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CONDENSED

In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

March 1, 202

7:4 p.m.

PLANNING BOARD MEETING held at One
Rosman Road, Garnerville, New York, before a Notary
Public of the State of New York.

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

Page 2

1 A P P E A R A N C E S :

2

3 SAL CORALLO, CHAIRMAN

4 GLENN WIDMER

5 ROBERT SAMBRATO

6 ANTHONY GIZZI

7 WILLIAM RICCALDO

8 JAMES MONTE

9 ANNETTE HENDRIE, CHIEF CLERK

10 CHRISTIE TOMM ADDONA, ZONING BOARD ATTORNEY

11 GLENN MCCREEDY, CONSULTING ENGINEER

12 MICHAEL KAUKER, PLANNING CONSULTANT

13 GEORGE BEHN, BUILDING INSPECTOR

14

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Page 3

1 Proceedings

2 CHAIRMAN CORALLO: Okay. Good

3 evening, everyone. Welcome to the Town

4 of Haverstraw Planning Board, March 12,

5 2025, 7:30 p m.

6 Would every please stand for

7 the pledge?

8 (When everyone rose for the

9 Pledge of Allegiance)

10 CHAIRMAN CORALLO: Ms. Hendrie,

11 would you please read the 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 MR. MONTE: Here.

24 CHAIRMAN CORALLO: All present.

25 Will someone move to approve the

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1 Proceedings

2 readon of the minutes of February 1

3 25?

4 MR. WIDMER: Moved

5 CHAIRMAN CORALLO: Second by

6 Mr. James Monte.

7 MR. GIZZI: Second.

8 CHAIRMAN CORALLO: Second by

9 Mr. Gizzi.

10 All those in favor signify by

11 saying "Aye."

12 Whereupon, all the Board members

13 responded "Aye.")

14 CHAIRMAN CORALLO: All right.

15 Okay. First item on the agenda

16 is 5 West Ramapo Road, Thiells Roseville

17 Fire District, Section 26.09, Block 04,

18 Lot 11, 12, 13, 14, and 15.

19 It's a site plan approval:

20 Construction of a new two-story fire

21 department building with related

22 improvements, approximately gross square

23 foot area is 22,733 square feet.

24 It's a continuation of a public

25 hearing, and I'm going to call the

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1 Proceedings

2 applicant's representative to come up.

3 Give your name to the young lady

4 to your right.

5 MS. MELE: Yes.

6 Hi, my name is Amy Mele. I,

7 along with Ira Emmanuel, represent the

8 fire district.

9 How is everybody tonight?

10 So first we'd like to thank the

11 Board for their cooperation in getting us

12 to this point. We really do appreciate

13 it.

14 My understanding is we were

15 granted a negative declaration last

16 month; you've seen the site plans a few

17 times in addition to meetings and

18 workshops.

19 And we're here this evening -- I

20 was told that you wanted to review in

21 more detail the architectural plans, and

22 hopefully we can deal with the site plan

23 approval tonight as well.

24 So with me tonight is David

25 Sherland from H2M who is going to talk

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1 Proceedings
2 about the architectural and then also I
3 have two commissioners with me, Bobby
4 Masiello and Ray Redmond, who are here in
5 their capacity as commissioners for the
6 district.
7 CHAIRMAN CORALLO: Okay. Thank
8 you very much.
9 MS. MELE: You're welcome.
10 CHAIRMAN CORALLO: I think we've
11 gone over just about all the things that
12 we wanted to do with this site at some
13 point here. I don't have any other
14 questions to that.
15 I think our main thing here is
16 the discussion of the architectural board
17 this evening. You brought the renderings
18 down here.
19 And can you explain, so what
20 you're building and -- not what you're
21 building but what the material is for the
22 building?
23 MR. SHERLAND: Yeah, absolutely.
24 Couple pass-outs for you --
25 CHAIRMAN CORALLO: Thank you

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1 Proceedings
2 MR. SHERLAND: So I'll talk you
3 guys through a little bit of the outside
4 of the building. I do have my
5 architectural presentation
6 to show a little bit of the detailed
7 elevation.
8 But in essence, this building was
9 broken up in three separate
10 grammatical elements: There's the
11 fire-retardant side, the rehouse where the
12 fire engine's parked; the administrative
13 side -- this is the headquarters building,
14 so that's where the offices, and the
15 meeting rooms, and conference rooms, and
16 those other spaces are; and there is
17 the public side of the building, which is
18 where their main meeting hall is.
19 So for the outside of the
20 building, we really kind of wanted to
21 express those three distinct elements
22 looking at some influence from the
23 surrounding area. We did a little bit of
24 site research.
25 And I think our main points to

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1 Proceedings
2 guys. That would be good.
3 MR. SHERLAND: I have 12 of them.
4 Hope there's enough for everyone.
5 Sure. Here.
6 MR. WIDMER: Thank you.
7 MR. GIZZARD: Thanks.
8 MR. KERR: Thank you.
9 Do you want Christie?
10 TOMM ADAMS: I'm good.
11 Thank you though.
12 CHAIRMAN CORALLO: Okay. Thank
13 you.
14 MR. SHERLAND: My name is David
15 Sherland. I'm the project architect with
16 H2M Architects & Engineers. I will just
17 walk you through -- want me to stay? Get
18 a little bit closer?
19 Oh, you want one?
20 CHAIRMAN CORALLO: Building
21 director wants one.
22 MR. SHERLAND: Oh, sure. I can
23 spin the renderings around also.
24 CHAIRMAN CORALLO: He's our
25 alternate, he's part of this.

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1 Proceedings
2 kind of latch on to was some of the
3 history of the area with brick
4 manufacturing; Haverstraw brick was a
5 pretty big deal in terms of the
6 industrial base for the area. And
7 obviously Hyde Tour State Park; there's a
8 lot of rock outcroppings, a lot of wood
9 elements, a lot of stone elements.
10 So we chose materials on the
11 outside of the building that kind of call
12 back to those main inspiration points.
13 So on the administrative side of
14 the building, we have this kind of
15 stone-like material; it's really a
16 fibrous cement rainscreen panel, right
17 now we have an Equitone system specified.
18 I also have physical samples if you guys
19 want to see physical samples.
20 The idea was -- we kind of had
21 this rock outcropping element; there are
22 these vertical and horizontal canopies.
23 Those are an aluminum siding system but
24 they're meant to look a lot like a wood,
25 it's just a lot less maintenance to do

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1 Proceedings
2 this, like a metal siding.
3 And then obviously we have the
4 red brick for the firehouse element
5 itself.
6 There are a couple of features,
7 like the portal on this side of the
8 building, this one here. So this portal
9 here also features some sunshading
10 elements. So we look at what the
11 projection factor is of an overhang and
12 we factor that into our energy
13 calculations.
14 That's, that's most of the
15 outside materials of the building.
16 CHAIRMAN CORALLO: I have one
17 question though.
18 The mechanicals, are they on the
19 roof or --
20 MR. SHERLAND: Yes.
21 CHAIRMAN CORALLO: Are they going
22 to be on the roof?
23 MR. SHERLAND: Yes.
24 CHAIRMAN CORALLO: And what --
25 will we be able to see it on ground level

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1 Proceedings
2 parking spaces going in the back?
3 MR. RICCALDI: Yeah, that's where
4 the parking is going to the back.
5 MR. SHERLAND: Yes.
6 Anyway, we'll do the best we
7 can.
8 So the back of the building is
9 elevation on the bottom of the sheet
10 It's a little bit misleading from
11 this angle, it looks mostly closed off,
12 but.
13 CHAIRMAN CORALLO: So we got the
14 door on the right side.
15 What I'm looking at: So the side
16 is that? Brick?
17 MR. SHERLAND: No. You're going
18 to see more of -- you see the wood
19 element around the portal on the right
20 side of that --
21 CHAIRMAN CORALLO: On the right
22 side, it's more like that.
23 MR. SHERLAND: Yeah. So it'll be
24 more like that on the top.
25 MR. WIDMER: So two doors go --

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1 Proceedings
2 up that way or would --
3 MR. SHERLAND: You would probably
4 be able to see some of them. We tried to
5 set them back from the edge as far
6 as we could.
7 CHAIRMAN CORALLO: That's my
8 question, all right.
9 MR. SHERLAND: The building is
10 also set back -- you know from the street
11 level, I think the building is four to
12 five feet higher at its base because the
13 site mostly slopes upwards so it helps
14 break that line of sight a little bit
15 also.
16 CHAIRMAN CORALLO: Okay. Very
17 good.
18 MR. WIDMER: Do you have a photo
19 of the back?
20 MR. SHERLAND: I don't have a
21 rendering of the back with me. I can
22 show you the rear elevation though, if
23 you'd like to see.
24 CHAIRMAN CORALLO: Can we see it?
25 MR. WIDMER: That's where the

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1 Proceedings
2 two bays go straight through and two are
3 dead-end?
4 MR. SHERLAND: Correct.
5 Three should be --
6 MR. MASIELLO: Three are
7 dead-ends, yeah.
8 MR. SHERLAND: It's okay.
9 MR. WIDMER: Two are
10 drive-through.
11 MR. SHERLAND: You'll notice in
12 the more detailed elevations, you can see
13 those mechanical units popping up. There
14 should be some radio tower elements also
15 that would be visible; that's kind of
16 unavoidable.
17 CHAIRMAN CORALLO: All right.
18 Anybody else have any questions at all?
19 No, none? All right.
20 Anyone from the public would like
21 to say anything on this?
22 Seeing no one saying anything,
23 I'm going to ask for the motion to close
24 the public hearing.
25 MR. SAMBRATO: I'll move that.

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1 Proceedings
2 MR. RICCALDO: Second.
3 CHAIRMAN CORALLO: Moved by Rob;
4 second by Bill.
5 All those in favor signify by
6 saying, "Aye."
7 (Whereupon, all the Board members
8 responded "Aye.")
9 CHAIRMAN CORALLO: No opposed; so
10 carried.
11 I'm going to ask our attorney to
12 read a resolution that we've prepared,
13 which will include the architectural
14 portion of the project, so.
15 MS. TOMM ADONA: Mr. Chairman, as
16 there's no one here -- I did prepare a
17 resolution at the request of the Board,
18 which was circulated to the Board and the
19 applicant in advance. And certain
20 modifications were made to update the
21 status of the application as it
22 to the signal that is going to be that
23 is proposed before DOT -- New York State
24 DOT to be placed at the intersection of
25 the property.

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1 Proceedings
2 preliminary and final site plan
3 approvals for the Proposed Projects in
4 accordance with Approved Plans a
5 nted with all
6 an ndi s.
7 or to the signing of the
8 Approval Plans by the Planning Board
9 Chairman, the following conditions must
10 met:
11 Applicant shall comply with
12 all laws, regulations and requirements
13 of all and all agencies, entities,
14 departments, boards and municipalities
15 with jurisdiction over the Proposed
16 project, and this approval is conditioned
17 upon the Applicant receiving any and all
18 approvals/permits required by such
19 agencies without material deviation from
20 the Approved Plans.
21 b. The Applicant shall comply
22 with all of the conditions noted in this
23 Resolution in the discussion of County
24 Planning's GML comments.
25 c. The Applicant shall comply

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1 Proceedings
2 However, given this is a
3 relatively lengthy seven-page resolution,
4 if the Board is amenable to it, the
5 applicant has indicated they would
6 waive the reading of the resolution.
7 CHAIRMAN CORALLO: No problem?
8 MS. MEYER: No problem.
9 CHAIRMAN CORALLO: Any problems
10 on order?
11 I don't see any.
12 You have a copy of this that's
13 the important part. All right.
14 Good. All right. So you want
15 read the last sentence and --
16 MS. TOMM ADONA: Last sentence?
17 CHAIRMAN CORALLO: No, not the
18 -- no, no. The last paragraph, I
19 mean.
20 MS. TOMM ADONA: I mean, if you
21 want I could just read the specific
22 condition to the, to the approval.
23 CHAIRMAN CORALLO: Yeah.
24 MS. TOMM ADONA: BE IT RESOLVED,
25 based upon the foregoing, the application

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1 Proceedings
2 with any outstanding comments from the
3 Town Engineer, Mr. McCreedy
4 and. No portion of any approval by
5 the Planning Board shall take effect
6 until (1) all of the above-stated
7 conditions are met, (2) the Approval --
8 Approved Plans are signed by the Chairman
9 of the Planning Board and (3) the
10 Approved Plans signed by the Chairman of
11 the Planning Board are filed with the
12 Building Department.
13 2. Prior to issuance of a
14 building permit, the Applicant shall
15 complete the following:
16 a. The Applicant shall comply
17 with the conditions contained in the Town
18 Board resolution approving Local Law #1
19 of 2025, including but not limited to,
20 that the Hammond Road parcel be conveyed
21 back to the Town at no cost to the Town
22 and
23 b. To the extent it is not
24 feasible, in the opinion of the Town
25 Engineer and Building Inspector, for the

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1 Proceedings
2 Applicant to comply with any the
3 conditions set forth in paragraphs 1(a),
4 1(b) and 1(c) prior to the signing of the
5 plans, the plans may be signed by the
6 Chairman and the Applicant shall comply
7 with any outstanding conditions prior to
8 the issuance of a building permit.
9 3. The Planning Board's approval
10 of the Proposed Project includes the
11 architecture and design and therefore the
12 Applicant need not make a separate
13 application to the Architectural Review
14 Board.
15 There's one more.
16 4. The Planning Board determines
17 that 78 parking spaces for the Proposed
18 Project is satisfactory for the specific
19 site and development design.
20 CHAIRMAN CORALLO: Thank you.
21 And we have all, we have
22 drawings that we've looked at to be part
23 of the record.
24 Now can we have a motion
25 approve this resolution? Can someone

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1 Proceedings
2 show your name
3 MR. MASIELLO: Robert Masiello,
4 Commissioner.
5 On behalf
6 Commission we'd like to thank the
7 Planning Board for all their guidance
8 through the process.
9 We've really come a long way and
10 appreciate a lot of time and --
11 in the end. We hope it's a great project
12 that lasts for a good hundred years.
13 I don't expect to be around that
14 long but it'll be a good legacy for
15 this Roseville Fire District to be in
16 the center of town and to be -- operate
17 safely and efficiently from here forth.
18 So thank you very much.
19 CHAIRMAN CORALLO: If I can say
20 one thing to you?
21 MR. MASIELLO: Sure.
22 CHAIRMAN CORALLO: I have to sign
23 the papers but when do you think they're
24 going to start this project? Do you have
25 any idea yet? You got a date of three

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1 Proceedings
2 make the motion?
3 MR. GIZZI: I'll make the motion
4 to approve the resolution.
5 CHAIRMAN CORALLO: Made by
6 Mr. Gizzi.
7 MR. WIDMER: Second.
8 CHAIRMAN CORALLO: Second by
9 Mr. Widmer.
10 Those in favor, please signify by
11 saying "Aye."
12 (Whereupon, all the Board members
13 responded "Aye.")
14 CHAIRMAN CORALLO: Opened?
15 So carried.
16 Gentlemen, ladies, thank you very
17 much.
18 MR. MASIELLO: Thank you very
19 much.
20 Mr. Chairman, if I may?
21 CHAIRMAN CORALLO: Just make
22 sure.
23 MR. MASIELLO: I'd just like to
24 address the Board.
25 CHAIRMAN CORALLO: Just make sure

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1 Proceedings
2 months from now? Two months?
3 MR. MASIELLO: The bids are out,
4 we're going to open the bids April 1st.
5 And we should start breaking ground in
6 late May, early June.
7 MR. WIDMER: Nice.
8 CHAIRMAN CORALLO: Thank you.
9 MR. MASIELLO: It's up to you.
10 CHAIRMAN CORALLO: Thank you very
11 much.
12 MR. SHERLAND: Thank you, thank
13 you all.
14 CHAIRMAN CORALLO: We'll give you
15 some time to get out and then we'll go to
16 the next item.
17 (Pause in proceedings.)
18 CHAIRMAN CORALLO: Next item on
19 the agenda is BNE Letchworth, 100 Secor
20 Road, Thiells, Section 19.16, Block 01,
21 Lot(s) 14. Site plan approval: Proposed
22 multi-family dwelling, six buildings and
23 a clubhouse. Approximately 300 units.
24 We're going to declare the draft
25 environmental review complete tonight and

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1 Proceedings
2 schedule a public hearing for April, so.
3 MS. TOMM ADONA: This is the
4 other one.
5 CHAIRMAN CORALLO: Excuse me one
6 second.
7 Thank you. All right.
8 Give the young lady to your right
9 your name.
10 MR. DUMONT: For the record, Paul
11 Dumont with JMC. We are the site civil
12 engineers and planners for the project.
13 We're before you tonight on behalf of BNE
14 Real Estate Group with regard to the
15 Letchworth Village Road development.
16 Just give a quick overview of the
17 project, I know a lot of you are
18 familiar. But just give a quick
19 overview.
20 So we're proposing to subdivide a
21 23-acre chunk of the Letchworth Village
22 property. It is a chunk that is to the
23 east of Ridge Road, next to Stewarts Hall,
24 kind of by the church there.
25 The applicant is proposing to

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1 Proceedings
2 To address various completeness
3 comments.
4 And we believe tonight -- and I
5 have the concern that
6 document is not complete at this point, you
7 know, in comparison to the approved
8 scope, so
9 We respectfully would ask that
10 Board determine if document complete and
11 set public hearing for April so that
12 we can begin to collect public comment,
13 which is really the next step in the
14 process so.
15 And we will be giving an in-depth
16 presentation -- a full in-depth
17 presentation to the public at the public
18 hearing with a full team.
19 So happy to answer any questions.
20 CHAIRMAN CORALLO: Okay. I just
21 -- so to clarify, I saw the documents, I
22 think --
23 MS. TOMM ADONA: Yep.
24 CHAIRMAN CORALLO: I've been
25 reading it and reading and reading, but

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1 Proceedings
2 construct a 300-unit multi-family
3 residential development. The project is
4 currently zoned R-120 and we are
5 requesting a rezoning to the LA-17
6 district to accommodate the development.
7 And again we're proposing 300
8 units across 10 buildings on the
9 proper. The various site
10 improvements, including a clubhouse,
11 different amenity spaces, sidewalks, and a
12 pickleball court, and dog park and kind
13 of like a boulevard entrance -- we
14 coordinated too with the town.
15 So just as a general update since
16 we were last before you in September --
17 when we were last before you in
18 September, your Board had approved the
19 scope for the draft environmental impact
20 statement. So since then, we have worked
21 on the preparation of that document. In
22 late January, I believe, we had submitted
23 that document and -- for review by the
24 Town and staff. And for the last month
25 so, we've been coordinating with the

Page 25

1 Proceedings
2 tonight we're just going to accept that
3 you submitted this document. We're not
4 approving it. We will save all our
5 questions and so on, information, for the
6 public hearing portion next month.
7 We've requested our attorney to
8 make up a resolution for what we're going
9 to accept this evening, so I'm going ask
10 her to read it.
11 This one's not as long so she'll
12 read it all. Thank you.
13 MS. TOMM ADONA: Thank you.
14 So yeah. Just to expand a little
15 bit on what's been said: The function --
16 this is a procedural step. And the
17 function of it is basically that the
18 board's consultants, including myself,
19 your engineer, planner, and traffic
20 engineer, all reviewed the document and
21 have determined that based upon the scope
22 that was adopted, everything that was
23 listed in that scope -- which is
24 essentially a table of contents -- was
25 addressed in the DEIS.

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1 Proceedings
 2 That's not to say that we
 3 substantively agree with everything
 4 that's in it; it's not to say we don't
 5 substantively agree. The point is just
 6 that we have to take this procedural step
 7 of determining it complete so that we can
 8 start this substantive review of the
 9 document.
 10 And then what's going to happen
 11 at the public hearing in April -- and
 12 it's proposed that the written comment
 13 period then be held open until the end of
 14 April -- is for the Board, the
 15 consultants, and members -- other
 16 interested and involved agencies, and
 17 members of the public to be able to
 18 review the document and provide their
 19 comments and questions on the substance
 20 of the document.
 21 And then the applicant will
 22 to prepare what's called the "Final
 23 Environmental Impact Statement" which
 24 will address all of those comments.
 25 So this is really just a

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1 Proceedings
 2 WHEREAS, the Planning Board
 3 is the lead agency for a coordinated review
 4 pursuant to the State Environmental
 5 Quality Review Act (SEQRA) and a
 6 proposed action requiring the
 7 preparation of an environmental impact
 8 statement and at its August 14 meeting
 9 held a duly noticed public hearing on the
 10 draft scoping document; and
 11 WHEREAS, the Planning Board
 12 adopted the Scoping Document at its
 13 September 11, 2024 meeting; and
 14 WHEREAS, the Applicant prepared a
 15 Draft Environmental Impact Statement
 16 based upon the Scoping Document; and
 17 WHEREAS, the DEIS has been
 18 reviewed by the Planning Board's
 19 consultants, including its engineer,
 20 traffic engineer, planner and attorney,
 21 and it is the recommendation of the
 22 Planning Board's consultants that the
 23 DEIS be deemed complete in order for the
 24 scoping document -- in accordance --
 25 excuse me -- with the Scoping Document

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1 Proceedings
 2 procedural step.
 3 Does anyone have any questions
 4 about that?
 5 WHEREAS --
 6 CHAIRMAN ORALLO: Does --
 7 MS. TOM ADONA: You want me to
 8 get right in
 9 WHEREAS, the Haverstraw Group LEC and
 10 the Applicant ('Applicant')
 11 submitted applications to the Town as it
 12 relates to an approximately 10-acre
 13 portion of the former Letchworth Property
 14 (Tax Lots 19 -- 19.16-1-14) to (i)
 15 the Town Board for a zone change for this
 16 portion of the Property from the R-120
 17 zoning district to the LA-17 zoning
 18 district; and (ii) to the Planning Board
 19 for subdivision approval (from the
 20 remainder of the Letchworth Property) and
 21 a site plan approval to construct
 22 approximately 300 residential units in
 23 seven buildings and related amenities,
 24 including parking, internal roads and
 25 recreational facilities; and

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1 Proceedings
 2 under 6 NYCRR 617.9(a)(2) in order to
 3 commence the public review of the DEIS:
 4 and
 5 NOW THEREFORE,
 6 BE IT RESOLVED, the Planning
 7 Board hereby determines the DEIS is
 8 complete in addressing all of the issues
 9 identified in the Scoping Document such
 10 that the substantive review of how the
 11 Applicant addressed those issues can
 12 commence; and
 13 BE IT FURTHER RESOLVED, the
 14 Planning Board will hold a public hearing
 15 on the DEIS at its April 9, 2025 meeting
 16 at 7:30 p.m. in the large meeting room of
 17 Town Hall, One Rosman Road, Garnerville;
 18 and
 19 BE IT FURTHER RESOLVED, after the
 20 public hearing held on April 9, 2025, the
 21 Planning Board will accept written
 22 comments until 4:00 p.m. on April 30,
 23 2025 by sending them to the Planning
 24 Board Clerk, Annette Hendrie via mail
 25 (Town of Haverstraw, One Rosman Road,

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1 Proceedings
2 Garnerville, NY 10923) or email
3 (atorres@townofhaverstraw.org); and
4 BE IT FURTHER RESOLVED, the
5 Planning Board's staff and consultants
6 are hereby directed to circulate and file
7 this resolution and the DEIS, and notice
8 the public hearing, as required by law.
9 Dated: March 12, 2025.
10 CHAIRMAN CORALLO: Thank you.
11 Anyone have any questions on this
12 resolution at this point?
13 No?
14 So I have -- can I have a motion
15 to accept this resolution as it's stated
16 here? And everything's in there about
17 the meeting, public hearing on April 9th
18 and the extension of having people
19 respond 'til April 30.
20 MR. WIDMER: I'll move that.
21 CHAIRMAN CORALLO: I'll move
22 that? Okay.
23 MR. SAMBRATO: I'll second.
24 CHAIRMAN CORALLO: I'll second, Widmer,
25 second by Mr. Sambrato.

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1 Proceedings
2 Location.
3 Here for a site plan approval for
4 two-story building utilized as a
5 professional office space
6 footprint and 8,000 square foot
7 total area.
8 MS. MADONA: Yeah. So I
9 guess, I guess more you open it up to
10 applicant, then the Board can entertain a
11 motion to just declare yourselves lead
12 agency?
13 CHAIRMAN CORALLO: Can I have a
14 motion to declare the Planning Board as
15 the lead agency?
16 MR. RICCALDO: Move.
17 CHAIRMAN CORALLO: Bill.
18 MR. GIZZI: I'll second.
19 CHAIRMAN CORALLO: Mr. Gizzi.
20 All in favor signify by saying
21 "Aye."
22 (Whereupon, all the Board members
23 responded "Aye.")
24 CHAIRMAN CORALLO: Opposed?
25 So carried.

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1 Proceedings
2 All those in favor signify by
3 saying "Aye."
4 (Whereupon, all the Board members
5 responded "Aye.")
6 CHAIRMAN CORALLO: Opposed?
7 So carried.
8 MR. DUMONT: Thank you.
9 CHAIRMAN CORALLO: If you make
10 any changes, things go all around;
11 you follow me?
12 We got the plans, we got our
13 little -- your book and we'll get it
14 there.
15 MR. DUMONT: Understood.
16 CHAIRMAN CORALLO: And be
17 prepared on April 9th. I have a lot of
18 questions.
19 Thank you.
20 Hold on.
21 (Pause in proceedings.)
22 CHAIRMAN CORALLO: Next item on
23 the agenda: Item Number 3, 130 West
24 Ramapo Road, (Old Lavinia's
25 Garnerville) Section 26.16, Block 03,

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2 Okay. I think she knows your
3 name but just double-check. Thank you.
4 MR. BEHRENS: Matt Behrens from
5 the Law Firm Zarin & Steinmetz, here with
6 my colleague Dan Richmond; members from
7 the engineering and architectural team,
8 as well as the applicant are here as
9 well.
10 Thank you for that resolution.
11 The -- just briefly, just since
12 we were here before last, since we've
13 been here before you met, we made a small
14 minor change to the parking layout. We
15 removed two spaces that -- per our
16 discussion with the consulting engineer
17 -- posed a little bit of a conflict from
18 a vehicular movement standpoint.
19 So on the bottom left, those two
20 spaces where the RC space is, so we
21 removed those. We kept the building
22 footprint the same. I will note we did
23 explore -- the applicant did explore
24 expanding the building footprint,
25 actually a little bit bigger to about

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2 10,000 square feet to utilize -- overcome
3 some of the dead space, you know, make
4 this project as productive as possible.
5 We held a workshop a couple weeks
6 ago with members of your Board, including
7 your chairman, and decided to stay with
8 the original plan of 8,000. So we are
9 going forward with the 8,000 plan; the
10 10,000 parking variance just seemed too
11 high, and per the feedback we got, we
12 respect that and understand that and
13 moved back to the 8,000 square feet.
14 Does your Board have any
15 questions on that?
16 If not --
17 MR. WIDMER: Have you thought
18 about -- I know you talked about
19 expanding it, what about making it a
20 little smaller so it fits better on the
21 lot or not?
22 MR. BEHRENS: I think that's
23 in discussion with the applicant. I think
24 8,000 square feet is really where we're
25 at in terms of financial feasibility.

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2 MR. WEINBERG: Yes. And so
3 well -- as I'm sure you've heard, we were in
4 front of the Zoning Board to work that
5 out.
6 CHAIRMAN CORALLO: Before you
7 continue, have a question.
8 I have two drawings in front of
9 me that I have received from staff. None
10 of them look like that.
11 So I -- Annett -- I don't have
12 that drawing at all. When -- did we get
13 that drawing?
14 We have two drawings here --
15 MR. BEHRENS: This was submitted
16 to the ZBA.
17 CHAIRMAN CORALLO: I have one
18 that was 8,000 square foot --
19 MS. HENDRIE: What was
20 submitted --
21 CHAIRMAN CORALLO: -- change it
22 to 10,000. And I have that one.
23 MS. HENDRIE: What was submitted
24 to the ZBA would not have gone to the
25 Planning Board. So if your plan to the

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2 making this project even work to begin
3 with. There are, there are large
4 corridor spaces, common spaces that
5 aren't rentable, aren't usable in those
6 two stories as well. So I think we're at
7 a point where we feel comfortable with
8 going -- staying at this level. I don't
9 think we would financially build the
10 plan any other way.
11 MR. WEINBERG: I'm David Weinberg here,
12 an engineer on behalf of the applicant.
13 If I could also add, at this
14 point the lot, you know, the way it
15 looks, making the building slightly
16 larger or slightly smaller is not going
17 to make much of a difference in terms of
18 how it looks on the lot.
19 As he mentioned, he can't really
20 make much -- from a financial standpoint,
21 he can't really make it much smaller, but
22 it does sit nicely facing Route 202 in
23 the way it's seen.
24 MR. WIDMER: Help with the
25 parking issues.

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2 ZBA was different than what the Planning
3 Board had, then that's a problem.
4 MR. BEHRENS: We just noted here
5 the basement space, which is 4,000 of
6 basement space. Which --
7 CHAIRMAN CORALLO: I don't have
8 that. That's what I'm trying to tell
9 you.
10 MR. BEHRENS: That's the only,
11 that's the only change. Again, we went
12 back down to the 8,000 square feet --
13 (Stenographer clarification.)
14 MR. BEHRENS: -- the basement
15 space is -- as we explained in a lot --
16 in a discussion with the ZBA, is all
17 ancillary space, it's all to serve the
18 existing tenants; it's not going to
19 generate any new parking. It's going to
20 be storage space for the tenants, banker
21 boxes, things like that.
22 So we just -- we added to this
23 plan.
24 MR. WIDMER: Well, before you
25 came up with the basement, where was all

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2 the ancillary storage going to be and the
3 lunch room area and all that?
4 MR. BEHRENS: We just, we just --
5 as the plans developed, we realized we
6 could utilize this basement space for the
7 existing tenants. It's just something
8 that as the plans developed, that --
9 utilizing that space for that purpose
10 became more...
11 MR. WIDMER: Would there be more
12 egress inside the building or outside the
13 building?
14 MR. BEHRENS: There will be.
15 We heard comments about that, we
16 will make sure everything's zoning code
17 compliant, building code compliant with
18 respect to ingress and egress. And our
19 architectural and engineering teams are
20 going to make sure of that.
21 MR. McCREEDY: So clarify
22 -- sorry. I didn't mean to cut you off
23 CHAIRMAN CORALL: Talk.
24 MR. McCREEDY: So it's 2,000
25 square foot of office space with --

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2 could utilize as repurposed space for tenancy.
3
4 So isn't that considered occupied
5 space?
6 MR. RICHMOND: It's not our
7 intention for that to be occupied space.
8 MR. McCREEDY: I have storage in
9 my office, I don't deduct that from my
10 rent to my landlord. So why would that
11 not be considered expansion of the space?
12 If you, if you have a 2,000
13 square foot office in that space and you
14 get an additional now 500 square feet of
15 space in the basement that you're using
16 for storage, where was that 500 square
17 feet of storage in the original 8,000 --
18 in the original 2,000 square foot office?
19 MR. RICHMOND: Right. I mean, so
20 we're proposing four office, basically,
21 suites per floor. They're basically
22 going to be, I think, capped at 1,000
23 feet each. They're going to be extremely
24 tight.
25 So you're right, if you had to

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2 MR. BEHRENS: The first two
3 floors, yeah.
4 MR. McCREEDY: And an additional
5 4,000 square feet of office space.
6 MR. BEHRENS: It's not
7 technically office space. It's ancillary
8 storage, a --
9 MR. McCREEDY: But it's expanding
10 on the tenancy of the building?
11 MR. RICHMOND: No.
12 Sorry. For the record in
13 Richmond, Zarin & Steinm
14 It is not expanding the tenancy.
15 It's specifically designed to be
16 ancillary to provide, like, storage space
17 for locker boxes and stuff, breakout
18 room, perhaps a gym or something like
19 that.
20 MR. McCREEDY: That's usable
21 space though.
22 MR. RICHMOND: That's not usable.
23 MR. McCREEDY: So if I was
24 renting space there, that's now
25 additional square footage that my office

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2 deduct, you know, you'd create a 500
3 space.
4 I mean, this is a very -- the
5 project has very tight margins as it is,
6 very tight space. And if you deduct --
7 you're right.
8 If you put storage space in
9 there, put a breakout room, every suite,
10 every suite needs to have its own place.
11 MR. McCREEDY: To me that sounds
12 like you could hire more people.
13 If I had -- if I occupied a
14 space, now I have a bigger office, I can
15 hire more people which means it could be
16 occupied because the storage is now --
17 that was in my original office space is
18 now going to be put in an ancillary
19 space, which means I have now more office
20 space that's useable for tenants.
21 MR. RICHMOND: Well, again, these
22 are tight office spaces, it's about 1,000
23 feet. So I don't think --
24 MR. McCREEDY: I'm just trying to
25 clarify what the intention is of the

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2 storage.
3 MR. BEHRENS: Amenities.
4 MR. McCREEDY: Because it went
5 from 8,000 to 10,000, that was rebuked.
6 Now it's 8,000 plus 4,000.
7 MR. RICHMOND: Well, again but
8 it's four -- to make use -- yeah, to
9 provide some storage --
10 MR. McCREEDY: To expand the
11 office space above.
12 MR. RICHMOND: Not to expand,
13 just to have some amenities space in
14 addition to it. So there's, like, a
15 lunchroom so they can eat --
16 MR. McCREEDY: So that's
17 amenities space, so now it's additional.
18 MR. RICHMOND: No. I mean, I
19 think -- look. The offices are so tight,
20 you're right.
21 So each office probably wouldn't
22 have its own breakout room or eat
23 lunch room, whatever. It wouldn't have
24 been feasible.
25 But providing an addition

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1 Proceedings
2 said most of them probably would not
3 have -- you're right in each office
4 quite, you're probably not going to have
5 breakout room, you probably not
6 have any storage space.
7 MR. McCREEDY: So you need more
8 parking.
9 MR. RICHMOND: No.
10 MR. McCREEDY: -- to a viable
11 alternative because now you can staff higher.
12 MR. RICHMOND: Look. First, we
13 -- I think we provided a traffic study
14 that shows that we're over-parked for the
15 8,000. We were -- in our opinion, we
16 are over-parked for the 10,000. But
17 again, I think, again, we've shown the
18 analysis from Colliers Engineering.
19 I think the amount of space we
20 require for a project of this size are
21 really somewhere between 20 and 30
22 spaces. So we're providing more than
23 enough parking.
24 I think that we're trying to do
25 something to make what's an extremely

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2 amenity in the basement, I think it just
3 -- again, to make these --
4 MR. McCREEDY: It just doesn't
5 sound to me like -- sounds like you
6 had 10,000, the town didn't like it but
7 now it's 12,000, what it sounds like
8 to me -- building 4,000 square feet more
9 to the building.
10 MR. RICHMOND: No. Because I
11 think the reason we go back on the
12 10,000, that I recall, is it was in a
13 different -- an additional traffic
14 generator. We're not generating
15 additional traffic with this --
16 MR. McCREEDY: I find that hard
17 to believe. If you're adding space for
18 storage, which is going to free up space
19 in an occupiable space, that means you
20 probably now have more tenancy. You can
21 probably have more staff, more people in
22 the building which previously would have
23 been used for storage that you say you
24 need.
25 MR. RICHMOND: No. Again, like I

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2 tight building that's on a landmark
3 location for the town, that I think the
4 town would want developed, in a way
5 that's economically feasible shouldn't be
6 counted against it.
7 MR. McCREEDY: But it was
8 economically feasible at 8,000. Now it's
9 8,000 plus 4,000.
10 MR. RICHMOND: I don't think it
11 was. I think we thought it was -- I mean
12 you're right, it was economically -- it
13 might have been economically feasible but
14 to make it more attractive, you need
15 breakout space.
16 MR. McCREEDY: Just out of
17 curiosity, George, do we require parking
18 for this type of use?
19 MR. BEHN: So if it becomes --
20 portion of the basement becomes assembly,
21 then I think we need to consider the
22 parking, so.
23 MS. TOMM ADONA: That's what they
24 are -- that's included in the
25 calculations; right?

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2 MR. BEHN: What's that?
3 MR. RICHMOND: We put in, in our
4 zoning application, we, we recognized
5 that the overall 12,000 is what's
6 ultimately the variance would be granted.
7 But I think from a practical
8 standpoint, really should be factoring
9 against the 8,000.
10 MR. MACHLIS: Aaron Machlis from
11 BILD Architecture. I just want to
12 clarify one item.
13 So the 4,000 square feet per
14 floor includes two means of egress, two
15 stairs, which is 120 square feet each; a
16 corridor, which is 5 by 50, that's
17 another 250 square feet; plus an
18 elevator, which is about 150 -- 100
19 square feet. So all of that common area,
20 plus a lobby is really deducted from the
21 usable area of the building.
22 So the storage that you
23 mentioned, area -- as it is, the
24 offices are very small, so it's just a
25 matter of kind of taking the space that

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2 gross area towards common area, that
3 are being penalized in the parking
4 valuation because that's not occupiable
5 area? Just to clarify.
6 MR. RICHMOND: Well, I mean, I
7 think that part speaks for itself.
8 MR. McCREEDY: That was exactly
9 what your architect just basically said.
10 That there's that you've lost
11 a considerable amount of the gross area
12 as a result of hallways, egress, you
13 know maybe public bathrooms. I don't
14 know.
15 MR. WEINBERG: Yes. I mean, also
16 when you're a smaller building, as the
17 building grows in scale --
18 MR. McCREEDY: Put your name into
19 the record.
20 MR. WEINBERG: Avi Weinberg,
21 WeinbergLim Engineering.
22 There's always a baseline, you
23 know. Just for example, in
24 infrastructure, whether you have a 6,000,
25 8,000, 20,000 square foot building, you

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2 were taking away from the common areas
3 and just, kind of, putting it back in the
4 basement as just storage areas for the --
5 MR. McCREEDY: Do we allow --
6 MR. WIDMER: Maybe do six offices
7 instead of eight when.
8 MR. MACHLIS: But then it becomes
9 -- it doesn't become financially feasible
10 for the client.
11 MR. WIDMER: Right. But we're
12 just here to -- we're not here to go over
13 your finances. We're here to make a
14 feasible plan.
15 MR. RICHMOND: Right. That's
16 what we're -- feasible has got to be
17 achievable. And again, I think if we're
18 ultimately this all circles back to
19 the traffic and the parking.
20 I think we've submitted an
21 analysis to your Board that shows that we
22 have more than adequate parking.
23 MR. McCREEDY: So I just want to
24 clarify. So you're saying that because
25 you've lost so much net area from the

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2 still have to put in all this
3 infrastructure, parking --
4 MR. McCREEDY: Sure.
5 MR. WEINBERG: -- stormwater, all
6 that.
7 Same thing with the building.
8 There's a certain baseline level of
9 infrastructure, egress, common areas that
10 all needs to be put in. And as the
11 applicant went through this process with
12 the architect and came out with a layout,
13 they realized there's a lot of area that
14 they lose right off the bat, there's just
15 -- for all that.
16 So when you have an 8,000 square
17 foot building, the effects of that are
18 felt much more versus when you, let's
19 say, have a 16,000 square foot building
20 or even a 10,000. It just gets to the
21 point --
22 MR. McCREEDY: I understand your
23 argument. I don't think this Board has
24 ever entertained net floor area
25 reductions as a benefit towards a parking

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2 analysis. Our code does not stipulate
3 that, I don't believe, to give --
4 MR. RICHMOND: We're not asking
5 -- I mean, I think -- I don't know what
6 the Board has done previously --
7 MR. McCREEDY: And that would be
8 a Zoning Board issue more than this
9 Board.
10 But more to my point is: To use
11 the argument that you're adding 4,000
12 square feet of storage below the building
13 and that that's not occupiable space, but
14 it really is generating more occupiable
15 space on the upper floors because your
16 storage is now being put on a lower
17 level.
18 So you can't use that as an
19 argument by saying: Oh, the building
20 didn't change because I'm adding all this
21 additional floor area. It is
22 The intensity of the use
23 absolutely increasing.
24 MR. RICHMOND: I don't think it's
25 -- no, I don't think it's increased

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2 storage.
3 Meaning, if you're renting a
4 space and there's more rooms in there,
5 you're not controlling it
6 on the amount of boxes but now you have
7 the space in the basement.
8 MR. McCREEDY: Maybe you are;
9 maybe you should come to my office.
10 MR. KAUKER: I think --
11 MR. WEINBERG: -- the point.
12 MR. KAUKER: -- when you relocate
13 the kitchen facility and the storage
14 facility to a basement, you provide more
15 opportunity for more space in the office.
16 Therefore you would increase --
17 instead of having, like, hypothetically
18 10 employees, you could fit 12 or 14.
19 MR. WEINBERG: But the code
20 accounts for that, the code accounts for
21 the maximum amount --
22 MR. KAUKER: I know --
23 MR. WEINBERG: -- of employees.
24 MR. KAUKER: And typically, if
25 you're making an argument with respect to

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2 intensity --
3 MR. McCREEDY: Especially if you
4 have a lounge and a breakroom and
5 potentially a kitchenette? Is that what
6 I heard too?
7 MR. RICHMOND: So if you have a
8 lounge and
9 MR. McCREEDY: Which means it's
10 being used --
11 MR. RICHMOND: And a
12 kitchenette, et cetera, I mean that you
13 wouldn't have otherwise provided if you
14 didn't have the basement, I don't know
15 how that adds to the intensity --
16 MR. McCREEDY: But if I had a
17 kitchenette in my office, it would be
18 unused.
19 MR. RICHMOND: You wouldn't have
20 a kitchenette in your --
21 MR. McCREEDY: Now you don't, but
22 you would have before, with the original
23 8,000.
24 MR. WEINBERG: For example, your
25 point, Mr. McCreedy, your point with

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2 parking and saying: Well, it's going to
3 be utilized for storage, that's one
4 thing.
5 But I think we need to clarify at
6 this point -- because I've heard it's
7 going to be used as storage but also a
8 cafeteria, a kitchen-room, and then I
9 just heard a gymnasium.
10 So I don't know. I mean, it
11 keeps growing, the list of uses in the
12 basement.
13 MR. WEINBERG: They keep growing
14 but they all have one common theme:
15 Amenities space for the tenants on the
16 top --
17 MR. McCREEDY: Which we don't
18 allow as a deduction, I don't believe, in
19 our zoning code.
20 MR. RICHMOND: Well, no. We're
21 not asking for a deduction.
22 MS. TOMM ADONA: They're not
23 asking --
24 MR. BEHRENS: Our -- this point
25 is to your point, Mr. McCreedy, that the

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2 gym, for example, wouldn't be somewhere
3 else. This is additional amenity space
4 that would be added on.
5 MR. McCREEDY: I just don't see
6 how you don't count that towards parking
7 requirements.
8 MR. BEHRENS: We are required --
9 MR. RICHMOND: -- we're asking
10 for a variance but I think we are asking
11 the Zoning Board to consider that the
12 reality is that that space isn't going to
13 generate additional traffic.
14 MR. McCREEDY: So what is the,
15 what is the actual variance you're
16 requesting right now?
17 It's based on the 8,000 or the
18 12,000?
19 MR. RICHMOND: It has to be based
20 on the 12.
21 MR. BEHRENS: Per -- it
22 has to be.
23 MR. McCREEDY: Interesting.
24 And what's the parking demand for
25 the 12,000? I don't have that p

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2 y need?
3 MR. BEHREN With 12,000 p
4 code, as you have to calculate: 80. An
5 re provided sp
6 ut a had a good discussion
7 with BA, the analysis we
8 respectfully submit is that the basement
9 space is not additional
10 mand-gene These are additional
11 amenities spaces that are not going to
12 add additional parking spaces apart from
13 them
14 nd we've submitted
15 in try-leading data that shows that the
16 spaces would be, would be more than
17 enough.
18 MR. KAUKER: You said you
19 submitted a traffic and parking study?
20 MR. BEHRENS: Yes.
21 MR. KAUKER: I haven't seen that.
22 MR. WIDMER: We -- do we have a
23 complete set of plans on this?
24 MR. McCREEDY: We don't have
25 those plans, we don't.

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2 MR. BEHRENS: 80.
3 MR. WIDMER: 48.
4 (Overlapping speakers.)
5 THE STENOGRAPHER: One at a time.
6 CHAIRMAN CORALLO: 66 spots.
7 MR. McCREEDY: Still didn't hear
8 it.
9 MR. KAUKER: So one of the
10 comments, just with respect to the --
11 you're contemplating fixtures on each
12 floor.
13 But if somebody comes in and
14 says: I want the whole floor, obviously
15 it'd be one suite; correct?
16 MR. WEINBERG: Yes.
17 Again, there's obviously a
18 maximum amount per code that is allowed.
19 MR. McCREEDY: Just what is the
20 parking demand? Just so -- I just didn't
21 know --
22 MR. RICHMOND: Meaning the
23 official code?
24 MR. McCREEDY: What is the number
25 your plan for the parking demand that

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2 CHAIRMAN CORALLO: We don't have.
3 When you -- I'm looking at this
4 from here.
5 MS. HENDRIE: If there, if there
6 was a digital copy -- was there a digital
7 copy that was sent?
8 MR. BEHRENS: Yes.
9 MS. HENDRIE: That went out to
10 everybody.
11 MR. KAUKER: It was a copy -- it
12 was a letter, it was combined; right? I
13 think I received that.
14 MR. BEHRENS: The full PDF was in
15 there. It was cover letter, Collier
16 study.
17 MR. KAUKER: The Collier's was in
18 there?
19 MR. BEHRENS: Yeah. And Annette,
20 we can make sure that the most recent was
21 circulated -- that was circulated with
22 the ZBA --
23 MS. HENDRIE: Well, yeah.
24 Because then, as you see, that becomes a
25 problem now because they don't have that

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2 plan that you just brought in, which was
3 submitted to the Zoning Board.
4 So now you have two boards
5 looking at two different plans.
6 MS. TOMM ADONA: Also, was the
7 parking study submitted to the Planning
8 Board or just to the Zoning Board?
9 MR. BEHRENS: An initial parking
10 study was submitted for, for 12,000
11 square feet.
12 MS. TOMM ADONA: To the Planning
13 Board or the Zoning Board?
14 MR. BEHRENS: Sorry. 10,000.
15 To the Planning Board.
16 Initially.
17 MR. WIDMER: Let me ask you.
18 I heard at the Zoning Board, you
19 don't need a new curb cut on, on Balsam
20 Road?
21 MR. WEINBERG: Yeah. Makes
22 -- the existing conditions are that show
23 on this but it's in the same spot.
24 MR. WIDMER: And that that's
25 wide enough to accommodate --

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2 MR. WIDMER turns into --
3 MR. WEINBERG -- we are
4 enhancing it.
5 We just -- I just
6 say that we just not moving
7 locations in the same spot.
8 CHAIRMAN CORALLO: You're
9 confusing me.
10 Let me -- well I have -- I don't
11 call that was on the computer. I work
12 with plans. I'm not looking at a plan
13 like that on my computer phone.
14 That's cut off with 8,000 square
15 feet required 53 parking spots.
16 The last meeting -- which I was
17 not at, he took over for me because I was
18 sick -- you submitted a plan for 10,000
19 square feet. Then you wanted 10,000
20 square feet.
21 MR. BEHRENS: That was just a
22 workshop.
23 MR. RICHMOND: Yeah. The 10,000
24 was just at a workshop.
25 MS. TOMM ADONA: Yeah. That was

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2 MR. WEINBERG: No. The curb cut
3 that's there, it has to be enhanced --
4 MR. WIDMER: I'm sorry?
5 MR. WEINBERG: It has to be
6 enhanced, the curb cut that's there.
7 But we're proposing a new
8 curb cut in that location.
9 MR. WIDMER: Right.
10 MR. WEINBERG: It's in the same
11 spot as the existing --
12 MR. WIDMER: You make it
13 bigger though.
14 MR. WEINBERG: Make it either or
15 not --
16 MR. WIDMER: Because right now --
17 MR. WEINBERG: Right now, it's
18 not compliant.
19 MR. WIDMER: It's not, it's not
20 --
21 MR. WEINBERG: Yes. We will make
22 it better --
23 MR. WIDMER: -- park in that curb
24 cut. It's a one-way --
25 MR. WEINBERG: Yeah. We will --

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2 after the last meeting.
3 CHAIRMAN CORALLO: You submitted
4 the 10,000. 10,000 square feet, you
5 needed 66 parking spots. That's what
6 this plan says.
7 Now what I see from this plan and
8 what you have there, you took the --
9 looks like the same plan other than they
10 took the building and you made it
11 smaller. That piece from there to the --
12 where you put the dumpster, that piece is
13 missing.
14 That's the only thing I see
15 different. I don't know about the
16 numbers or anything like that. And
17 that's what happened from there.
18 But I never saw that plan at all
19 until just now. I don't know if anybody
20 else has seen it.
21 So we'll start with that. So
22 we're down to the 8,000 square feet, two
23 floors of 4,000. The only time I ever
24 heard about a basement there was just
25 recently. The existing building, which

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2 is not even -- maybe a little bit -- half
3 the size of the 8,000 that's there that
4 you're going to knock down, I don't know
5 if that has a basement or not.
6 But I didn't know anything about
7 a basement until a while back, not today
8 but the other day, that you were going to
9 have a basement. So I'm not sure --
10 And I'm -- we seem to have a
11 difference on whether that basement
12 should be counted to some extent for
13 parking or not.
14 MR. RICHMOND: Well, to be clear.
15 I guess: A) if you're looking for -- if
16 you want us to submit hard copies of the
17 plan, that can be easily arranged.
18 CHAIRMAN CORALLO: No. If you
19 send it to me, I can always get the
20 copies from the Planning -- I mean from
21 the Building Department, make
22 copies of it for me. But they have
23 scale these. But that's another problem.
24 MR. RICHMOND: But then in terms
25 of the parking, what's factored in

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1 Proceedings
2 m property, which is -- as we
3 discussed at the Zoning Board, the
4 motel's all the way down much higher
5 we've got all the way
6 MR. WIDMER: Right. But I mean,
7 who says it stays woods?
8 MR. WEINBERG: But again, it
9 could still be commercial property.
10 Which -- what effect would it have on
11 the
12 could understand residential
13 properties, why we'd maintain the buffer.
14 R. BEHRENS: Explain the buffer
15 for the resident --
16 MR. WEINBERG: Right. The
17 resident -- the code stipulates that you
18 have a 25-foot landscape buffer for the
19 residential properties. Not to mention
20 that during the final design, there's
21 actually a difference in grade. This
22 lot, this property will be lower than the
23 residential property.
24 So in addition to the horizontal
25 buffer which is required by code, there

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1 Proceedings
2 Again, we are requesting a variance from
3 -- because we are required by code from
4 12,000 but we are explaining as a
5 practical matter that parking really
6 should be based on the usable -- the
7 office space that's what's going to be
8 used, the
9 MR. WIDMER: But even at 8,000,
10 you need a variance
11 MR. RICHMOND: Five spaces.
12 Which again, our parking study which was
13 submitted shows, you know, you can
14 easily work with and is lesser than
15 variances granted by the Zoning Board for
16 another office project.
17 MR. WIDMER: What's the -- I know
18 talked about it at the first meeting.
19 What's the closest distance
20 between the parking lot and one of the
21 daries?
22 R. WEINBERG: That would be five
23 feet.
24 MR. WIDMER: Five feet?
25 MR. WEINBERG: Five feet to the

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1 Proceedings
2 will be a vertical buffer as well.
3 That we did not touch. We
4 understand that these are residential
5 properties.
6 MR. WIDMER: 25 feet there.
7 MR. WEINBERG: We've got the 25
8 feet, yes.
9 MR. WIDMER: And only five feet
10 --
11 MR. WEINBERG: Only five feet.
12 And again, that's for the Zoning
13 Board to determine. We felt that it was
14 better to keep the five feet, have the
15 additional three parking spaces, versus
16 push it back and lose all three spaces.
17 We wanted as much parking as possible.
18 And this shouldn't disturb
19 someone chances are, whichever commercial
20 property -- this -- whatever gets
21 developed, they probably want to go five
22 feet to our lot line as well.
23 MS. TOMM ADONA: If it would make
24 the Board more comfortable, we could
25 refer the parking and traffic study to

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1 Proceedings
2 the Town's traffic engineering consultant
3 to take a look at and provide their
4 feedback on the analysis.
5 CHAIRMAN CORALLO: Would he be
6 working on the number of parking spots
7 with the building and so on, what he
8 considers?
9 MS. TOMM ADONA: Yeah. We'll
10 provide him with all the -- we can
11 provide him with all the applications --
12 the submissions that the applicant has
13 made and ask for their feedback.
14 CHAIRMAN CORALLO: I just want to
15 get it what's right.
16 I don't agree with what you're
17 saying about --
18 MR. WIDMER: So now --
19 CHAIRMAN CORALLO: If you even --
20 let me talk.
21 You have 4,000 square feet
22 there and you're not going to have any
23 space there for -- you know what I mean,
24 need no space for storage. So no, you
25 can make that more -- what our engineer

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1 Proceedings
2 downstairs also.
3 MR. RICHMOND: I don't know the
4 base arrangement.
5 But again, the
6 the -- at the parking would be
7 general -- gain, these are office
8 spaces, I mean.
9 CHAIRMAN CORALLO: I'm confused
10 now. Every -- trying to work
11 this --
12 MR. WIDMER: So the -- I haven't
13 seen the plans yet.
14 Do you -- putting a basement in change
15 elevators?
16 MR. WEINBERG: No.
17 MR. WIDMER: So it would be
18 completely underground?
19 MR. WEINBERG: Yes. As Mr. Behn
20 pointed out, it would meet all egress
21 requirements. It will be underground.
22 CHAIRMAN CORALLO: Do you need an
23 egress out of there or entrance for the
24 basement? If you're -- they're using
25 just for a luncheonette-type thing --

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1 Proceedings
2 said.
3 You can bring more people in
4 upstairs because you're not going -- you
5 have room for them -- cause you're taking
6 all the storage --
7 I have storage in my house. I
8 took it, I put it in my garage. Next thing:
9 I built a shed out -- to put out so I
10 can have more room upstairs. Not more
11 people, just have more room. And --
12 MR. RICHMOND: That's exactly it.
13 It creates more room, it's a more
14 rentable space, a more leasable, more
15 market -- you know. So that's --
16 MR. WIDMER: More people, more
17 cars.
18 CHAIRMAN CORALLO: Let me ask
19 you. You're talking about money.
20 I'm upstairs and I have -- I want
21 to know that storage down there, is he
22 going to give that to me, to me for
23 nothing or am I going to pay for storage
24 downstairs?
25 You're going to pay for storage

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1 Proceedings
2 MR. BEHN: If they're going to --
3 CHAIRMAN CORALLO: -- people
4 going to be sitting down there having a
5 cup of coffee.
6 MR. BEHN: Right. Then that area
7 becomes assembly.
8 Storage: You're bringing a box,
9 you're putting it down, you're going back
10 upstairs.
11 Now they're proposing to do a
12 kitchenette and a lounge, so people are
13 going to gather down there. There needs
14 to be a viable means of egress directly
15 to the outside. Staircases and elevators
16 don't count.
17 Now if there's a map note that's
18 made that that basement area is just used
19 by the tenants of the 8,000 square feet,
20 I don't see how that -- in my opinion,
21 how that's going to affect the parking.
22 Because, don't forget, we're
23 going to do annual fire inspections in
24 this building. And if we see -- go down
25 there and see that there's an office area

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1 Proceedings
2 set up here, they're going to have
3 problems.
4 CHAIRMAN CORALLO: Well, we need
5 to know exactly what they're going to do
6 down there and then --
7 MR. BEHN: Right. You need to
8 see if they're going to do a stairwell on
9 the outside, you need to see that on the
10 plan; an egress window with a window
11 well, you need to see that on the plan;
12 is that going to create the need for a
13 variance with regard to setback, et
14 cetera.
15 MR. WIDMER: Can you have an
16 egress window or do you need a stairwell
17 out?
18 MR. BEHN: No. You can have an
19 egress window as long as it's
20 code-compliant.
21 MR. WIDMER: For the of
22 people?
23 MR. BEHN: Well, that needs to be
24 determined by the square foot of
25 lounge and the kitchenette.

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1 Proceedings
2 lounge.
3 MR. MACHLIS: So just to add to
4 that, so the plan will be we're going to
5 --
6 (no further clarification.)
7 MR. MACHLIS: -- we're going to
8 have two sets of egress for all floors
9 and we're going to have a dedicated stair
10 grade to the basement level.
11 And what we're going to do is
12 we're going to tuck in the basement a
13 little so the stairs -- there's
14 dedicated stairs going to be within the
15 perimeter of the building but it's going
16 to be an exterior stair.
17 And the building also is going to
18 be additionally fully-sprinklered. So
19 we're going to meet all the codes, we're
20 going to meet the egresses, and we're
21 going to make sure that it complies with
22 everything.
23 CHAIRMAN CORALLO: George, I go
24 along with what you're saying: Down in
25 the basement, we should have a floor plan

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1 Proceedings
2 MR. WIDMER: It's all -- you're
3 just going by square foot of the
4 building; right? You have --
5 MR. BEHN: No. Because the --
6 MR. WIDMER: -- main offices --
7 MR. BEHN: In my mind, they have
8 to break out an area: "X" amount of
9 square foot for storage, here's the
10 lounge, here's the kitchenette. And then
11 we take that square foot and determine
12 the occupancy rate.
13 MS. TOMM ADONA: And this is
14 building code?
15 MR. BEHN: This is building code.
16 MS. TOMM ADONA: Yes.
17 MR. BEHN: But my thing with
18 regard to the Planning Board is they need
19 to see, again, if there's going to be a
20 aircaise added to the building on the
21 side or a window well. You know, that
22 all depends on --
23 MR. WIDMER: And the location.
24 MR. MACHLIS: Right.
25 MR. BEHN: Yeah, and the

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1 Proceedings
2 of what they're doing because I want to
3 submit this whole thing -- like we always
4 do with all projects --
5 MR. BEHN: Right.
6 CHAIRMAN CORALLO: -- I'm going
7 to submit it to our local fire department
8 for their opinion --
9 MR. BEHN: Of course.
10 CHAIRMAN CORALLO: -- of what we,
11 what we should have for the protection of
12 the people that are going to be there.
13 MR. BEHN: If I could make one
14 more comment.
15 I think they should adjourn, get
16 it together, and come back.
17 MS. TOMM ADONA: That was going
18 to happen anyway.
19 MR. RICHMOND: Right.
20 MR. McCREEDY: -- don't
21 officially have this plan on file for the
22 Board, so. This is all just discussion
23 anyway.
24 CHAIRMAN CORALLO: Did you see
25 this plan?

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1 Proceedings
2 MR. McCREEDY: No, no.
3 Not that's it's -- I mean,
4 materially it's not that much different
5 than what we've seen, other than the
6 notations.
7 MR. BEHRENS: The notations were
8 largely because we were submitting to the
9 Zoning Board --
10 THE STENOGRAPHER: You need to
11 speak up.
12 MR. BEHRENS: Sorry.
13 MS. HENDRIE: Just -- so I went
14 back to your original submission -- not
15 you but whoever sent it. And I have it
16 right here and there's no traffic study
17 submitted.
18 It's a Planning Board
19 application, a long EAF, a site plan
20 dated 10/14, two architectural
21 renderings, and a letter to the
22 Board.
23 MR. BEHRENS: Then a log, I
24 think I misspoke.
25 We submitted for the Plann

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1 Proceedings
2 maybe a workshop is in order.
3 CHAIRMAN CORALLO: Came back. I
4 thought they came back to this. They
5 that one.
6 MS. HENDRIE: Matt, do you want
7 to show this. This is your submission to
8 the ZBA. Maybe I'm missing.
9 MR. McCREEDY: There was a letter
10 was inside something they
11 submitted at one point back in early
12 February. But I didn't get a chance to
13 really look at it in detail.
14 MS. HENDRIE: Okay. So it's just
15 a letter. Because I'm looking for about
16 2 pages of a traffic study.
17 MR. McCREEDY: I can pull it back
18 up.
19 MS. HENDRIE: Thank you.
20 MS. TOMM ADONA: That was my
21 suggestion, that we have that sent to our
22 traffic engineer to take a look at.
23 MR. McCREEDY: It was easy to
24 miss though because it was in -- it was
25 all one document that was compiled. It

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1 Proceedings
2 Board workshop, when we had the
3 exploratory workshop --
4 CHAIRMAN CORALLO: What was that
5 for?
6 MR. BEHRENS: For the 10,000 --
7 CHAIRMAN CORALLO: 10,000, that's
8 what I have 10,000.
9 MR. BEHRENS: We submitted a
10 traffic study --
11 CHAIRMAN CORALLO: And at that
12 point, we said that not going
13 MR. BEHRENS: And again, if it's
14 an issue with circulating these
15 materials, we're happy to --
16 CHAIRMAN CORALLO: That's what --
17 MS. HENDRIE: Yeah. Because I
18 don't have a traffic study here.
19 MR. WEINBERG: We submitted it in
20 workshop.
21 MR. BEHRENS: For the workshop
22 and for the ZBA.
23 CHAIRMAN CORALLO: This is what
24 they gave me in the workshop.
25 MR. BEHN: Mr. Chairman, if I

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1 Proceedings
2 was the cover letter was from the
3 attorney and it was, like, an attachment
4 to that. So it was easily missed.
5 MR. RICHMOND: So let's clarify.
6 I mean, again, we're interested
7 in moving forward with your Board.
8 Annette, do you have the updated
9 -- does this Board have the most -- the
10 plan, the same plan as was submitted to
11 the Zoning Board?
12 MS. HENDRIE: No.
13 MS. TOMM ADONA: No. Because it
14 wasn't submitted to the Planning Board.
15 MS. HENDRIE: Right. It was only
16 submitted to the Zoning Board.
17 MR. RICHMOND: Okay. So we can
18 get that to you tomorrow?
19 MS. HENDRIE: Yes.
20 MR. RICHMOND: Do you need the
21 traffic reports submitted again?
22 MS. HENDRIE: No. Matt just
23 showed me. It's the same -- same one
24 that you submitted for the Zoning Board
25 is what's going to go to the Planning

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1 Proceedings
2 Board.
3 MR. RICHMOND: Okay.
4 MS. HENDRIE: Yeah. So no, I
5 don't need that. I can make a copy of
6 what I have.
7 MR. RICHMOND: And I hear the
8 board's looking for floor plans?
9 MR. KAUKER: I think if --
10 CHAIRMAN CORALLO: The floor plan
11 for the basement. The upstairs --
12 MR. KAUKER: Yeah. We have the
13 upstairs.
14 CHAIRMAN CORALLO: -- you got
15 4,000 square feet. Somebody comes in,
16 wants 1,000 square foot and the other one
17 2,000, he's going to build the walls at
18 that particular point.
19 Downstairs, it should be -- what
20 our building inspector said -- set aside
21 storage. You need, 2-, 300 s
22 area for -- to put a little kitchen
23 there with a little table, somebody can
24 go down there and have breakfast, lunch,
25 dinner, whatever the case is; and if

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1 Proceedings
2 MR. RICHMOND: So I think our
3 architect says they can do the floor
4 plan together in the next couple of days,
5 can get so
6 MR. WIDMER: So you're going to
7 get a complete set of plans with -- with
8 showing setbacks, egress windows,
9 elevations, all that stuff?
10 MR. MACHLIS: We already have the
11 first and second floor with egress
12 completed. It's just we have to now lay
13 out the basement area. That's all.
14 CHAIRMAN CORALLO: Are all your
15 mechanicals going to be in the basement
16 throughout the whole building, you know,
17 for heating and air conditioning?
18 MR. MACHLIS: Yeah.
19 CHAIRMAN CORALLO: Where are they
20 going to be? Up in the -- on the roof
21 or?
22 MR. MACHLIS: The condensers are
23 going to be on the roof, the sprinklers
24 room is going to be in the basement. The
25 electric and low voltage is going to be

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1 Proceedings
2 you're going to put more things in there
3 then. And this way, you know what we
4 need for the wells to get out, whether
5 the -- we have to put outside
6 staircase in there so on.
7 And how going to be computed
8 for -- if for -- er -- for commuters,
9 for park
10 MR. KAUKER: Ah. Detailed
11 floor plan of the basement detailed,
12 showing the location, the s
13 CHAIRMAN CORALLO: Cause if, if
14 you're going to bring stuff down
15 you're opening up more area for the
16 4,000 you can bring more people in.
17 Not going to bring in 30 more
18 people, you're going to bring -- you
19 know, it could be a half-a-dozen in a
20 hole building.
21 So the parking would be -- I
22 don't think it's going to be that great,
23 unless you're really going to do a lot in
24 the basement. But just to make sure that
25 have it covered, that's all.

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1 Proceedings
2 in the basement.
3 So that itself is going to take
4 up around 600 square feet.
5 CHAIRMAN CORALLO: All right.
6 I'm just, just curious where they're
7 going to be.
8 So we need that information.
9 Where are we holding there?
10 We said -- they're coming to the
11 next meeting? I mean, a public hearing?
12 You know.
13 MR. WIDMER: We need plans.
14 MS. TOMM ADONA: It's up to the
15 Board. The Zoning Board called for a
16 public hearing to be opened in April.
17 You know, you can certainly open
18 the public hearing but you're under no
19 obligation to close it; you can leave it
20 open as long as you want until you feel
21 comfortable and ready to make a decision.
22 MR. WIDMER: When will all these
23 plans be available for all our
24 consultants?
25 MR. MACHLIS: I think we'll have

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1 Proceedings
2 it by next week.
3 MR. RICHMOND: And it's -- again,
4 it's just a floor plan for the basement
5 and you want this plan that was provided
6 to the Zoning Board.
7 MR. WIDMER: Well, you got to
8 show the stairwell, the egress, so
9 there's more than...
10 MR. RICHMOND: So I think if we
11 get that to your Board next week, your
12 Board could open a public hearing in
13 April simultaneous with the Zoning Board.
14 CHAIRMAN CORALLO: Well, we could
15 look at it. We're not going to have a
16 workshop on it. But -- I don't think we
17 are.
18 We can have it, but I think --
19 I'll go along with the attorney. We can
20 have a public hearing, you can submit it
21 and at that point, we can decide we
22 are.
23 But I need a -- I need to get
24 something from our traffic consultant to
25 verify.

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1 Proceedings
2 I right?
3 MR. RICHMOND: Thank you very
4 much, Mr. Chairman. Thank you members of the
5 Board.
6 CHAIRMAN CORALLO: Can I have a
7 motion to have a public hearing April
8 9th?
9 MR. SARBATO: I'll move that.
10 MR. RICCALDO: Second.
11 CHAIRMAN CORALLO: Moved by
12 Mr. Sarbrato; second by Mr. Riccaldo.
13 All those in favor signify by
14 saying "Aye."
15 Whereupon, all the Board members
16 responded "Aye."
17 CHAIRMAN CORALLO: Opposed?
18 So carried.
19 Anybody have any else -- anything
20 else to bring up for tonight? Anything.
21 All right. Motion to adjourn?
22 MR. GIZZI: I'll make a motion.
23 CHAIRMAN CORALLO: Mr. Gizzi.
24 MR. WIDMER: Second.
25 CHAIRMAN CORALLO: Mr. Widmer.

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1 Proceedings
2 MR. RICHMOND: Who is the Board's
3 traffic consultant?
4 MS. TOMM ADONA: We use
5 Stonefield. But I would have to check
6 with them to make sure they don't have
7 any conflicts. I have a backup if we --
8 if there is...
9 CHAIRMAN CORALLO: Then we'll go
10 from there and then we can decide at that
11 point. So, all right.
12 Anybody have any more questions
13 right now?
14 No. All right.
15 MS. TOMM ADONA: So you want to
16 call for a public hearing to be opened on
17 April 9th?
18 CHAIRMAN CORALLO: We can --
19 we'll schedule a public hearing for April
20 2025, here in this room.
21 If you get that, all that
22 information to us in the next week or 10
23 days so we can look at it.
24 And if we have all the
25 information, we'll go from there.

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1 Proceedings
2 All those in favor signify by
3 saying "Aye."
4 (Whereupon, all the Board members
5 responded "Aye.")
6 CHAIRMAN CORALLO: Opposed?
7 So carried.
8 (Time noted: 8:44 p.m.)
9 (THE FOLLOWING IS THE FULL
10 RESOLUTION FOR THE THIELLS-ROSEVILLE FIRE
11 DISTRICT APPLICATION:)
12 "TOWN OF HAVERSTRAW PLANNING
13 BOARD RESOLUTION.
14 Thiells-Roseville Fire District.
15 65 West Ramapo Road, Garnerville.
16 (Tax Map No. Section 26.09 Block
17 4, Lots 11, 12, 13, 14 and 15).
18 WHEREAS, the Applicant,
19 Thiells-Roseville Fire District
20 (Applicant), submitted a site plan
21 application to the Planning Board
22 proposing to convert five adjoining tax
23 lots, three of which are currently
24 occupied with residential homes and two
25 of which are vacant lots, to a new fire

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1 Proceedings

2 headquarters building that will be

3 two-stories and approximately 22,733

4 square feet, and related improvements,

5 including five double apparatus bays,

6 storage facilities, office and conference

7 room facilities, common areas, exercise

8 areas, kitchen and bathroom facilities,

9 standby facilities for storms and and

10 on-site parking (Proposed Project); and

11 WHEREAS; the Proposed Project

12 will replace the existing firehouse

13 approximately 800 feet away, also

14 fronting on Route 202; and.

15 WHEREAS, there was Previously a

16 dispute between the Town and the

17 Applicant as to whether the Applicant or

18 the Town Planning Board would serve as

19 lead agency for the Project pursuant to

20 the State Environmental Quality Review

21 Act (SEQRA"), which was originally

22 resolved by the New York State Dep

23 of Environmental Conservation determining

24 that pursuant to prior Precedent the

25 Applicant would be lead agency; and.

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1 Proceedings

2 meeting the Planning Board issued its

3 review and report on the Zoning Petition

4 the Town Board recommending that (i)

5 Route 202 Floating

6 District be applied to the Property and

7 (ii) the Zoning Code be amended to

8 provide for governmental uses, which

9 are permitted in the Route 202 Floating

10 Overlay Zone, the Planning Board

11 determine the necessary, appropriate and

12 safe amount of parking as part of the

13 site plan review; and.

14 WHEREAS, at its February 25, 2025

15 meeting the Town Board adopted Local law

16 # implementing the zoning

17 recommendations set forth by the Planning

18 Board, with the condition that the

19 Applicant convey a vacant parcel on

20 Hammond Road (currently owned by the

21 Applicant and formerly owned by the Town)

22 back to the Town; and.

23 WHEREAS, in connection with the

24 Proposed Project, the Applicant submitted

25 the following plans prepared by H2M last

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1 Proceedings

2 WHEREAS, however, pursuant to

3 resolutions adopted by both the Planning

4 Board and the Town Board in 2023, the

5 Town maintains that the Applicant is

6 bound by the Town Zoning regulations

7 for the Project and

8 WHEREAS, the Applicant issued a

9 negative clarification on or about February

10 9, 2025 ending the SEQRA process; and

11 WHEREAS, in connection with the

12 Proposed Project, the Applicant submitted

13 a Zoning petition to the Town Board

14 requesting (i) to apply the Route

15 Floating Overlay Zone District to the

16 parcel known as 65 West Ramapo Road and

17 shown on the Town Tax Map as Section

18 09 Block 4, Lots 11, 12, 13, 14 and 15

19 (the Property) and (ii) to modify the

20 Route 202 Floating Overlay Zone to

21 provide that for firehouses the

22 applicable fire district/company

23 determine the amount of parking required

24 (the Zoning Petition); and

25 WHEREAS, at its February 13, 2025

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1 Proceedings

2 revised February 25, 2025:

3 Site Plan Set.

4 V 100 EXISTING CONDITIONS PLAN

5 CD 100 DEMOLITION SITE PLAN

6 CD 101 TREE REMOVAL SITE PLAN

7 CS 100 DIMENSIONAL SITE PLAN

8 C 100 SITE GRADING AND DRAINAGE

9 PLAN

10 C110 DRAINAGE & UTILITY PLAN

11 C111 DETAIL INFILTRATION BASIN

12 PLAN

13 C120 SOIL EROSION AND SEDIMENT

14 CONTROL PLAN

15 C130 SNOW REMOVAL PLAN

16 LS 100 LANDSCAPE SITE PLAN

17 C500 SITE DETAILS (1 OF 4)

18 C501 SITE DETAILS (2 OF 4)

19 C502 SITE DETAILS (3 OF 4)

20 C503 SITE DETAILS (4 OF 4)

21 C505 STRUCTURAL SITE DETAILS

22 C504 LANDSCAPE DETAILS

23 Architectural Plan Set

24 A 101 FLOOR PLAN - FIRST FLOOR

25 A 102 FLOOR PLAN - SECOND FLOOR

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1 Proceedings
 2 A 130 ROOF PLAN
 3 A 200 BUILDING ELEVATIONS
 4 A 201 BUILDING ELEVATION.
 5 Hereinafter, the Site Plan Set
 6 and Architectural Plan Set are
 7 collectively referred to as the Approved
 8 Plans; and
 9 WHEREAS, as there has not been a
 10 referral to the Architectural Review
 11 Board in accordance with Zoning Code
 12 '167-84(A), the Planning Board will
 13 consider the design and architecture of
 14 the Proposed Project as part of the site
 15 plan application; and
 16 WHEREAS, the Applicants negative
 17 declaration determined that with 78
 18 proposed parking spaces with dedicated
 19 responder lots and public parking lots
 20 there are no potential significant
 21 adverse environmental impacts related
 22 to traffic or transportation; and
 23 WHEREAS, the site plan
 24 application was referred to the Rockland
 25 County Department of Planning and

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1 Proceedings
 2 Planning) in accordance with General
 3 Municipal Law '239-m (GML"), in response
 4 to which the Town Board received a
 5 response from County Planning dated
 6 February 7, 2025 recommending certain
 7 modifications and are addressed as
 8 follows:
 9 1. As a condition of this
 10 Resolution, the Applicant shall comply
 11 with any applicable requirements for the
 12 Project from the Rockland County
 13 Department of Health.
 14 2. As a condition of this
 15 Resolution, the Applicant shall comply
 16 with any applicable requirements for the
 17 Project from the New York State
 18 Department of Transportation.
 19 3. As a condition of this
 20 Resolution, the Applicant shall comply
 21 with the comments of the Rockland County
 22 Highway Department dated January 10,
 23 2025.
 24 4. As a condition of this
 25 Resolution, the Applicant shall comply

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1 Proceedings
 2 with any applicable requirements for the
 3 Project from the Park and Recreation
 4 Park Commission
 5 5. Local Law 1
 6 by Town Board provides that the
 7 Planning Board, as part of site plan
 8 review, determines the appropriate amount
 9 of parking needed for governmental uses,
 10 such as the Proposed Project is. The
 11 Planning Board is satisfied that for the
 12 use of the Property as a firehouse based
 13 upon the Approved Plans, the 78 parking
 14 spaces proposed are sufficient to satisfy
 15 the objectives of the Route 202 Floating
 16 Day Zoning District.
 17 6. As a condition of this
 18 Resolution, in order to comply with the
 19 Americans with Disabilities Act, the
 20 Approved Plans must be modified to depict
 21 an additional accessible parking space
 22 next to the three accessible parking
 23 spaces already shown in the location
 24 closest to the public entrance at the
 25 street facing the side of the building.

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1 Proceedings
 2 7. A new traffic signal at the
 3 intersection of Route 202 and Parker Road
 4 is part of the Proposed Project; which
 5 new traffic signal will regulate any
 6 potential traffic hazards due to the
 7 emergency nature of the use. The current
 8 design proposes that, under normal
 9 operating circumstances, the intersection
 10 be controlled by detector loops on Parker
 11 Road which, when activated, will provide
 12 vehicles entering Route 202 from Parker
 13 Road a green light, while stopping all
 14 traffic on Route 202. Under emergency
 15 situations, the Fire Department will have
 16 the ability to activate a red light for
 17 all traffic except those leaving the
 18 apparatus driveway of the Property
 19 (emergency vehicles). The proposed signal
 20 will be coordinated with the traffic
 21 signal at Rosman Road to ensure smooth
 22 traffic flow. This design is ultimately
 23 subject to approval by the New York State
 24 Department of Transportation.
 25 8. As a condition of this

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1 Proceedings
2 Resolution, all signage shall comply with
3 the Town Code.
4 9. As a condition of this
5 Resolution, any retaining walls over four
6 feet in vertical height shall be
7 designed, signed and sealed by a licensed
8 New York State Professional Engineer and
9 be in compliance with the NYS Fire
10 Prevention and Building Code.
11 10. As a condition of this
12 Resolution, the Applicant shall provide a
13 will-serve letter from Veolia Water North
14 America, which is the public water
15 supplier for the Property, and shall
16 adhere to any applicable requirements of
17 the Rockland County Department of Health
18 based upon the Rockland County Sanitary
19 Code and Part 5 of the New York State
20 Sanitary Code.
21 11. As a condition of
22 Resolution, the Applicant shall adhere
23 any requirements of the Rockland County
24 Department of Health related to the
25 installation of a sanitary sewer system.

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1 Proceedings
2 4. The Approved Plans establish
3 there will be no net increase in the peak
4 rate of discharge from the site at all
5 sign points
6 A stormwater pollution
7 prevention plan was provided to the Town
8 on or about February 7, 2025 and is being
9 reviewed by the Town Engineer. As a
10 condition of this resolution, the
11 Applicant shall comply with any and all
12 outstanding comments from the Town
13 Engineer related to stormwater.
14 The Applicant has
15 demonstrated the impervious coverage
16 proposed is necessary for the safe and
17 efficient operation of the firehouse. The
18 Applicant has endeavored to leave a large
19 portion of the rear of the Property
20 undeveloped.
21 17. The proposed plantings
22 consist of species that are native to New
23 York, deer resistant, and help preserve
24 and promote biodiversity. The seed mixes
25 used are also native mixes considered to

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1 Proceedings
2 12. In its negative declaration,
3 the Applicant determined [t]he lots
4 along Route 202, where the bulk of the
5 construction will take place, are
6 developed with residential homes and are
7 not likely to harbor an abundance of
8 species. According to the NYSDEC EAF and
9 ERM, the site does not contain any
10 Significant Natural Communities, nor does
11 it contain any species of plant or animal
12 that is listed by the federal government
13 or NYS as endangered or threatened.
14 Further, the Proposed Action Site does
15 not contain any species of plant or
16 animal that is listed by NYS as rare, or
17 a species of special concern..
18 13. As a condition of this
19 Resolution, prior to the start of
20 construction or grading, all soil and
21 erosion control measures must be in place
22 for the Property and meet the latest
23 edition (November 2016) of the New York
24 State Standards for Urban Erosion and
25 Sediment Control.

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1 Proceedings
2 be durable, low maintenance and drought
3 resistant.
4 18. The building has been
5 designed above NYS Energy Code to exceed
6 the outlined minimum energy standards for
7 an enhanced building envelope. The
8 building design also incorporates passive
9 design strategies including daylighting
10 and solar shading. While the Applicant
11 represented that they did consider solar
12 panels, at this time the Applicant finds
13 such installation to be cost-prohibitive.
14 19. The Applicant has identified
15 the location of snow storage areas. To
16 the extent not included on the Approved
17 Plans, as a condition of this Resolution
18 the Applicant shall revise the plans to
19 specifically delineate those snow storage
20 areas.
21 20. The Applicant shall file the
22 deeds for the respective tax lots with
23 the Rockland County Clerk and comply with
24 any requirements the Clerk may have to
25 facilitate such filing.

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1 Proceedings
2 21. None of County Plannings
3 GML comments is being overridden, and
4 therefore no further action is needed.
5 22. As a condition of this
6 Resolution, the Applicant shall comply
7 with Rockland County Executive Order
8 01-2017.
9 23. As a condition of this
10 Resolution, to the extent not already
11 done so, the Approved Plans shall be
12 revised to include a vicinity map
13 containing a north arrow, a scale and
14 zoning district information.
15 WHEREAS, the Planning Board held
16 opened a duly-noticed public hearing at
17 its February 13, 2025 meeting and
18 continued the public hearing to its March
19 12, 2025 meeting, and members of the
20 public having the opportunity to attend
21 and be heard, the public hearings
22 closed on March 12, 2025; and
23 NOW THEREFORE,
24 BE IT RESOLVED, based upon the
25 foregoing, the application for

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1 Proceedings
2 To Engineer
3 d. No portion of any approval by
4 the Planning Board shall take effect
5 1 (1) all of the above
6 conditions met, (2) the Approval
7 Approved Plans are signed by the Chairman
8 of the Planning Board and (3) the
9 approved Plans signed by the Chairman of
10 Planning Board are filed with the
11 Building Department.
12 Prior to issuance of a
13 building permit, the Applicant shall
14 comply with the following:
15 The Applicant shall comply
16 with the conditions contained in the Town
17 Board resolution approving Local Law #1
18 of 2025, including but not limited to,
19 that the Hammond Road parcel be conveyed
20 back to the Town at no cost to the Town
21 and
22 b. To the extent it is not
23 feasible, in the opinion of the Town
24 Engineer and Building Inspector, for the
25 Applicant to comply with any the

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1 Proceedings
2 preliminary and final site plan approvals
3 for the Proposed Project in accordance
4 with the Approved Plans are granted with
5 the following limitations and conditions:
6 1. Prior to signing of the
7 Approved Plans by the Planning Board
8 Chairman the following conditions must
9 be met:
10 Applicant shall comply with
11 all rules, regulations and requirements
12 of any and all agencies, counties,
13 departments, boards and municipalities
14 with jurisdiction over the Proposed
15 Project and this approval is conditioned
16 upon the Applicant receiving any and all
17 approvals/permits required by such
18 agencies without material deviation from
19 the Approved Plans.
20 b. The Applicant shall comply
21 with all of the conditions noted in this
22 Resolution in the discussion of County
23 Planning's GML comments.
24 c. The Applicant shall comply
25 with any outstanding comments from the

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1 Proceedings
2 conditions set forth in paragraphs 1(a),
3 1(b) and 1(c) prior to the signing of the
4 plans, the plans may be signed by the
5 Chairman and the Applicant shall comply
6 with any outstanding conditions prior to
7 the issuance of a building permit.
8 3. The Planning Board's approval
9 of the Proposed Project includes the
10 architecture and design and therefore the
11 Applicant need not make a separate
12 application to the Architectural Review
13 Board.
14 4. The Planning Board determines
15 that 78 parking spaces for the Proposed
16 Project is satisfactory for the specific
17 site and development design.
18 5. The granting of this
19 application shall not be deemed to
20 relieve the Applicant of the need to
21 obtain approvals or permits of any other
22 board, agency or officer as prescribed by
23 law or ordinance with regard to the
24 Approved Plan or construction or any
25 other phase of the project. Further, the

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Proceedings

granting of this application shall not be deemed to relieve the Applicant of the need to comply with any and all other local, state and federal requirements, including but not limited to compliance with the New York State Uniform Code and any applicable regulations related to the proposed use, location or construction.

6. All work shall be in strict compliance with the Approved Plans and all rules, regulations, laws and ordinances governing the Site Plan and construction on the site. In the event the Town Consulting Engineer, Superintendent of Highways and Building Inspector agree that, as a result of conditions in the field, field changes are necessary to complete the work of the Site Plan and if in the opinion of the Town Consulting Engineer and Building Inspector such field changes are necessary and do not have any material negative impact on the overall design of the Site Plan, traffic circulation and drainage

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Proceedings

of the site, including but not limited to roads, sewers and drainage, then the Town Consulting Engineer and Building Inspector may, upon the filing of amended plans which reflect such field changes, allow such changes. In all other circumstances any deviation from or changes in the approved plans shall require application to this Board for amendment of this approval.

7. No work may be commenced on any portion of the site without first contacting the Building Inspector and Town Consulting Engineer to ensure that all permits and approvals have been obtained and all permit fees paid and to establish an inspection schedule. Failure to comply with this provision shall result in the immediate revocation of all permits issued by the Town along with the requirement to reapply (including the payment of application fees) for all such permits, the removal of all work performed and restoration to its original

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Proceedings

condition of any portion of the site disturbed and shall be subject to civil and criminal penalties as the courts may determine.

The Property shall be inspected by the Building Inspector, the Town Consulting Engineer, and any other consultants or professionals deemed necessary and appropriate by the Building Inspector to ensure that all construction, improvements and modifications were done in accordance with all applicable Federal, State and local laws and regulations and all professional standards and guidelines prior to the field being operational.

9. This application is granted subject to the accuracy of the representations made by the Applicant and its representatives to the Planning Board in its written submissions and during the public hearing and if any material representation, whether or not it is included in this Resolution, is found to

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Proceedings

be inaccurate, at the discretion of the Planning Board the Applicant shall be required to make an application for an amended approval.

10. This Resolution shall be of no force or effect unless and until there is full compliance with all of its requirements and conditions.

Dated as of March 12, 2025.

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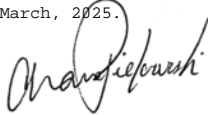
CERTIFICATION

STATE OF NEW YORK)
) ss
COUNTY OF KINGS)

I, CHANA PIEKARSKI, a Shorthand Reporter
and Notary Public within and for the State of New
York, do hereby certify:

THAT the foregoing transcript is a true
and accurate transcript of my original stenographic
notes.

IN WITNESS WHEREOF, I have hereunto set
my hand this 24th day of March, 2025.



CHANA PIEKARSKI

1 Errata Sheet
2
3 NAME OF CASE: In Re: TOWN OF HAVERSTRAW PLANNING BOARD MEETING
4 DATE OF DEPOSITION: 03/12/2025
5 NAME OF WITNESS:
6 Reason Codes:
7 1. To clarify the rec
8 2. To conform to t
9 3. To correct scrip errors.
10 Page ____ Line ____ Reason ____
11 From ____ to ____
12 Page ____ ne ____ Reason ____
13 Fr ____ to ____
14 ____ Line ____ Reason ____
15 rom ____ to ____
16 Page ____ Line ____ Reason ____
17 rom ____ to ____
18 ____ Reason ____
19 Fr ____ to ____
20 Page ____ ine ____ Reason ____
21 From ____ to ____
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