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In Re:

**CONDENSED**

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

-----X

February 13, 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

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Page 3

1 Proceedings

2 CHAIRMAN CORALLO: Good evening,

3 everyone. Welcome to the Town of

4 Haverstraw Planning Board. February 13,

5 2025. It's after 7:30.

6 Would everyone please stand for

7 the pledge?

8 (Whereupon, everyone rose for the

9 Pledge of Allegiance.)

10 CHAIRMAN CORALLO: Annette, would

11 you please read roll call?

12 MS. HENDRIE: Sal Corallo.

13 CHAIRMAN CORALLO: Present.

14 MS. HENDRIE: Glenn Widmer.

15 MR. WIDMER: Here.

16 MS. HENDRIE: Robert Sambrato.

17 MR. SAMBRATO: Here.

18 MS. HENDRIE: Anthony Gizzi.

19 MR. GIZZI: Here.

20 MS. HENDRIE: William Riccaldo.

21 MR. RICCALDO: Here.

22 MS. HENDRIE: James Monte.

23 JAMES MONTE: Here.

24 CHAIRMAN CORALLO: Thank you.

25 Everyone is present.

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1 Proceedings

2 Next item on the agenda is the

3 adoption of minutes of February 8, 2025.

4 Would somebody please move?

5 MR. GIZZI: I'll make the motion.

6 CHAIRMAN CORALLO: Thank you,

7 Mr. Gizzi.

8 MR. WIDMER: Second.

9 CHAIRMAN CORALLO: Second by

10 Mr. Widmer.

11 I was not at that meeting. I've

12 read the minutes so I'm going to abstain

13 from the vote but it's approved 4-1 --

14 4-0. All right.

15 First item -- we're going to the

16 Blaze first?

17 MS. TOMM ADDONA: Yeah.

18 CHAIRMAN CORALLO: Okay. We're

19 going to go out of order a little bit.

20 We're going to take Item No. 2,

21 Blaze 420, LLC, 81 West Ramapo Road,

22 Garnerville, Section 26.09, Block 04, Lot

23 01.

24 Site plan approval for New York

25 State Licensed Adult Recreational Use of

Page 5

1 Proceedings

2 Cannabis Dispensary. Partial building

3 will be utilized. Approximate gross

4 square feet is 1,611 square feet. No

5 on-site consumption or production

6 proposed.

7 Okay. We had a public hearing on

8 it, it was closed at the last meeting.

9 Will the Applicant please stand

10 up?

11 Amy, would you give her your

12 name?

13 MS. MELE: Sure.

14 Good evening. My name is Amy

15 Mele, M-E-L-E.

16 I'm here tonight with the Office

17 of Ira Emmanuel, E-M-M-A-U-E-L.

18 How is everybody?

19 Nice to see you.

20 My understanding is that the

21 public hearing is closed in this matter.

22 CHAIRMAN CORALLO: Well, you can

23 say -- if you want to add something or

24 say something.

25 MS. MELE: No. No, I really

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1 Proceedings  
2 don't have much to add. Thank you for  
3 your consideration.  
4 If you have any questions of me,  
5 I'm happy to answer.  
6 CHAIRMAN CORALLO: I do not have  
7 any questions.  
8 Last meeting we asked our  
9 attorney to prepare a resolution for this  
10 evening. I'm going to ask her to read it  
11 or maybe -- has she discussed it with  
12 you, the reading --  
13 MS. MELE: Yeah. I waive the  
14 reading of it.  
15 CHAIRMAN CORALLO: As long as the  
16 Applicant and yourself and there's nobody  
17 in the public that objects to it, then  
18 I'm going to turn it over to my attorney.  
19 MS. TOMM ADDONA: Is there anyone  
20 here in the public that would like to  
21 hear the reading of the application -- of  
22 the resolution?  
23 Okay. So yes, Mr. Chairman, in  
24 the direction of the Board at the last  
25 meeting, I did prepare a resolution for

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1 Proceeding  
2 such signage at the Town's direction and  
3 pay for such signage to be installed.  
4 And then there were certain  
5 conditions that -- in paragraph 3. One  
6 of which of specific note is that in  
7 Subsection b, there was a minor tweak  
8 made at the direction of the chairman.  
9 b. This resolution does not  
10 permit an on-site cannabis consumption  
11 establishment, which is a separate use  
12 not part of this application. There  
13 shall be no cannabis consumption on the  
14 Property. The Applicant and/or owner  
15 shall not have, place, or allow any  
16 tables, chairs, or any other temporary or  
17 permanent fixture inside or outside of  
18 the structure on the property that would  
19 encourage patrons to linger, congregate,  
20 or consume cannabis on the property.  
21 The hours of operation that have  
22 been included in the resolution are that  
23 the drive-through can be open until 8  
24 p.m. daily.  
25 And the outside range of the

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1 Proceedings  
2 the Board's consideration, which also was  
3 circulated to the Board in advance as  
4 well as to the Applicant for their review  
5 and consideration.  
6 The Applicant has waived the  
7 reading of the entire resolution.  
8 So I will just point out --  
9 because these were issues of focus when  
10 this application was before the Board:  
11 Condition No. 2 which was:  
12 Prior to the issuance of a  
13 certificate of occupancy, the Applicant  
14 and/or owner shall:  
15 a. Install signage at the Morrea  
16 Court vehicular egress point of the  
17 Property indicating "no right turn" in  
18 words or image, with the location, size,  
19 and messaging of the sign to be to the  
20 satisfaction of the Building Inspector.  
21 b. Petition the Town Board to  
22 install signage on Morrea Court that no  
23 vehicles may be parked on Morrea Court  
24 abutting the property -- excuse me -- and  
25 if authorized by the Town Board, install

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1 Proceedings  
2 hours of the operation -- the Applicant  
3 is certainly within their right to open  
4 later or close earlier -- is Monday  
5 through Wednesday, 10 a.m. to 9 p.m.;  
6 Thursday through Saturday, 10 a.m. to 10  
7 p.m.; and Sunday, 11 a.m. to 11 -- excuse  
8 me -- 8 p.m.  
9 And then the Applicant's parking  
10 analysis was based upon the remainder of  
11 the existing structure being used as a  
12 professional office, which was the prior  
13 use, and cannabis retail use only needed  
14 a maximum of 11 parking spaces, which is  
15 what the board's determination was based  
16 upon -- as well as the signage which,  
17 which has to remain the same.  
18 If there are any changes to the  
19 signage or the property overall, then  
20 that may require approvals from the  
21 Board.  
22 And a copy of this is going to be  
23 sent to the owner of the property as well  
24 so they know that they are bound by this  
25 as it relates to the, the other

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1 Proceedings  
 2 untenanted space.  
 3 CHAIRMAN CORALLO: That's it?  
 4 MS. TOMM ADDONA: No, that's all  
 5 I got. Unless there's something else you  
 6 want me to mention.  
 7 CHAIRMAN CORALLO: Can we have a  
 8 motion on this resolution? Could someone  
 9 make a motion to approve it?  
 10 MR. WIDMER: I'll move.  
 11 CHAIRMAN CORALLO: Moved --  
 12 CHAIRMAN CORALLO: Second  
 13 Mr. Widmer?  
 14 MR. SAMBRATO: Second, second.  
 15 CHAIRMAN CORALLO: Mr. Sambrato.  
 16 All those in favor signify by  
 17 saying "yes."  
 18 (Whereupon, all the Board members  
 19 responded "Yes.")  
 20 CHAIRMAN CORALLO: Motion's  
 21 approved.  
 22 Okay, gentlemen, you're done.  
 23 You'll fix this thing on the  
 24 sign?  
 25 MS. TOMM ADDONA: I'll revise the

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1 Proceedings  
 2 application of Thiel's Fire District  
 3 Site Plan Approval to construct a new  
 4 two-story 22,733 square foot Firehouse.  
 5 Said property being located on  
 6 the south side of West Ramapo Road  
 7 opposite of Parker Road and located on  
 8 the Town of Haverstraw tax map as Section  
 9 26.09, Block 04, Lots 11, 12, 13, 14, &  
 10 15.  
 11 Said public hearing shall be held  
 12 on Thursday, February 13, 2025 at 7:30  
 13 p.m. in the large meeting room of  
 14 Haverstraw Town Hall, One Rosman Road,  
 15 Garnerville.  
 16 All interested parties are  
 17 invited to attend and will be heard by  
 18 the Board.  
 19 By order of the Town of  
 20 Haverstraw Planning Board.  
 21 Sal Corallo, chairman.  
 22 Christie Tomm Addona, Planning  
 23 Board Attorney.  
 24 Annette Hendrie, Chief Clerk.  
 25 January 24, 2025.

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1 Proceedings  
 2 resolution to incorporate what was  
 3 discussed this evening and it will be  
 4 circulated to the Applicant.  
 5 CHAIRMAN CORALLO: Thank you very  
 6 much. Take care. Good work.  
 7 MEMBER OF THE PUBLIC: Thank you.  
 8 CHAIRMAN CORALLO: All right.  
 9 Next item on the agenda is 65 West Ramapo  
 10 Road, Thiells Roseville Fire District for  
 11 site plan approval.  
 12 We're going to have a public  
 13 hearing this evening.  
 14 Construction of a new two-story  
 15 fire department building and with related  
 16 improvements. Approximate gross square  
 17 foot area 22,733 square feet.  
 18 May I ask our attorney to read  
 19 the legal notice?  
 20 MR. TOMM ADDONA: Mr. Chairman,  
 21 this was noticed for a public hearing to  
 22 be open this evening.  
 23 Please take notice the Town of  
 24 Haverstraw Planning Board shall hold a  
 25 Public Hearing to consider the

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1 Proceedings  
 2 CHAIRMAN CORALLO: Okay. Thank  
 3 you very much.  
 4 MS. MELE: Me again.  
 5 Hi --  
 6 CHAIRMAN CORALLO: State your  
 7 name.  
 8 MS. MELE: Also Amy Mele here for  
 9 Ira Emmanuel.  
 10 We have our design professionals  
 11 with us tonight who can give you a brief  
 12 overview of what's going on, going on.  
 13 As you may recall, this project,  
 14 the SEQRA was done in a couple of phases.  
 15 The first neg dec was adopted  
 16 back in March of 2024 for the first part  
 17 of the project because they had to go out  
 18 and get the bond financing.  
 19 CHAIRMAN CORALLO: Right.  
 20 MS. MELE: And then on just  
 21 February 9th, they adopted another  
 22 resolution, the neg dec on the, on the  
 23 current plans.  
 24 So my understanding is, tonight  
 25 we're here to listen to what the public

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1 Proceedings  
2 has to say and also that you may be  
3 making a recommendation to the Town Board  
4 for application of the 202 overlay to  
5 this property.  
6 CHAIRMAN CORALLO: All right.  
7 Yes. Yes.  
8 MS. MELE: Okay. So unless you  
9 have any questions of me, I'll just ask  
10 our design professionals to make a brief  
11 presentation.  
12 CHAIRMAN CORALLO: Come on up.  
13 MR. SHERLAND: My name is Dave  
14 Sherland. I'm from H2M architects +  
15 engineers.  
16 Do you need a spelling for that  
17 or?  
18 THE STENOGRAPHER: No, I'm good.  
19 Thank you.  
20 MR. SHERLAND: So I know we made  
21 a presentation to the Planning Board  
22 about a month ago.  
23 I don't necessarily plan on going  
24 through --  
25 CHAIRMAN CORALLO: January 8th

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1 Proceedings  
2 Planning as it relates to the prop  
3 zoning, to the Town Board, and as it  
4 relates to the Planning Board site plan  
5 application.  
6 We did receive your responses but  
7 that was just this week.  
8 MR. SHERLAND: Yup.  
9 MS. TOMM ADDONA: So we really  
10 haven't had an opportunity to go through  
11 everything.  
12 MR. SHERLAND: I only bring it --  
13 MS. TOMM ADDONA: What you  
14 described in terms of the process for  
15 tonight, which would just be making --  
16 the Planning Board making a general  
17 recommendation to the Town Board as it  
18 relates to the zoning which is something  
19 that the Planning Board generally does  
20 after the SEQRA process has ended, I  
21 would be comfortable with that.  
22 And I have prepared a draft  
23 zoning recommendation that has been  
24 circulated to the Board for its  
25 consideration. But certainly -- that's

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1 Proceedings  
2 I wasn't here but I know.  
3 MR. SHERLAND: Read the minutes.  
4 I think the most important thing  
5 at this point is obviously we've gone  
6 through the 30 day, we've gone through  
7 the GML, we've gone back and forth with  
8 the planning department a few times.  
9 I know recently we'd gone through  
10 a letter with a list of comments that we  
11 issued some responses to.  
12 So I think the biggest thing for  
13 myself and Danielle --  
14 You want to introduce yourself?  
15 MS. DRAKE: Yeah. I'm Danielle  
16 Drake from H2M.  
17 MR. SHERLAND: I just wanted to  
18 see if there were really any updated  
19 comments from the Board based on our  
20 responses issued in the letter.  
21 CHAIRMAN CORALLO: Want to start?  
22 I'll let our attorney start.  
23 MR. SHERLAND: Sure.  
24 MS. TOMM ADDONA: So there were  
25 comments that we did receive from County

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1 Proceedings  
2 just procedural.  
3 Substantively, I'm going to turn  
4 it back over to you guys.  
5 CHAIRMAN CORALLO: I just have  
6 some questions that I looked at or read  
7 so far.  
8 MR. SHERLAND: Sure.  
9 CHAIRMAN CORALLO: You have two,  
10 two separate entrances. No problem.  
11 But I was reading -- my question  
12 came up with the lights on 202. There's  
13 one light on the other firehouse but  
14 there's really only one entrance.  
15 And I was wanting to know whether  
16 you're going to have two lights.  
17 But then I read something today  
18 that you're going to have one light on --  
19 is that Parker Road?  
20 MR. SHERLAND: Yes.  
21 CHAIRMAN CORALLO: On there.  
22 Is that sufficient for people  
23 that are driving up and down 202 to stop?  
24 You know, I just want to make  
25 sure for safety. I'm going to leave it

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1 Proceedings  
2 up to the experts but I just question  
3 that, is one light sufficient, being -- I  
4 don't know how far apart the two  
5 driveways are.  
6 You can measure it on there and  
7 tell me or you may know offhand.  
8 MR. SHERLAND: I wish I knew  
9 offhand.  
10 CHAIRMAN CORALLO: No, I'm just  
11 curious. It was just a question that I  
12 -- being curious of the way people drive  
13 and they're coming down 202, that's not a  
14 10-mile-an-hour area, I think it's  
15 roughly 30, and most people doing about  
16 40 if there's no traffic.  
17 But I was just questioning.  
18 But I noticed you had -- the  
19 light's going to be on Parker Drive and  
20 I'm not recalling how the red light's  
21 going to be on for the people coming out  
22 of Parker --  
23 MR. SHERLAND: Correct yes.  
24 CHAIRMAN CORALLO: -- and the  
25 other one's going to be yellow flashing

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1 Proceedings  
2 to Parker --  
3 CHAIRMAN CORALLO: -- across --  
4 MS. DRAKE: Correct, yeah.  
5 The light is for the actual fire  
6 trucks pulling in and out, yes. It's not  
7 for the driveways of access to the site.  
8 MR. WIDMER: So there really  
9 wouldn't be a need for two lights.  
10 CHAIRMAN CORALLO: No, well,  
11 here's my, my point.  
12 Whatever the State -- I'll go  
13 along with them.  
14 You're driving down there and all  
15 of the sudden, I see a yellow light, so  
16 I'm going to drive up close to the yellow  
17 light. Close to that yellow light, which  
18 is Parker Road, is, you know another 50,  
19 60 -- I can't tell you from here but 50,  
20 100 feet away, it gets too close for the  
21 fire trucks.  
22 That's why I'm questioning you  
23 about --  
24 MS. TOMM ADDONA: How far the  
25 stop bars are?

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1 Proceedings  
2 lights. I was just curious if somebody  
3 sees the yellow light at different  
4 points --  
5 MR. SHERLAND: Do you want to  
6 touch on that?  
7 CHAIRMAN CORALLO: You guys can  
8 answer it, the State can answer it. It's  
9 fine. Safety purpose, that's all.  
10 MS. DRAKE: Yeah. So we have  
11 coordinated the signal with the State,  
12 they've gotten our first draft of it.  
13 They actually gave us the comments. We  
14 have taken their comments into  
15 consideration and we've updated our plans  
16 and it's probably going back to them  
17 either at the end of this week, tomorrow  
18 or the beginning of next week.  
19 But yes, the site distances have  
20 all been taken into consideration of  
21 where the signal's located based on the  
22 stop bars and everything.  
23 MR. WIDMER: So the light's more  
24 or less situated towards, like, where the  
25 fire trucks are going to enter as opposed

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1 Proceedings  
2 CHAIRMAN CORALLO: I'm just  
3 trying to be cautious; all right?  
4 Whatever the State says. If they  
5 say in their wisdom that it's one light  
6 can handle it, so be it. All right.  
7 I have another question. I'm a  
8 little confused about the Route 202  
9 overlay.  
10 We're going to go into it; is  
11 that correct?  
12 MS. TOMM ADDONA: Yep.  
13 CHAIRMAN CORALLO: With the, the  
14 number of parking spaces and so on.  
15 Do you want to make an amendment  
16 to that 202 overlay for the parking, that  
17 you don't require as many parking spots  
18 as might be required -- am I wrong in  
19 reading that?  
20 MS. TOMM ADDONA: Can I address  
21 that?  
22 CHAIRMAN CORALLO: Yes.  
23 MS. TOMM ADDONA: So the  
24 Applicant's petition did reference that  
25 -- what the -- as it relates to parking,

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1 Proceedings

2 the code currently provides that the

3 requirements are based upon the

4 underlying zoning district.

5 So right now we're dealing with

6 the R-15, I believe.

7 MS. MELE: Yeah.

8 MS. TOMM ADDONA: Which is

9 obviously residential and doesn't

10 contemplate this type of commercial use

11 but which is -- as a municipal use, it is

12 permitted and allowed under the Route 202

13 overlay.

14 So what the Applicant had

15 suggested in their zoning petition was

16 that in this type of specific application

17 where it's for a firehouse, then the, the

18 fire district or the fire company that's

19 making the application would determine

20 the amount of necessary parking.

21 What is drafted in the proposal

22 that's before you for consideration

23 tonight is a little bit different because

24 it relates more broadly to all municipal

25 uses and says that when municipal use

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1 Proceedings

2 We're just -- the proposal is

3 just to amend the parking requirements

4 for the Route 202 overlay -- one such that

5 for municipal use, that's permitted under

6 those standards.

7 The parking is determined whether

8 to be sufficient -- how much is needed by

9 the Planning Board as part of the site

10 plan review.

11 MR. WIDMER: So for this specific

12 site, not for --

13 MS. TOMM ADDONA: It would apply

14 for this specific site if another

15 municipal use came in for site plan

16 review, it would apply to that as well.

17 But it's limited to municipal

18 uses, which is the use under which this

19 application is before you.

20 And it's only limited to the

21 Route 202 overlay because, like I was

22 saying earlier, there are uses that are

23 in the commercial district on 202 or are

24 seeking to be in the commercial district,

25 this would not apply to that.

Page 23

1 Proceedings

2 comes before the Planning Board, the

3 Planning Board determines, based upon the

4 nature of that use, what is sufficient.

5 So the Applicant can certainly

6 speak to the amount of parking they're

7 providing and why they believe that's

8 sufficient but we're kind of tweaking

9 what the Applicant had proposed in terms

10 of the zoning text.

11 CHAIRMAN CORALLO: So what you're

12 saying, as I read, this amendment for

13 parking situation is for municipal use

14 only.

15 MS. TOMM ADDONA: For all -- yes.

16 For all municipal uses.

17 CHAIRMAN CORALLO: So if anybody

18 else comes down the road on 202, this

19 amendment doesn't exist for them.

20 MR. TOMM ADDONA: Anything

21 applying the Route 202 overlay is going

22 to be specific to the Route 202 overlay

23 zone and the zoning in that.

24 So commercial district, the PO

25 district, it doesn't apply to that.

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1 Proceedings

2 CHAIRMAN CORALLO: Okay. All

3 right. What else?

4 Christie alluded to the County

5 GML review and I just received it, it's

6 about four or five pages, and I was

7 looking at, you know, what they asked for

8 and the comments that are from

9 Mr. Emmanuel back to it.

10 I haven't had the time to really

11 look at it and I don't know if our

12 engineer's done any review on anything.

13 MR. McCREEDY: Not the GML

14 letter. Not the GML letter.

15 CHAIRMAN CORALLO: No, no. Not

16 the GML letter.

17 MR. McCREEDY: I mean, I reviewed

18 the stormwater system and everything is,

19 you know, fine.

20 CHAIRMAN CORALLO: That was part

21 of the GML review --

22 MR. McCREEDY: Yeah, I haven't

23 read the GML.

24 CHAIRMAN CORALLO: I know. All

25 right.

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1 Proceedings  
2 MS. MELE: Ira did respond to the  
3 GML comments -- was it just yesterday?  
4 And I'm not seeing that he's  
5 requesting any overrides.  
6 CHAIRMAN CORALLO: That's what my  
7 question is.  
8 MS. MELE: Yeah, no.  
9 CHAIRMAN CORALLO: If we -- as  
10 you know, if we override anything, we  
11 have to give a reason why and I haven't  
12 had a chance, I don't know that our  
13 attorney's had a chance to.  
14 So we have to look at that, if  
15 there is any -- if there's no overrides  
16 and you agree to everything they say  
17 within.  
18 There's a lot of things he says,  
19 "Comment noted."  
20 MS. MELE: Yeah. "Comment  
21 noted," means --  
22 CHAIRMAN CORALLO: I don't know  
23 if it means he totally agreed or  
24 partially agreed.  
25 MS. MELE: Yeah. I got it.

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1 Proceedings  
2 CHAIRMAN CORALLO: We  
3 the public hearing open for our meeting  
4 in -- what's our next meeting  
5 MS. TOMM ADDONA: March.  
6 CHAIRMAN CORALLO: March. March  
7 what?  
8 March 10?  
9 MS. TOMM ADDONA: 12.  
10 CHAIRMAN CORALLO: 12.  
11 MR. McCREEDY: March 12, you  
12 said?  
13 MS. TOMM ADDONA: Mm-hmm.  
14 CHAIRMAN CORALLO: Need any more  
15 information from them for March 12?  
16 MS. TOMM ADDONA: So the reason  
17 to leave the public hearing open in the  
18 interim is because this application does  
19 still have to go back to the Town Board  
20 as it relates to the zoning so we would  
21 like to have that be part of the public  
22 record.  
23 And there may also be additional  
24 information. As Glenn was saying  
25 earlier, there have been discussions

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1 Proceedings  
2 No, I mean, we could go through  
3 it in more detail next time we're back  
4 for site plan but, you know, my  
5 understanding is that, you know, when he  
6 says "comment noted," it really means,  
7 you know that --  
8 CHAIRMAN CORALLO: You agree.  
9 MS. MELE: And then if he gives a  
10 more detailed explanation, it's either  
11 why the comment doesn't really apply or  
12 how we comply with the comment in just an  
13 explanation. But there's no overrides.  
14 CHAIRMAN CORALLO: I have no more  
15 questions right now.  
16 Anybody on the board right now?  
17 All right.  
18 So where do we go from here?  
19 Public review?  
20 Anybody from the public want to  
21 speak?  
22 Hearing no one speaking from the  
23 public.  
24 All right.  
25 MS. TOMM ADDONA: Leave it open.

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1 Proceedings  
2 regarding the stormwater with which it  
3 seemed like they will be able to be  
4 resolved efficiently.  
5 But there may be additional  
6 information that needs to be submitted.  
7 So those are all things we'd just  
8 like to have be a part of the public  
9 record.  
10 That being said, because SEQRA  
11 was resolved by the fire district earlier  
12 this week, there is a recommendation that  
13 I had prepared for the Board's  
14 consideration regarding the rezoning, if  
15 you want me to --  
16 CHAIRMAN CORALLO: Yeah. Hold  
17 on. Too many papers.  
18 MS. TOMM ADDONA: And I'll skip  
19 over the overview, if that's okay with  
20 you guys.  
21 CHAIRMAN CORALLO: Sure.  
22 Fine. I'm going to ask our  
23 attorney to read the -- our report to the  
24 Town Board.  
25 MS. TOMM ADDONA: This is



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1 Proceedings  
2 something that the Board regularly does  
3 as it relates to any sort of zone text  
4 amendments. And I think I pretty much  
5 gave a synopsis of what's being proposed,  
6 which is the rezoning to the Route 202  
7 floating overlay district.  
8 The property is proposed to be  
9 rezoned to the Route 202 Floating Overlay  
10 District. The Property is already zoned  
11 to be potentially included in the Route  
12 202 Floating Overlay District because it  
13 has considerable frontage on Route 202  
14 and it is a permitted municipal use in  
15 the District. Given there is already a  
16 firehouse for the Applicant in the same  
17 Overlay District less than 1,000 feet  
18 away, and that the existing firehouse  
19 will be sold once the new firehouse is  
20 functional, the impacts from the rezoning  
21 will be minimal.  
22 And the zone text amendment for  
23 the Route 202 Floating Overlay District:  
24 The Applicant proposes a zone  
25 text amendment to the Route 202 Floating

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1 Proceedings  
2 MR. GIZZI: I'll make the motion  
3 CHAIRMAN CORALLO: Made by  
4 Mr. Gizzi  
5 MR. RICCALDO: Second.  
6 CHAIRMAN CORALLO: Who said that?  
7 Mr. Riccaldo.  
8 All those in favor signify by  
9 saying "Aye."  
10 (Whereupon, all the Board members  
11 responded "Aye.")  
12 Opposed?  
13 So carried.  
14 So let's send this over to them.  
15 They're going to have a meeting before  
16 our next meeting.  
17 MS. TOMM ADDONA: February 25th.  
18 CHAIRMAN CORALLO: They're going  
19 to have a meeting on February 25th. All  
20 right.  
21 And then we go on when?  
22 MS. TOMM ADDONA: March 12th.  
23 Back here on March 12th.  
24 CHAIRMAN CORALLO: And we'll be  
25 back here March 12th.

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1 Proceedings  
2 Overlay district to permit a fire  
3 district/company to determine the amount  
4 of parking needed for their respective  
5 firehouses. The Planning Board  
6 recommends an alternative zoning text  
7 amendment that for all permitted  
8 municipal uses -- which is the use under  
9 which the Fire District is facilitating  
10 this application -- the needed parking  
11 for a municipal use be decided by the  
12 Planning Board in connection with the  
13 site plan application.  
14 So those are the two  
15 recommendations that the Board would be  
16 making to the town.  
17 CHAIRMAN CORALLO: So we would be  
18 trying the same --  
19 MS. TOMM ADDONA: If you guys  
20 want to vote on it.  
21 CHAIRMAN CORALLO: Yeah. We'll  
22 vote on it.  
23 Can I have a motion to approve  
24 this resolution that we can forward it  
25 over to the Town Board?

Page 33

1 Proceedings  
2 MS. TOMM ADDONA: We're going to  
3 leave the public hearing open.  
4 I think there's still some  
5 additional information we need from the  
6 Applicant and at the town level.  
7 But there -- you know, if they  
8 continue to work with Glenn on the --  
9 MR. McCREEDY: I mean, it's not  
10 going to take much to resolve what I  
11 have.  
12 MS. TOMM ADDONA: -- and if  
13 everything else is resolved, the  
14 Applicant could be in the position where  
15 I could prepare a resolution in advance  
16 of your March 12th meeting.  
17 CHAIRMAN CORALLO: Okay. All  
18 right. So if that's everything.  
19 So all right. So we'll leave the  
20 public hearing open to March 12th.  
21 At that point, we will review the  
22 Emails from the County.  
23 I saw one thing I know is a  
24 mistake there, because you were going to  
25 the County Highway Department. There's

Page 34

1 Proceedings

2 nothing -- they're -- it's supposed to be

3 the State.

4 But anyway, that can be -- that's

5 a simple correction there.

6 So that's where we are.

7 So I'll have a motion to leave

8 the public hearing open to March 12th.

9 Can somebody please make a motion

10 that we can leave to March 12?

11 MR. WIDMER: Move.

12 CHAIRMAN CORALLO: Moved by

13 Mr. Widmer.

14 MR. SAMBRATO: I'll second.

15 CHAIRMAN CORALLO: Second by

16 Mr. Sambrato.

17 All those in favor signify by

18 saying "Aye."

19 (Whereupon, all the Board members

20 responded "Aye.")

21 CHAIRMAN CORALLO: All right.

22 don't have anything else.

23 You have anything else?

24 MR. MCCREEDY: Thanks, guys

25 MS. MELE: Thank you.

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1 Proceedings

2 CHAIRMAN CORALLO: See you on the

3 12th.

4 (Crosstalk)

5 CHAIRMAN CORALLO: Can I have a

6 motion -- can I have a motion to adjourn?

7 MR. WIDMER: I'll move it.

8 MR. GIZZI: I'll second.

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Page 36

1 CERTIFICATION

2

3 STATE OF NEW YORK )

4 ) ss

5 )

6 COUNTY OF KINGS )

7 )

8 I, CHANA PIEKARSKI, a Shorthand Reporter

9 and Notary Public with an office for the State of New

10 York, do hereby certify:

11

12 THAT the foregoing transcript is a true

13 and accurate transcript of my original stenographic

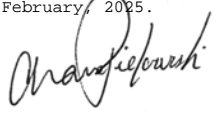
14 notes.

15

16 IN WITNESS WHEREOF, I have hereunto set

17 my hand this 26th day of February, 2025.

18

19 

20

21 CHANA PIEKARSKI

22

23

24

25

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1 Errata Sheet

2

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

4 DATE OF DEPOSITION: 02/13/2025

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 \_\_\_\_\_

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