is on the northeast corner;

19 right?

20 MR. MACHLIS: Yeah, correct.

21 CHAIRMAN CORALLO: You see that?

22 Now let me see your elevations.

23 MR. MACHLIS: So the rendering --

24 we actually switched it. Because in terms

25 of convenience, we didn't want to have

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2 MR. KAUKER: No.

3 MR. WIDMER: But have you asked for

4 it? But have you asked for it --

5 MS. TOMM ADDONA: That is part of a

6 site plan application.

7 (Overlapping speakers.)

8 THE STENOGRAPHER: One at a time.

9 Thank you.

10 MR. KONDOV: All I was just saying:

11 In terms of the -- Mr. Kauker -- office

12 space, conference room, it is normal in

13 nowadays and age, modern offices have

14 conference rooms because each suite cannot

15 afford to have a conference room within it.

16 So what you do is you offer a common area

17 for tenants to use as a conference room.

18 That's all I wanted to say. And I don't

19 think it's outrageous. I don't think we

20 have to nitpick it.

21 Mr. Chairman had a concern that the

22 lunchroom was too big? Okay. Fine. So

23 let's find other ways to use the space that

24 could benefit the tenants.

25 MR. McCREEDY: You've made your

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1 Proceedings

2 people walking from the parking lot all the

3 way around to the corner.

4 CHAIRMAN CORALLO: So that drawing

5 of the building shows it on 202.

6 MR. MACHLIS: Correct. This is

7 old.

8 CHAIRMAN CORALLO: I just want you

9 to -- you agree with me?

10 MR. MACHLIS: Yeah, yeah. I

11 apologize we're going to update the

12 rendering.

13 CHAIRMAN CORALLO: I thought maybe

14 I was looking at something one way and then

15 something else the other way.

16 MR. MACHLIS: The rendering --

17 CHAIRMAN CORALLO: So that drawing,

18 that elevation is not proper.

19 MR. MACHLIS: Yeah.

20 CHAIRMAN CORALLO: And then you

21 don't show, you don't show the doors also

22 coming off the road for that new doorway

23 there.

24 MR. MACHLIS: Correct.

25 CHAIRMAN CORALLO: I'm just saying,

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1 Proceedings

2 when you're going to do something, fix it

3 all up together.

4 MR. MACHLIS: 100 percent. But

5 what we really wanted to provide, first of

6 all: This was to give context for the

7 project. And we've had this ever since Day

8 1. But we wanted to understand that we're

9 in the right direction.

10 Now that we're in the right

11 direction, of course, we're going to update

12 everything to be as per the plan.

13 CHAIRMAN CORALLO: Just wanted to

14 know what I was looking at.

15 MR. MACHLIS: It's just in terms of

16 safety, this didn't make sense because

17 everybody's pulling into the lot. We wanted

18 the main entrance to be from the parking

19 lot.

20 CHAIRMAN CORALLO: Thank you.

21 Go ahead, sir.

22 MR. RICHMOND: No. Again, we thank

23 your Board for the time. I think -- again,

24 as I said several minutes ago in response to

25 Glenn's comments, we hear you, you need more

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1 Proceedings

2 basement at 10 -- I mean, that's 5,000 and

3 then another 5,000, you would have had

4 15,000.

5 MR. RICHMOND: Well, I don't think

6 -- again, I think the idea that came for the

7 basement was the idea because we were boxed

8 in at 8,000. We understood your Board

9 wanting that as the maximum leasable space,

10 which we understood was based on parking.

11 So that was the idea to come up with that.

12 But I understand you need -- you're

13 asking for more plans to show how that

14 works, and I think we can provide that to

15 your Board.

16 MS. TOMM ADDONA: That's not how

17 that conversation went. You came to the

18 workshop proposing 10,000, we told you that

19 that was not feasible. And then at the end

20 of the conversation, the existence of the

21 basement came out.

22 So it wasn't that after the 10,000,

23 you went into the basement. That's not my

24 recollection from the February workshop. I

25 just want to make the record clear on that.

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2 detailed plans.

3 Of course, before we developed

4 those, what we wanted was understanding that

5 we're on the same page. I think we all

6 understand now we're looking at a

7 12,000-square-foot building.

8 CHAIRMAN CORALLO: Well, I don't

9 know about that.

10 MR. RICHMOND: Well, that's what

11 we're -- again, that's what we're proposing.

12 CHAIRMAN CORALLO: That's what

13 you're proposing. So I'm not going to tell

14 you that I'm agreeable to that right now.

15 I'm not sure.

16 Because I thought 8,000 was what I

17 was going to go with. And then at 10,000, I

18 said "Absolutely not." And then I turned

19 around, I came into a room, and you were at

20 12,000. So that kind of annoyed me, that

21 you went from 8, I told you "Not 10," and

22 then you're at 12.

23 You said: Well, he didn't say he

24 didn't want 12; he just said he didn't want

25 10. And if I knew you're going to have a

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2 MS. PERROTTO: And the basement

3 doesn't drive any more revenue. So it's not

4 --

5 MR. WIDMER: At our first meeting,

6 when you came in, you were 8,000, you said

7 we were amenable to it. We never said yes

8 or no to it. I mean, that doesn't mean

9 we're giving you 8,000. Personally, I think

10 it's too big.

11 But, you know -- but don't say

12 that, you know, we, we agreed to 8,000 as a

13 maximum, because we never did. At least,

14 not in any meetings I was at.

15 MR. RICHMOND: I guess we're

16 looking for some constructive direction from

17 the Board. That's why we're here tonight.

18 And I think that the primary concern we

19 heard from your Board at the last meeting

20 was about parking and traffic.

21 So this plan was referred at 12,000

22 feet -- 12,000 square feet to your

23 consultant, and I think we've shown that

24 parking and traffic aren't the concern here.

25 Your Board may have other concerns. But



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2 again, based on our consultant, your

3 consultant, the only empirical analysis

4 here, that's not the issue.

5 But again, we're happy to work with

6 your Board. We hear you about landscaping,

7 we think we can come in with more detailed

8 plans that should satisfy you. Other

9 issues, you know, you're concerned about --

10 again, landscaping I think is the primary

11 one and how the project looks visually.

12 We're happy to work with your Board on that,

13 and I think we can come up with plans that I

14 think you'll be comfortable with.

15 CHAIRMAN CORALLO: Anybody else

16 have any questions right now?

17 MS. PERROTTO: Can I just make one

18 more comment?

19 CHAIRMAN CORALLO: Yes. Sure.

20 Come on up. Everybody else --

21 MS. PERROTTO: Because mine is not

22 necessarily a visual concern. Mine is not

23 necessarily a visual concern, mine is more a

24 safety concern with the traffic on Balsam

25 Road.

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2 CHAIRMAN CORALLO: The first car

3 wants to make a left-hand turn and he can't

4 make it for some reason, it backs up on the

5 road. That's a normal thing. But I don't

6 think -- that would be the Town would have

7 to decide to do that. I mean, it's a town

8 road.

9 MS. PERROTTO: Yeah, okay.

10 CHAIRMAN CORALLO: Put a island

11 there.

12 MS. PERROTTO: It was just a

13 thought. Because I'm not trying to prohibit

14 somebody from doing what they want with

15 their land. But obviously, I have a

16 property on the street and I need to

17 maintain safety.

18 CHAIRMAN CORALLO: Were they

19 parking in that street at the time? Did you

20 have a lot of parking on the street?

21 Because they're not supposed to be --

22 MS. PERROTTO: I could show you --

23 they had cars on both sides of the road and

24 cars going either way up and down the road

25 with people walking.

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2 And I had suggested or maybe

3 thought about yesterday: Is there any way

4 to put an island at the beginning of Balsam

5 Road? I don't know if that's the Town or

6 that's the builder but -- to prohibit cars

7 from going up and down at excessive speeds.

8 CHAIRMAN CORALLO: Well, I think

9 Balsam -- that's not my neighborhood. I

10 think Balsam Road's too narrow to put an

11 island in between to separate going north

12 and south there. I don't think so. I'm

13 not, I'm not a highway guy but it's kind of

14 narrow.

15 I think what Mr. Widmer had -- he

16 would like to see with -- coming out of this

17 development there, when you came out, if you

18 want to make a right turn, you can get over

19 to the right side of the road and make a

20 turn.

21 MR. WIDMER: Make a right and left

22 exit and that would help the flow of

23 traffic.

24 MS. PERROTTO: It's been incredibly

25 dangerous.

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2 CHAIRMAN CORALLO: It's a different

3 use.

4 MS. PERROTTO: And again, that's

5 with Lavinia's at the size it's at

6 currently. So it concerns me obviously, and

7 then the debris and things of that nature.

8 CHAIRMAN CORALLO: Well, Lavinia's

9 and whatever they were before that, that was

10 a smaller-use type thing, Lavinia's --

11 MS. PERROTTO: I mean, cars all

12 over the road. Cars everywhere.

13 And that's -- sorry for the bad

14 history there but it reflects now. But all

15 right. That's all I have to say. And I

16 don't know how to get your mic back in.

17 MR. RICHMOND: Mr. Widmer, if you

18 could clarify the traffic concern you had

19 or.

20 MR. WIDMER: Well, what I was

21 saying was, I don't know if it's wide

22 enough, but Balsam Road is fairly wide where

23 it intersects with 202. So I don't know if

24 you could make a left-hand turn and a

25 right-hand turn leaving Balsam Road onto 202

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2 with the --

3 MR. RICHMOND: You're saying to see

4 if it's possible to restripe it?

5 MR. WIDMER: Make it three lanes.

6 So I don't know if it's possible --

7 (Overlapping speakers.)

8 THE STENOGRAPHER: One at a time.

9 MR. WIDMER: -- to tell you the

10 truth.

11 MR. RICHMOND: All right. We can

12 look into that.

13 CHAIRMAN CORALLO: Do you have

14 anything? Anyone else from the public want

15 to say anything?

16 Okay. We're going to keep this

17 public hearing open.

18 MS. TOMM ADDONA: May 14th.

19 CHAIRMAN CORALLO: May 14th will be

20 our next meeting, okay.

21 Can I have a motion that we're

22 going to keep the public hearing open until

23 May 14th?

24 MR. GIZZI: I'll make a motion.

25 CHAIRMAN CORALLO: Make that

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1 CERTIFICATION

2

3 STATE OF NEW YORK )

4 ) ss

5 COUNTY OF KINGS )

6 I, CHANA PIEKARSKI, a Shorthand Reporter

7 and Notary Public within and for the State of New

8 York, do hereby certify:

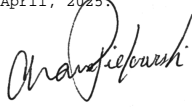
9 THAT the foregoing transcript is a true

10 and accurate transcript of my original stenographic

11 notes.

12 IN WITNESS WHEREOF, I have hereunto set

13 my hand this 24th day of April, 2025.

14 

15 \_\_\_\_\_

16 CHANA PIEKARSKI

17

18

19

20

21

22

23

24

25

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2 motion, Mr. Gizzi.

3 MR. WIDMER: Second.

4 CHAIRMAN CORALLO: Second by

5 Mr. Widmer.

6 We're going to keep it open.

7 MR. RICHMOND: Thank you very much.

8 CHAIRMAN CORALLO: May 14th.

9 MR. RICHMOND: Thank you very much.

10 CHAIRMAN CORALLO: Do we have

11 anything else?

12 MR. WIDMER: Motion to adjourn?

13 CHAIRMAN CORALLO: You're doing my

14 job.

15 Adjourn, Mr. Widmer.

16 MR. SAMBRATO: I'll second.

17 CHAIRMAN CORALLO: Second by

18 Mr. Sambrato.

19 All those in favor signify by

20 saying "Aye."

21 (Whereupon, all the Board members

22 responded "Aye.")

23 CHAIRMAN CORALLO: Opposed?

24 So carried.

25 (Time noted: 9:24 p.m.)

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1 Errata Sheet

2

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

4 DATE OF DEPOSITION: 04/09/2025

5 NAME OF WITNESS:

6 Reason Codes:

7 1. To clarify the record.

8 2. To conform to the facts.

9 3. To correct transcription errors.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24

25 \_\_\_\_\_

|   |   |  |   |  |
|---|---|--|---|--|
| <b>0</b>  | 60:9  | <b>3</b>   | <b>60s</b> 9:11   | 56:12 90:20<br>123:18  |
| <b>01</b> 5:3   | <b>14</b> 5:3   |  | <b>64</b> 75:17,20  | <b>abutting</b> 84:7<br>99:22  |
| <b>03</b> 59:18 60:20   | <b>14th</b> 130:18,19,<br>23 131:8                                  | <b>30</b> 55:20 58:22  | <b>658</b> 19:11  | <b>accent</b> 30:19  |
| <b>1</b>  | <b>15</b> 74:20 100:10,<br>16                                       | <b>300</b> 5:10 8:3<br>14:20 19:9<br>24:20                             | <b>7</b>  | <b>accept</b> 58:18  |
| <b>1</b> 37:5,13 87:6<br>111:24 122:8   | <b>15,000</b> 124:4   | <b>30th</b> 7:13 27:12<br>43:8 55:21 56:6,<br>24                       | <b>70s</b> 9:11   | <b>access</b> 16:8,22<br>17:20,24 18:10,<br>17 20:3 29:21<br>31:6 39:5 40:8<br>42:8 45:22<br>49:14 53:12,16<br>54:17,22,24<br>71:19 73:11<br>80:22 |
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