CONDENSED

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In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

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June 8, 2022
7:30 p.m.

Planning Board Meeting held at One Rosman Road, Garnerville, New York, before a Notary Public of the State of New York.

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SANDY SAUNDERS REPORTING
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APPEARANCES:
SAL CORALLO, CHAIRMAN
GLENN WIDMER
JOSEPH MICHALAK
ROBERT SAMBRATO
ANTHONY GIZZI
LESTER KAHN
CHRISTIE ADDONA, ESQ., ASSISTANT PLANNING BOARD ATTORNEY
MICHAEL D. KAUKER, PLANNING CONSULTANT
GLENN McCREEDY, TOWN ENGINEER
GEORGE T. BEHN, JR., BUILDING INSPECTOR

CHAIRMAN CORALLO: Good evening, everyone. Welcome to the Town of Haverstraw Planning Board meeting, June 8, 2022, 7:30 p.m. Would everyone please stand for the Pledge.

(Whereupon, the Pledge of Allegiance was recited.)

CHAIRMAN CORALLO: Michelle, would you read the roll call, please.

THE SECRETARY: Sal Corallo?

CHAIRMAN CORALLO: Present.

THE SECRETARY: Glenn Widmer?

MR. WIDMER: Here.

THE SECRETARY: Joe Michalak?

MR. MICHALAK: Here.

THE SECRETARY: Robert Sambrato?

MR. SAMBRATO: Here.

THE SECRETARY: Anthony Gizzi?

MR. GIZZI: Here.

THE SECRETARY: Alternate Lester Khan?

MR. KHAN: Here.

CHAIRMAN CORALLO: We're not going to have a vote tonight on the adoption of the minutes of May 11th of 2022. There's been some changes that people had questioned and I wanted to make

sure that we have it right, so we will vote on that at the next meeting.

The first item on the agenda is The Learning Experience, 3 Ramapo Road, Garnerville, Section 26.09, Block 04, Lot 33. Site plan approval. SEQRA review. Develop the site as a mixed-use daycare facility and retail two-story building.

The applicant has sent us a letter, I will read it for the record. This is from Emanuel Law, P.C., Ira Emanuel. It says we represent the applicant in the above matter, which is scheduled for the June 8th meeting of the Board. At the last Workshop meeting, we were to obtain comments from various agencies, these comments have not been yet received. In addition, there are scheduling issues among the applicant's project team.

We therefore believe that a delay in reviewing this matter would be beneficial to both the applicant and the Board. We ask that it be removed from the June 8th agenda and placed on the July agenda.

Would somebody like to make a motion to place it on the agenda for July 13th?

MR. MICHALAK: I make a motion.

CHAIRMAN CORALLO: Motion made by Mr. Michalak. Second by?

MR. WIDMER: Second.

CHAIRMAN CORALLO: Second by Mr. Widmer. All those in favor, signify by saying aye.

MR. WIDMER: Aye.

MR. MICHALAK: Aye.

MR. SAMBRATO: Aye.

MR. GIZZI: Aye.

CHAIRMAN CORALLO: Aye.

Opposed? So carried.

MR. PATTERSON: I can't hear you. I don't mean to be rude, but I can't hear none of yous at all. Can you just bring the volume up a little bit, because alls I heard was all in favor, and I only heard one. So if you could please just bring the volume up, because there is a lot of people here. I know I'm in the front row and I'm having a hard time hearing yous. This is my first time here. All right. I'm just telling you how it doesn't sound right.

CHAIRMAN CORALLO: Okay, no problem. Can you hear me now?

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MR. PATTERSON: Yes.

CHAIRMAN CORALLO: Item No. 2 is Chase Bank, 58 West Ramapo Road, Garnerville, Section 26.09, Block 05, Lot 45. Site plan approval for the installation of a new ATM and canopy and an existing raised concrete island.

Presentation.

MR. ATZL: Mr. Chairman, John Atzl. Atzl, Nasher & Zigler, we are the surveyors and engineers for the project.

This is actually the Chase Bank, which is right next door. What they're proposing to do is construct an ATM drive-through aisle adjacent to the existing drive-through aisle. We went to the Workshop about two weeks ago, there were some minor changes required and requested to the plans. We've made those changes and dropped those plans off at the Planning Department late last week, and we're here to respectfully request a public hearing for the July meeting.

CHAIRMAN CORALLO: Did you bring a plan so people can see what we're talking about?

MR. ATZL: I do have a plan that we presented to the Workshop and a copy of the new

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plan if anybody would like to see it.

CHAIRMAN CORALLO: I would like to see the new plan.

MR. ATZL: It's a pretty simple application. Actually, the ATM drive-through is in the same location that many years ago there was a previous drive-through where there were two drive-through lanes for the bank when it was Bank of New York, and prior to that I believe Nanuet National.

It's a very simple application, there will be very minor construction at the site. It was determined at the Workshop that it's not even subject to SEQRA due to the amount of disturbance, there's very minimal areas of disturbance. At the Workshop, we were requested to provide some striping in the back for directional to the two drive-through aisles and some directional arrows in the parking lot and some additional bollards in the front of the building, which we've provided.

CHAIRMAN CORALLO: All right. I know when we looked at it, you're adding some bollards in the front to protect the building. I have a question which I mentioned to you last time,

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there's the drive-up window.

MR. ATZL: Yes.

CHAIRMAN CORALLO: Then you have the drive-up ATM machine right behind it.

MR. ATZL: No, it's actually next to it.

CHAIRMAN CORALLO: When I say behind it, you're going this way, it's to the right and then there's another -- you can come in and you can go around that whole thing and it all goes into one lane. Do you see a problem with that?

MR. ATZL: No, there should be no issue because, actually, the distance from both drive-throughs to where you start the turn is a very short distance. So the cars will probably be moving at less than five miles an hour, and anybody coming through the parking lot will have ample time to see if anybody's actually coming out of either drive-through aisle. So it shouldn't be a problem.

As I said, it did function as a two-lane drive-through many years ago and there were no issues then, and we don't foresee any issues with this.

CHAIRMAN CORALLO: Okay.

MR. WIDMER: Does the ATM in the front

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remain?

MR. ATZL: The pedestrian ATM in the front is going to remain. This is just a drive-through ATM so people don't have to get out of their cars if they don't want to.

MR. WIDMER: Do you need to increase the lighting in the back?

MR. ATZL: There will be a down light underneath the canopy for the ATM, and that's basically for security reasons and federal guidelines regarding that. Other than that, there will being no changes to the site. As you can see, the landscaping is kept in very good shape, and the site is very clean.

CHAIRMAN CORALLO: Okay, anybody else have any questions? No questions.

MS. ADDONA: So Mr. Chairman, just to follow up on Mr. Atzl's statements, this was discussed among Planning Board staff and determined to be a Type II action under SEQRA, so there is no further action this Board has to do with respect to SEQRA.

In addition, there is a referral that's required by GML Section 239(m), and those referrals

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did go out on June 3rd. So by the time this of this Board's July meeting, it will have been the statutory 30 days for the County Department of Planning as well as any other agencies who were noticed to respond to this. So the recommendation at this point would be for this Board to call for the scheduling of a public hearing at your July 13th meeting.

CHAIRMAN CORALLO: Okay. May I have a motion to set a public hearing for July 13th?

MR. SAMBRATO: I will move that.

MR. MICHALAK: I will second it.

CHAIRMAN CORALLO: Motion made by Mr. Sambrato. Second by Mr. Michalak.

All those in favor, signify by saying aye.

MR. WIDMER: Aye.

MR. MICHALAK: Aye.

MR. SAMBRATO: Aye.

MR. GIZZI: Aye.

CHAIRMAN CORALLO: That's the Public Hearing for July 13th at 7:30 p.m.

Okay, thank you.

MR. ATZL: Thank you, see you on the

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13th.

CHAIRMAN CORALLO: Next item on the agenda is K'hal Bnei Torah of Mount Ivy, 62 Riverglen, Thiells. Section 25.12, Block 01, Lot 31. Site plan approval/SEQRA review. Converting a single-family home into a house of worship and expand the structure to construct a parking lot and retaining wall. This is a continuation of the public hearing.

I understand Mr. Emanuel is not here. Are you representing the applicant tonight?

MS. MELE: Yes.

CHAIRMAN CORALLO: Can you please give the young lady your name.

MS. MELE: My name is Amy Mele, I'm of counsel to the Law Office of Ira Emanuel, 4 Laurel Road, New City, New York.

Unfortunately, Mr. Emanuel couldn't be here tonight, so I'm here instead. My understanding is that there was a relatively robust discussion at the last public hearing. We did look on the website this evening, and we see that there is a proposed negative declaration for your consideration this evening, and we would

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respectfully request that that be adopted if that's something that the Board wishes to do.

I do have with we Mr. Ken DeGennaro, our engineer. We did not come with a formal presentation, but we're here to answer any questions that you may have.

CHAIRMAN CORALLO: All right, thank you.

MS. MELE: Thank you.

CHAIRMAN CORALLO: I would like to refer to our attorney.

MS. ADDONA: Yes, Mr. Chairman.

This application has been open for public hearing since November of 2021, and staff has prepared a draft resolution for a negative declaration, which has been circulated to the Board and was also posted on the Town's website in advance of this meeting, so I will read that for the record.

WHEREAS, the applicant, K'hal Bnei Torah of Mount Ivy, has submitted a site plan application to the Town of Haverstraw Planning Board to convert and expand an existing single-family home to a house of worship, which use is permitted in the R-25 Zoning District subject to the requirements of

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the Zoning Code, and make other related improvements including a parking lot and retaining walls (the "Proposed Project"); and

WHEREAS, the applicant submitted a Full Environmental Assessment Form, Part 1, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, at its January 12, 2022 meeting, the Planning Board declared itself lead agency and adopted the EAF Part 2; and

WHEREAS, the Federal Religious Land Use and Institutionalized Persons Act ("RLUIPA") "prohibits a governmental entity from applying a land use regulation 'in a manner that imposes a substantial burden on the religious exercise of a person or institution,'" which applies to SEQRA as well, and "courts have held zoning ordinances, or zoning decisions, that significantly lessen the prospect of a religious institution being able to use the property to further its religious mission contravene RLUIPA;" and

WHEREAS, under longstanding state law, educational and religious uses "have enjoyed special treatment with respect to religious zoning

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ordinances and have been permitted to expand into neighborhoods where nonconforming uses would otherwise not have been allowed" and "greater flexibility is required in evaluating an application for religious use than an application for another use, and every effort to accommodate the religious use must be made;" and.

NOW THEREFORE

BE IT RESOLVED, the Planning Board hereby adopts the SEQRA negative declaration dated June 8, 2022, determining the proposed project does not have the potential for any significant adverse environmental impacts.

Dated June 8, 2022.

CHAIRMAN CORALLO: Thank you. Can I have a motion to accept this resolution?

MR. SAMBRATO: Moved.

CHAIRMAN CORALLO: Moved by Mr. Sambrato. Can I have a second? I will second it.

All those in favor, signify by saying aye.

MR. MICHALAK: Aye.

MR. SAMBRATO: Aye.

MR. GIZZI: Aye.

CHAIRMAN CORALLO: Aye.

Opposed?

MR. WIDMER: Oppose.

CHAIRMAN CORALLO: We have four ayes and one no. The motion passes.

MR. PATTERSON: Excuse me, I'm sorry --

CHAIRMAN CORALLO: No, no, no. Sit down.

MS. ADDONA: This is not a public hearing.

CHAIRMAN CORALLO: Sit down. Sit down. Sit down. Sit down. I'm going to call the police, I'm going to call them. I will recognize you later. Sit down.

MR. PATTERSON: Wait one minute. Alls I asked is who said yes and who said no. I never heard Mr. Sambrato.

MS. ADDONA: He made a motion.

MR. PATTERSON: I didn't hear him say yes.

CHAIRMAN CORALLO: Would you sit down?

MR. PATTERSON: Why are you yelling at me?

CHAIRMAN CORALLO: I want you to sit down.

MR. PATTERSON: I will sit down, but I'll tell you what, you're not going to talk to me like I'm a dog.

CHAIRMAN CORALLO: I will recognize you.

MR. MALTA: We are taxpayers here.

MR. PATTERSON: Alls I want is you said aye.

MS. MENDEZ: Answer his question.

MR. PATTERSON: That's all I'm asking.

CHAIRMAN CORALLO: Let me answer it. I will ask for a roll call vote, how do you like that, okay?

MR. PATTERSON: That sounds great, thank you. That's all I'm asking.

CHAIRMAN CORALLO: Mr. Sambrato, you made the motion, are you in favor?

MR. SAMBRATO: Yes.

CHAIRMAN CORALLO: Mr. Gizzi?

MR. GIZZI: Yes.

CHAIRMAN CORALLO: Mr. Michalak?

MR. MICHALAK: Yes.

CHAIRMAN CORALLO: I say yes.

And Mr. Widmer says no.

MR. PATTERSON: That's all I wanted.

CHAIRMAN CORALLO: Okay, you have it now. Okay.

MR. PATTERSON: First of all, for someone who's in charge of the Planning Board and the way you're speaking to me is totally wrong.

CHAIRMAN CORALLO: You are out of order.

MS. ADDONA: There has to be organization here.

MR. PATTERSON: I asked that. Alls I asked was one question.

CHAIRMAN CORALLO: And I gave you the answer. Okay, and I will call you up later when we get a chance.

MR. PATTERSON: That's all I wanted. Thank you.

MS. ADDONA: Can I make this very clear, I said it earlier, but I don't think it was understood. This application has been before this Board since last August, it has been open for public hearing since last November. This is the seventh public hearing on this application, and it will be continued tonight. This is one step in the process.

MR. PATTERSON: Okay, that sounds great,

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but as long as you guys say to the mic, aye, aye, aye, aye, oppose, oppose, that's all I ask.

MS. ADDONA: And they already did that, so we're done.

MR. PATTERSON: Okay, but you don't have to be mean to me about it, alls I --

CHAIRMAN CORALLO: We are not mean to you. Can I continue this meeting?

MR. PATTERSON: I know but --

CHAIRMAN CORALLO: You're not coming here running the meeting. If you keep it up, I'm going to ask the officer to take you out. Just be quiet. I'm going to ask you to speak in a minute. Can you give me a minute to continue and I will recognize you first.

MR. PATTERSON: And then you will see what I have to see when you're done.

CHAIRMAN CORALLO: You only got three minutes anyway.

All right, so, anybody on the Board have anything else to say?

AUDIENCE MEMBER: This is a public meeting.

CHAIRMAN CORALLO: Yes, it is.

MS. ADDONA: During the public hearing portion, which will be called in a second.

CHAIRMAN CORALLO: Give me a chance.

AUDIENCE MEMBER: You had your chance for months.

AUDIENCE MEMBER: You should all be removed.

CHAIRMAN CORALLO: We are going to open it up for the public to speak.

MR. PATTERSON: I'm not ready yet, I want to hear more.

CHAIRMAN CORALLO: Okay, who would like to speak? The lady in the back. All right, please sign your name there and give it to the young lady.

MR. MALTA: Michael Malta, 11 Woodridge Drive, Garnerville.

MR. BEHN: You've got to write it, Mike.

MR. MALTA: I got it here. Do you want me to write it 10 times?

You know, it's a residential neighborhood, okay, and to go ahead and put the worship house, no. I go to church, okay, and you know, if you're going to allow them to do that, then I'm going to turn my house into a worship of

God. And I live on Woodridge --

MS. ADDONA: And that's something you're entitled to do under the code if you comply with the requirements.

MR. MALTA: You know what, they have day cares -- you know what, I'm not working, I'm going to go to every house that's a day care and I'm going to have the building inspector out there. They keep doing what they want to do and no one's doing nothing, okay. My day of worship is Sunday, if you go drive around these neighborhoods where they buy all these houses, the lawn is not even cut, they come out on Sundays to cut their lawn. You're not supposed to work in the Town of Haverstraw, am I right, on a Sunday? Cutting grass, but they do it, and I'm a landscaper I don't work on Sunday.

Where does it stop? You guys, you got to draw the line. There's a lot of places where they can go build a place of worship. They have Lavinia's Bridal Shop, they worship every Sunday, you see all the cars down the road, not just on Sundays, all the cars are parked on the street, and they have a parking lot.

When is it going to stop?

CHAIRMAN CORALLO: Thank you.

MR. MALTA: Have a good night. God bless.

CHAIRMAN CORALLO: Thank you. Next. Excuse me, sir. Let her go, I recognized her first.

MS. McCALLUM: Charlene McCallum. The only thing I want to say is, no matter what property you're talking about, you're representing this area, right, you're representing this town. What you're doing, when you're speaking, speak clearly so people could understand you. Right from the get-go, I could not understand you on the first thing you talked about. You're talking with marbles in your mouth. Look at this room, there is a room full of people with concerns about their community. You could at least have the decency, everyone, if you're going to stand by your word, speak up and be heard.

CHAIRMAN CORALLO: Thank you.

MR. MENDEZ: My name is Mario Mendez, I live at 19 Valley Drive, Thiells, New York, 10984.

Thank you, gentlemen, I'm not here to

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offend anybody. I have been hearing about this hearing for months, I never had the opportunity to show up, but I just wanted to hear tonight as to what's going on.

I have been living in Thiells for the past 13 years, it's a beautiful neighborhood. It's a residential neighborhood, everybody respect each other here, and tonight I expect the same, as well, from you guys as from them.

At the beginning of the meeting, first of all, the volume was very low, nobody could hear it. Somebody asked to put the volume up, finally you guys did it. When it was time to vote, okay, you asked all your representative to vote. We were not able to hear anybody. It's a respect to everybody. At least raise your hand if you say yes or say no, but speak loud as a respect for us. Like I said before, I'm not here to disrespect anybody.

Now, in regard to what's going on in this area, it's a mix of a lot of cultures, which is great, that's what makes us different, but one of the things that I see here is that, for some reason, somebody's actually getting a priority here, and it's not this neighborhood, it's not us

who has been here for years.

So I would think that, before you guys actually vote, can you actually tell us the reason as to why you guys are voting yes and why you guys are voting no. What is the reason behind it?

I noticed that, just as an example, I was trying to put a pool in my backyard three years ago, okay, I followed the rules and regulations of the town. They told me, listen, you need to be 10 feet away from your wall as well as your backyard. I respect the rules and regulations of the town, I didn't do it. These new people in town, I seen the kind of stuff that they're doing. I see garbage around, I see rats around.

Did they ask for a permit? Is anybody -- are you guys aware as to what's going on in this town? Do you guys live in this town?

CHAIRMAN CORALLO: We all live in the town.

MR. MENDEZ: That is great, so every now and then, maybe you guys should take a ride and just to see what's going around in this town. Our town is beautiful, let's keep it that way. On Fridays, Friday nights, okay, we all have to be

careful that we are not going to hit any of these childs. There's so many people walking around in town, dark, late at night, it's so dark.

A couple years ago, maybe three years ago, somewhere in Monsey, these people, they do the same exact thing, they walk at night, somebody got hit and they got killed. Do we want that kind of stuff in our town? No, we don't. No, we don't.

So once again, please share with us a little bit of what you guys know, because we are in the dark.

MS. ADDONA: As I mentioned earlier, and as you indicated, you've been hearing about this application for months, this application has been going on for several months. There have been many lengthy meetings where this application has been discussed, okay, so we can't go back to the beginning. On the Town's website, with this agenda, includes a lengthy document that details all of those reasons. I encourage to you to go on the website and read it.

MR. MENDEZ: I will do it going forward. Just one more thing here. You guys call for the representative for that person is trying to build

this new temple, let me call it a temple, and that person is not here. How come?

MS. ADDONA: They are here, they're standing in the back.

MR. MENDEZ: Someone actually was here?

So once again, I am a very respectful person, I'm not here to disrespect anybody, I expect the same back. As a respect for us, if you guys are going to make a decision, please at least show us a paper and say, listen, these are the reasons why we're making those decisions.

MS. ADDONA: And I told you where you can find that information.

MR. MENDEZ: I will, but this is what I'm saying. If everyone here, I'm pretty sure a lot of people came straight from work, they have some duties to do at home, but they decided to be here because they want to hear it from you. It's easy for me to go to the website, any website. If I want to get information, I can go to any website and get the information that I need. We want to hear that from you, that's what we want. If it's too much to ask, please just let us know so nobody is going to waste their time here, because this is

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the reason why you see a lot of people upset.

This gentleman right here, today, he said that it's his first night. In no time, he got upset because of the way -- because of your reaction. There's no need for that.

CHAIRMAN CORALLO: All right, I have a lot of people that want to speak, all right.

MR. MENDEZ: So please, just have some respect for our town.

CHAIRMAN CORALLO: Thank you very much.

Can you please sign that and tell the young lady on your right what your name is, please.

MR. PATTERSON: My name is Kenny Patterson, I live at 62 South Lilburn Drive.

It is my first time, I don't think I need the mic. This is my first time. Yes, it's been going around through the town, and I happened to look on a site here that I'm looking at, I believe the house is 62 Riverglen Drive.

CHAIRMAN CORALLO: That's correct.

MR. PATTERSON: In Thiells, New York, and it's a 2,500-square foot home right now, right, so what are the taxes on that for 2,500 square foot? About, what, 15,000, 20,000, maybe? As I'm going

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along, so now according to their plan, or your plan or --

CHAIRMAN CORALLO: No, it's not our plan.

MR. PATTERSON: Whose plan is it?

CHAIRMAN CORALLO: It's the applicant's plan.

MR. PATTERSON: Okay, the applicant's plan, so they're going to go from 2,500 square feet to 8,000 square feet. That's almost triple the amount of square footage, and my understanding is they're putting a 27-car parking lot in a residential area. With all the commercial around here that are going out of business and leaving, why can't they go there? Because I know when I did my driveway, and I only put like four cars on there, I had to get a permit to widen my driveway, but this guy is going to be able to put 27 cars on a single-family home, but now it's a house of worship.

So what I can't understand, that, oh, yes, I'm sorry, somebody said something about wetlands or conservation, so how can you build on that when the town denied other people here that had access to build? Like why didn't the builder

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keep building out more? Because I believe at that time there was no rules there --

CHAIRMAN CORALLO: Are you going to speak to us, or?

MR. PATTERSON: Well, I figured I would let everybody know.

CHAIRMAN CORALLO: If you speak in the mic, they will hear you.

MR. PATTERSON: I'm speaking from my behalf, but if the builder was going to build on a wetlands, why didn't he build then when he built the development? Because the town told him no. But because these people come in, and I'm not -- listen, I'm not against nobody in here, I don't play that game, I don't play that. You know me a long time, Sal, you know, I could speak the truth and say it very harsh here, but pretty soon I might because now I'm going to be coming back each time.

But I would like to know, were you guys on the Planning Board at that time when that development was first built, and I think it was built, what, 15, 20 years ago?

MS. ADDONA: 1983 it was approved.

MR. PATTERSON: Okay, so again.

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CHAIRMAN CORALLO: You were a young man.

MR. PATTERSON: Yeah, I was, that's right, I was starting out in the village. But my point is that if the builder was not allowed to build there, what gives them the right to build on that part?

Now, again, 2,500 square feet to 8,000, that's like a small or almost bigger than this building here that we're sitting in. It's almost bigger. That's crazy in a residential area. Now, what about the tax revenue? Who's going to pay for that agenda now to be coming through? You're going to put it up to the people that are here? I'm gonna have to put up because they don't want to pay their taxes? I mean, that's not fair. Who's paying the school tax? I know I am, and I know everybody else in this area is doing it. But because they get a house of worship, they don't have to pay taxes.

Well, let them build the synagogue somewhere else. Just like the church, you don't see a church in a home. One's on Central Highway, the other one is down in Haverstraw, Railroad Avenue, there's one on Samsondale Avenue. Let them

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go find a piece of land somewhere else, not in the residential areas. I'm sorry, but I'm against this.

Now, you guys are all appointed by the town, all of yous, including the attorney, you guys are all appointed. You know what, maybe it's time to change, change the whole town up, because apparently the way I understand it, if I'm a senior one day I will get free hamburgers and hot dogs down at Bowline, that's not cutting it. I pay my taxes here, and I will tell you, when I started working on my house, the grief that I got from the Board here, not you guys, but the other part when I started working, they told me, oh, you can't build a deck on the side of your house, you can't do that. What you do you mean? It was there. No, no, no, it's against our rules.

And you know what, back then Gary Friedman, who authorized the deck in 1994, who built it illegally and got arrested for embezzlement, the town didn't bother me no more because the plans that he did on the old house were totally wrong, but yet you're going to let them build 8,000 square feet. I made my house for

residents and for me, but not for them or anybody else to come in and worship. Because if that's the case, then everybody here can have a house of worship. And you told me that, Sal. You said, yes, everybody can apply. Then what's the town going to do?

CHAIRMAN CORALLO: I did not say that, go ahead.

MR. PATTERSON: Really? You really want to go that route?

CHAIRMAN CORALLO: You've got to read the rules. You don't know the rules.

MR. PATTERSON: All right, I don't know the rules, then, so if everybody in this room decided to put in a claim and say they want to be a house of worship, what's the town going to do then? They're not going to have no tax revenue, right, and what are you guys going to do? You're going to say, oh, I can't have it, he can't have it, he can't have it, but the guys in the back, they can have it because they're here, they just got here. That's not right.

I'm just saying, give them something else, give them another piece of property like in a

commercial area. Let them build. Let them do it, but not in a residential area.

I'm sorry, I disagree.

CHAIRMAN CORALLO: Thank you very much.

MR. PATTERSON: I will be back next month and I will be with the town next month.

CHAIRMAN CORALLO: All right, thank you. Who else wants to speak?

MR. O'KEEFE: Sean O'Keefe. In that motion you read or whatever you call it again, what do you call it?

MS. ADDONA: A resolution.

MR. O'KEEFE: You stated something to the effect, sufficiently restricts the practice of their religion.

MS. ADDONA: Substantial burden on the exercise of religion.

MR. O'KEEFE: Yeah, I don't think it is a substantial burden. They currently walk to 202, so how is this a substantial burden? Please explain.

MS. ADDONA: Because this use is permitted in residential districts under federal law, state law, and the town code.

AUDIENCE MEMBER: It still has to aside

by the town code.

MS. ADDONA: And that's the process that we're going through. They still need to get variances from the Zoning Board, and they need to ultimately get approval from the Planning Board.

MR. O'KEEFE: I think that group of laws has been widely abused, and there's legal scholars who have written about it.

MS. ADDONA: Then please submit that for the Board's consideration.

MR. O'KEEFE: Okay. And another thing I'm annoyed at, the last meeting in May, all right, one of their religious stood up and basically called everybody here antisemitic, all right, and we're all given the finger and all this other stuff. Now, not a peep was heard out of anybody on the Board here, all right. So I'm offended when you start yelling at people and you have a heavy police presence -- now, I'm a retired FBI agent, and I resent the fact that you have a heavy police presence, and I'm going to talk to Howie about this, all right. I'm annoyed.

Okay, that's what I have to say.

CHAIRMAN CORALLO: Thank you very much.

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Thank you. Next.

MS. VASQUEZ: Hi, my name is Jessica Vasquez. I live on 4 Baisley Circle in the first cul-de-sac coming down Dunnigan, so my backyard will be right adjacent to where this parking structure is going to go. I've lived there 17 years, I bought a home in a residential neighborhood on a conservation easement, and now you're going to tell me that I'm going to look out my yard and see a parking lot with lights? Where's my comfort?

Last month, all we heard about was the comfort they needed for 8,000 square feet to accommodate everything that they needed. That's fine, but where is my comfort now? Why am I going to have to compromise on my living situation and what about everyone else in the neighborhood who's lived there longer than me? Why do they have to compromise? Where is our consideration? Where is our comfort?

People in this neighborhood have spent their life savings, thinking they're going to live here forever, pass their houses on to their children, and now you're going to tell me that

we're going to look at parking lots out of my backyard? What consideration is going to be made?

That retaining wall, where is the runoff going to go? In my yard? I hear the wildlife. I hear the coyotes in there every night, howling. Taking an acre away, where are those coyotes going? Are they going in my yard? Are they going in the circle where the kids play? Are they going to be forcing more deer onto Thiells Mount Ivy Road where there's enough accidents as there is? Have you really thought about what you're creating here?

Do you want to be the Board that single-handedly contributes to the demise of North Rockland, or are you going to do the right thing and deny this? Don't be afraid to make the right decision.

CHAIRMAN CORALLO: Thank you.

MR. ROZYCKI: My name is George Rozycki, 4 Stonecrest Drive.

Hi. You know, it's strange, I was brought up religious, okay, and it's love thy neighbor as thyself, right? Most of us were brought up that way, and yet, when they -- and sorry for using pronouns, but I don't know their

names or anything, all right, so when you try to say hello or talk to them, no response, okay, and they want to be by themselves. They could walk by somebody else who happens to be of a different religion, hi, how are you doing, or whatever, they don't even talk to you, they keep -- their kids, you can't play with their kids, they're not allowed. They're putting their own playgrounds in and everything because they want to be on their own, okay.

But I was told that it was -- the name of the place was K-H-A-L Bnei Torah, their fundraiser was 500,000, okay, that they put up, and on the internet, they took it down, it said 100 families. You told me last month 63, 60 before that, but this has been down for a while, 100 families. Okay, so who's telling the truth?

Then I looked up where they have their social gathering now, and the guy that lives there has five aliases, okay, five aliases. And it's on the website, you could look it up. He also lived in 10 different places. 10 places. Okay, he lived in Cleveland, okay, Connecticut, Ohio, Brooklyn, Monsey, Lakewood, all over the place. It's for you

to look up, okay. So are they lying to us about how many people are going to be there or what they're going to do? Okay, I really don't understand that.

And how come, if you look up on the website again, it doesn't say K-H-A-L, it says K-E-H-I-L-L-A-S Haverstraw Synagogue? That's what it says, okay. So is that another alias for them? I don't know, but they're also -- I looked, and they're saying they're going to build more. There is a K-E-H-I-L-L-A-S Haverstraw, okay, on 8 Hillside Drive. There's another synagogue there. There's also one, according to their original name, Bnei Torah, there's one on 13 Mountainview. So how many more are going to be in here that somehow is yet passed? Okay, I don't get it.

And the way I started was they don't want to live with us, they want to kick us all out so they could have their own.

MS. ADDONA: This is really beyond the scope of this application.

MR. ROZYCKI: Every realtor here is them, them, none of us --

MS. ADDONA: Again, beyond the scope of

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this application.

MR. ROZYCKI: I'm just telling you facts, those are facts.

MR. MALTA: Just tell us to shut the fucking doors and go home, people, we don't care what you think. That's what's happening.

AUDIENCE MEMBER: I lived in this town 58 years, before you moved here.

MR. ROZYCKI: Anything that comes up is always them. If you looked in all the developments, it's them, it's none of us. They don't want to live with us, they're going to push us all out, okay.

MR. MALTA: Sell them a piece of Letchworth and let them put something up there.

CHAIRMAN CORALLO: Thank you.

MS. MENDEZ: My name is Diane Mendez, 19 Valley Drive.

I'm shocked. All I can say is I'm shocked, okay. What's going on here? All of this can be stopped. I love my neighbors, maybe they don't. I love them, they're friendly to me, I'm friendly to them, but to use a single-family home to create something new is not a good idea. Where

do you live, Sal? Do you live in the --

CHAIRMAN CORALLO: I live in Thiells.

MS. MENDEZ: Where do you live, Glenn?

MR. WIDMER: Garnerville.

MS. MENDEZ: Where do you live, Anthony?

MR. GIZZI: Garnerville.

MS. MENDEZ: Where do you like, Michael?

MR. KAUKER: I live in New Jersey. I'm not a member of the Board, I'm a consultant.

MS. MENDEZ: Oh, you're a consultant, okay, and so are you.

Where do you live, Christie?

MS. ADDONA: I'm also a consultant.

MS. MENDEZ: You don't live here.

Joseph, where do you live?

MR. MICHALAK: Thiells.

MS. MENDEZ: Robert?

MR. SAMBRATO: Garnerville.

MS. MENDEZ: So you all do live here. So what I'm confused about is why can't they -- not they, why can't our beautiful neighbors, because "they" is not the correct word, just give them a piece of Letchworth, like they're saying, and let them build whatever they want and let them do the

house of worship. It's beautiful. I go to Saint Gregory's, I love Sunday. Let them, but not a single-family home. Come on, this poor lady's got to look at a parking lot? Come on, she didn't buy a house to look at a parking lot, Sal, she really didn't. And I'm sure that, you know, what's your name? Give me a name. Moshe? Anybody, I don't know, give me a name, would you like it --

MS. ADDONA: Please address the Board.

MS. MENDEZ: Honestly, would you like it if you bought a home and 15 years later you were looking at a parking lot, a CVS, or maybe a liquor store?

CHAIRMAN CORALLO: Ma'am, if you want to have a conversation with her, go outside. You got to speak to us.

MS. MENDEZ: Sal, be nice to me, honey. I'm asking them if they would like it.

MS. ADDONA: You're welcome to have that conversation, but this is a public hearing to address the Board.

MS. MENDEZ: Okay, so what I'm saying is, not a single-family home, Christie, Sal, I address you as your names, let them buy a piece of land

anywhere else.

CHAIRMAN CORALLO: I want to say something to you. The Town Board made in their law that a house of worship can be built in a residential area, and that's all we're doing. They made the law, all we're doing is listening to it. They have to change it if they want to change it.

MS. MENDEZ: But who's they?

MS. ADDONA: To be clear, the reason why the Town Board did that is because it is required, okay, under federal and state law, religious uses of all kinds are entitled to deferential treatment, okay, this is what is required.

MS. HARPER: They are using it as a sword, not a shield. That wasn't the intention of RLUIPA.

MS. ADDONA: That's not the standard. You are misinformed.

MS. HARPER: No, I was not.

CHAIRMAN CORALLO: Lady in the back, come up.

MS. COHEN: Hi. Linda Cohen, 2 Stonecrest Drive. I have spoken up here before, I am of the Jewish faith, I've met some of the new

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neighbors, I have found them to be very charming and wonderful, this is not an issue with me. In your resolution, before you passed the resolution, you said that you were not allowed to infringe on the religious rights of people. The reason why the Jewish people, of which I am very proud to be a member of that tribe, have survived, is because we didn't need a fancy building to pray in. We didn't need more than 100 square feet. What we did need was a minyan. I'm going to read you the definition. In Judaism, the minimum number of males (10) required to constitute a representative "community of Israel" for liturgical purposes. That's all. We just need to have 10 men. That house that's 2,500 square feet houses comfortably the 10 men. They don't need 8,000 square feet and 27 parking spots.

The beauty of it is that any group of 10 men, when 10 men join together in Judaism, a temple is formed, a passage to the Lord is formed, and that was the only reason why Judaism is the longest standing monolithic religion on this planet, because that's all we needed.

So this 8,000 square feet in a

residential area, no. If they want a big building for affairs, for other holiday functions, we are fine with that; Letchworth, 202, plenty of places. Yes, they could have 62 Riverglen to continue to pray in, but it becomes a house of worship as soon as 10 men are together. Your resolution is incorrect, because you are not infringing on their religious rights. And yes, my house at 2 Stonecrest, I can get 10 Jewish men there, and I could save them a lot of time when I move. I could make it a house of worship now.

MS. ADDONA: It would be a gathering place under the code.

MS. COHEN: I could arrange that, which is allowed. So what's to stop the other people? The problem is that you're not infringing on them if you say no, leave the house of worship the way it is. We have nothing against leaving that house of worship at 62 Riverglen just the way it is. Leave it the way it is. We're happy. We don't want 8,000 square feet and 27-spot parking lot, because then it's no longer Thiells, then it's no longer environmentally sane, then it's no longer our North Rockland community.

So please reconsider that resolution that you voted on because it was a mistake. You didn't have all the right, you didn't have all the information. You don't understand what it means to be a Jew. Thank you.

MR. SILVERMAN: Kurt Silverman, I live at 5 Dunnigan Drive. I was a member of the congregation Sons of Jacob in Haverstraw until it ceased to exist a couple of years ago. The point that I want to make is, there were zero parking spaces, none. It was an orthodox schul with no parking, so why do I need to have a building have 27 or 10 parking spaces and ruin the neighborhood, have an impact on all of their neighbors for no reason? It's not necessary, and I think decisions were made without the people making the decisions having sufficient information.

And going back to the vote, you should understand that nobody could hear anybody voting, and for what you said, it sounded like there were only three people voting. If there's a consultant, a consultant, a consultant, who's doing the voting? What's the quorum required for this meeting to take place?

MS. ADDONA: Three members, there are five members present tonight, four voted in favor of the resolution.

MS. COHEN: Okay, thank you.

CHAIRMAN CORALLO: You're welcome. Next.

MR. AZAROW: David Azarow, 2 Locust Drive, Thiells, New York. Good evening.

CHAIRMAN CORALLO: Good evening.

MR. AZAROW: Certainly, not an easy meeting to come into and to witness. I was here last month, I had a chance to speak, and we got to hear from the head of the congregation, and I left and thought about these changes that are happening. I grew up in Monsey, you know, so I kind of saw firsthand. I did some reading into what's happening down at Lakewood, New Jersey, and some of the changes that are happening there, and it's difficult for everyone I think to understand how a residential neighborhood can change so fast. And moving into Thiells, maybe I'm just not learned enough on town code, but after the Legoland -- you know, when Legoland was going to be put in, I think we felt a bit empowered that we were able to come together as a community and we were able to make a

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decision as a community, and I think one that we stand by today in regards to Legoland in how it would change how we live, so let me define that.

A residential neighborhood has a specific set of parameters; commercial real estate has another. And those that purchase homes and invest their lives in a residential neighborhood have expectations, and those expectations will be challenged sometimes; sometimes things will be met, sometimes they won't, but I wonder if myself -- and we are not -- we don't have all the information that we need to be able to mount the right kind of a defense, if you will, or an opposition to taking a piece of property in a residential neighborhood that really is going to be used for commercial purposes.

And I started thinking, well, what would that be? Well, the first thing that came to mind is where could we -- first I thought I would do it, but I don't have time to look up the data, maybe we need -- first of all, we need an attorney, okay, so the first thing that comes to mind is we are overwhelmed, we are not a pogrom, we are a community, and we are a heterogeneous community and

a welcoming one to all, and that's -- so let's be fair with that.

So my question is, where do we get the data that's specific about two things, to piggyback on what another person said, as more and more places of worship open up, how do we deal with the loss of tax revenue? How have they done that in East Ramapo, my alma mater? How have they done that? How successful have they done that in Toms River and other areas, and how does that affect as their communities grow? I hate using "their," and forgive me, any religion, any faith, any group, if we continue to have more houses of worship that aren't taxed, how do we deal with that in terms of financially?

We're dealing already with the Mirant issue, and we need the information, we need data so we can make as a community an informed decision and mount an opposition that is routed in law, the legality, and that's important here for everybody to understand. We are not a pogrom, and this can't be about -- I know emotions are high, but this is legal and this is important. It's important for all of us.

So I'm going to end with this, you know, growing up in Monsey, I've got to see, as things changed and communities and more houses of worship kind of came into the picture, I got to see such a degradation of equity in those neighborhoods that did not participate in those houses of worship, and that's important. Do we all know the definition of equity? That every child is deserving of an education, every child is deserving of the same resources, and we have to make a decision about how is this all going to work? Because if we don't have legal reasons, hey, listen, things will be what they will be, we all make choices, but I'm wondering, if we have an attorney, we need more data, and we have to know what this means.

Where does money come from to figure in for those areas that are no longer going to be providing tax money to us? That affects our schools, that affects our schools, it affects our social services, and it affects everyone. So I am not that person, but I certainly think that we need someone who is going to gather that data so we could say, hey, here's where we draw the line and whatever that means. But right now, I don't have a

clue, so right now, all I know is that there's a religious -- there's a group of folks that, it could be Christian, it could be Muslim, it could be anybody, they have a piece of property and they want to worship, and I think it's beautiful, but, again, it's not that simple.

We are changing the dynamics of our community, of our environment, and someone needs to step up who's got some law background and gather information to let us know, degree, as we move forward, if this continues to be the pattern where we, you know, where legally we can't stop them, at what point -- at what point are folks in our community of North Rockland affected in a way that might not be in a way that they choose? And I'm talking financially.

So this is such a difficult thing, this is so difficult for everyone. I ask everybody, please remain calm and we need help. Thank you.

CHAIRMAN CORALLO: Thank you. Who wants to speak? Did you speak already? No, no, I will get you a second time, okay, I want everybody to speak at least once.

MS. PARKER: Kathy Parker. Sal, your

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children and my children grew up here, my daughter, Keri, teaches with your daughter-in-law, Liz. We brought them up, they got married. Where do our children get married? At venues, right, outside of the neighborhood. Why do they have to have a commercial venue in a residential neighborhood for weddings and bar mitzvahs? My kids didn't get married in this neighborhood, neither did yours. We went to commercial venues.

Please rethink this, Sal. This is very serious. This neighborhood, this is just the start, you're going to see what you're in for. Please, rethink this.

CHAIRMAN CORALLO: Okay, thank you. Anyone else?

MS. AGUILAR: Nina Maria Aguilar, 16 Harding.

So Section 167-58B states one parking space shall be required for every four worshipers accommodated, which we cleared up with the applicant seeking the variance for the reduction of 10 spaces, however, the language continues to state in the event there's an accessory school, community center, or meeting hall, there should be an

additional parking space for every 250 square feet of space in such accessory structure.

I'm not sure if accessory structure means an additional, like a garage or just an accessory permit. I want everyone to keep in mind, when reviewing the document that I believe was submitted to the Board, where the applicant makes representation of their congregation and intents. Besides making representation of being a congregation close to 100 families, the congregation's goals describe to provide daily shabbos minyan, learning shiur, excuse me if I say it wrong, which I'm correct is the lecture of the torah, which has previously been described by the applicant, so thank you, but also abus benim programs, which is father/children learning programs, which my family tells me is equivalent to Christianity and Sunday school, however, with the family there.

Please note the congregation also said in two to three meetings that they mentioned children will be using and attending for learning. The congregation also describes its use for so many other communal events. Nothing about the goals of

the congregation it's representing is bad, in fact, it's great and it's what we need, especially today now more than ever with everything going on; however, I want to make sure that the codes along with the application submitted and the word of the applicant all align in a cohesive manner.

Why does the additional parking for every 250 square feet of space not apply or needed in this variance?

MS. ADDONA: It does, that's why they're getting the variance.

MS. AGUILAR: Well, the variance is because one for every four worshippers.

MS. ADDONA: Right, and they comply with that.

MS. AGUILAR: Which would be 37.

MS. ADDONA: It would 27 for 106.

MS. AGUILAR: That would be 37, so they're doing a variance for 10 spaces for 27, but then when you do 250 square feet for an 8,000 square foot structure, that's over 30 parking spaces, and it says an additional parking space. So additional to the one parking space for every four worshippers. Why does that not apply? Is it

because the applicant didn't apply for an accessory use? What came first, the chicken or the egg?

This proposed building has been described as such things that the code explains to be as defined for accessory community center or meeting hall or for learning, has it not? It is clear members of the congregation of the applicant do not want to be on 202, and I get it. Residents here, including members of my family that live on that street that are in a subdivision don't want to become 202, so please keep that in mind.

Thank you.

CHAIRMAN CORALLO: Thank you very much. Anyone else want to speak?

MS. HARPER: Maddalena Harper, 4 Marino Boulevard.

Good evening. Before I speak, you said you were going to address the positive impact, what I submitted to you that I didn't submit on time last month. You said you were going to address it at the June 8th meeting, which is this evening.

MS. ADDONA: I said it would be made part of the public record, and it was.

MS. HARPER: No, no, I actually looked at

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the minutes and you definitely mentioned that you were going to address it at this meeting, because I did not hand it in on time because you had requested all -- everything be submitted to you seven days prior, and apparently it was only six, you told me.

MS. ADDONA: The Board established a policy for this application that everything be submitted seven days in advance of the meeting, because we were getting inundated with information at the meeting, and it was not productive for the Board to not have an opportunity, as well as the consultants, to review what was being submitted. You submitted a petition six days before the last meeting, so I said it would be made part of the record for this meeting.

MS. HARPER: I think you mentioned addressed, you were going to address it.

MS. ADDONA: Well, there was no substance to it, so there's nothing to address.

MS. HARPER: I think we would also like to know what you mean by that, because we're very -- we'd like clarification on that.

MS. ADDONA: All it said was that you

were requesting a positive declaration.

MS. HARPER: Yes.

MR. PATTERSON: Does it have to be in detail, is what you're saying I think, right?

CHAIRMAN CORALLO: You want to know why we have a positive declaration.

MR. PATTERSON: My point is, she just contradicted what she just said. She just said it has to be within seven days, she put it in six, so alls I'm asking, does it have to be a certain way it's written because we have to talk on lawyers terms? How are we doing this? Either it's the seven days or --

CHAIRMAN CORALLO: All right.

MR. PATTERSON: See, that's the problem, that's where everybody seems to be different --

MS. ADDONA: It was made part of the record, it's just that there is nothing substantive to respond to because it was a request, it was a petition that was put on I believe Change.org.

MR. PATTERSON: What did it say?

MS. HARPER: It wasn't only Change.org.

CHAIRMAN CORALLO: She has the mic, you want to speak again, I will bring you up again.

She can only take one person. Go ahead. Continue, please.

MS. HARPER: So to my understanding and to everyone's understanding, you said you were going to address it. We're not clear as to why you're stating that it wasn't substantial, because we are -- we residents are requesting a positive environmental impact of the property.

MS. ADDONA: Right, and --

MS. HARPER: So now by putting a structure there, what's going to happen to the birds, the trees, the flow of the water? We would like that study. There's a lot of things that we requested and we feel that it hasn't been done. Somebody asked for another traffic report because -- or actually a calculation of the slope, because we feel that the slope wasn't calculated correctly, and I'm not sure if I submitted this to you, and I do apologize if it wasn't within the seven days, I sent it to the building inspector, but apparently I was supposed to sent it to you, too, at the same time, so this basically shows the first application from the engineer that says 0.97 of buildable property and town code, because yes,

RLUIPA, you could put a house of worship wherever you want, but it has to follow town code, and town code says one acre of buildable property. But according to the first application, it says 0.97, so now how is it that in the second application there's one acre? I have the paperwork if you would all like to see it. I'm not sure if you all got the possibility or the chance to see this.

Could I hand this out to everybody?

MS. ADDONA: The Board has already received that, there's nothing to submit. It's the applicant's submission that was made a long time ago and it was subsequently revised and reviewed by the Board's consultants.

MS. HARPER: So we would like to know why it went from 0.97 to now 1 acre. Why, mysteriously, it changed.

MS. ADDONA: Can the applicant's engineer address that?

MS. HARPER: And we would actually like a second opinion. We would like somebody we're requesting that the Planning Board do another recalculation of the slope.

And we would like another traffic

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consultant to come in, because the first one favors the applicant and does not favor the residents in that area.

MS. ADDONA: That's not accurate. The consultant was retained by the town to look at this objectively.

MS. HARPER: Well, we would like a second opinion. Just like you have something wrong with you, you go to one doctor and you want to go to another doctor to get another opinion, we'd like to hear another opinion, because right now it seems like the traffic consultant only favors the applicant because everybody could park wherever they want on Dunnigan, they could park wherever they want on Dawson, and the people who live on one side on the street on Riverglen can have nobody over because there's no parking. So that's another issue that we're having.

We could clearly show intent of the applicant, that they had their eye out on our area because they did a -- we found I guess a form of GoFundMe, I'm not sure if you've all seen this, can I hand this out to everybody?

CHAIRMAN CORALLO: Sure.

MS. ADDONA: We already talked about the policy.

MS. HARPER: Well, this shows that there was clear intent not only to have 107 people in that home, it basically states there's going to be more than 100 families. So what does that mean? And they raised -- their goal was to raise 500,000, but they were only able to raise $288,650, and I'm sure they have more money and that's where we feel it's very important for all those aliases. Like who is really that person that bought the property? We're very concerned about that, too. Living at different addresses, I mean, I've only moved in my life five places, but this person has moved, I don't know, 10 places, how many places? 10? With different names? So we're very, very concerned as residents.

Talking about the amount of houses of worship. Well, I tried to FOIL permits, absolutely no permit is in that area of Thiells. Apparently, every house of worship that is, I guess, registered can have 16 people. Well, I have submitted pictures, I submitted videos that the residents gave me to you, and it definitely shows that

there's more than 16 cars, okay. And I also, we did a Google search of all the houses of worship that are being advertised in that area, I have it right here, there are about eight already, in Thiells. So would you like to distribute these?

MS. ADDONA: So they would have to come in and get approvals, if necessary. If it's a gathering place that's under a certain occupancy, then that can be done as of right. If it's a house of worship, they would have to come in and get approvals from the town and from the Boards just like this applicant is doing.

MS. HARPER: Okay, so they're advertising it as a schul, a house of worship, so why are they advertising it this way? So if you could please explain to all the residents here what the difference is between a house of worship and a place of gathering, maybe we could understand this a little bit better, because right now we feel it's more of a house of worship than a place of gathering.

MS. ADDONA: A gathering place is based upon the size of structure and occupancy. If it's under 1,500 square feet, you can have up to 16

occupants. If it's over that, you can have up do 26 occupants, as of right. If it's over that size, then you need a special permit.

MS. HARPER: Correct, so that's the reason why I submitted all those pictures and all those videos, to show that there's more than 16 cars, because I think the approximate size of all those homes are about 2,700 square feet.

MS. ADDONA: Which would be over the 1,500 square feet that would allow for 26.

MS. HARPER: So 27 now if you count the cars in the pictures and the videos, there's more than 27, and let's not counts the people that walk.

MS. ADDONA: Okay, so that's a Building Department issue, and you sent it to the building inspector, yes.

MS. HARPER: But we're tired of keep doing that. It seems like we let the building inspector know, the building inspector does do due diligence and goes there, but sometimes they won't even let him in or actually there's been instances where, I don't know, I guess even the Town of Haverstraw Police Department was called and was not even let in. I mean, somebody from the community

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who lives, what was her name, Dalta Parado, she spoke at the May meeting, and she lives next door to the temple, and she's been calling, you know, the one that they are using right now at Lavinia's, which is supposedly supposed to be temporary until they find another place of worship, and it's my understanding they are also going to change that into a house -- into a warehouse once they find their home, their house of worship. So basically she says that there's actually more than 50 people. You count the cars, I've sent those pictures to you, too, the amount of cars that are not parked legally. I don't know.

MS. ADDONA: We also talked about this at prior meetings, how part of this process and being before the Boards is that it allows any sort of approval that may be granted to be based upon certain conditions, right, so that would include the occupancy that the applicant has already represented. So that's -- this Board can put conditions on approvals.

MS. HARPER: But will it be enforced? So if it's not -- so if they're saying 107, who's going to count the 107 people going in?

MS. ADDONA: It's going to be a requirement of their certificate of occupancy, if they're not complying with that, the applicant can have a violation issued against them, they could potentially --

MS. HARPER: But it's happening right now. So that's the problem, it's happening right now, it's happening, and there's homes of worship there and there's eight of them that they're advertising, and they have more than the allowed amount. Why are they not applying for the permit? They should be applying for the permit, yet they have not. So now they're trying to get a house of worship for 107 people. Well, who is going to enforce that? We know it's not going to be enforced. We know that because right now it's not happening.

MS. ADDONA: There's more emphasis when it has a land use approval behind it, because right now it's permitted as of right, we've already talked about this, a gathering place is permitted as of right under certain sizes.

MS. HARPER: Right.

MS. ADDONA: This is really beyond the

scope of the Planning Board. This is a Building Department issue.

MS. HARPER: I think this is really important.

CHAIRMAN CORALLO: Please be quiet so we can have a conversation and she can type.

MS. HARPER: I'm just going to read a little excerpt that I prepared real quick.

So Mr. Emanuel stated at the last meeting that the discussion is the same each week, but the issues have not been resolved. We need to bring up a few points that have been bothering the community. First of all, the justification for the temple being built at this location is that it needs -- that it meets the needs of the orthodox community. We learned that the location was picked for the convenience of walking to the temple. We now know what the interior will look like, we're continuously ensured that only 107 congregates will be in the temple at any given time, but again, I'm sending you e-mails and pictures that I'm showing you right now, these places don't have permits, yet they're going over the amount that's allowed.

Okay, I mean, I don't know how early the

building inspector wakes up and gets to work, but can he be at one of these houses of worship at 6:45 and see the amount of people that go there in the morning? Sorry, I don't want you to get up that early.

Our first point is that the needs of the nonorthodox community also need to be considered, just like everybody else here has been saying. There are families that have lived here for 30, 40, and 50 years. Should the needs of the 100-plus families that are currently living there be overlooked in order to support the 60 that are there? Should the needs of the 60 orthodox families outweigh the needs of the hundreds of the nonorthodox families in the area? Their needs should also be considered, which is to maintain a quiet and safe residential area, free of traffic, congestion, and noise.

Let's not forget the needs of the wildlife of the conservation easement. Exactly where are all these -- the deer, the fox -- where are they all going to go? The conservation easement was put in place to protect the natural habitat of the wildlife and not for a parking lot.

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My second point is the traffic and the number of congregants. Dalta Parado, who lives next door to the temporary temple, is a witness to the reality of having a temple in a residential area. Cars are parked on several streets causing traffic and safety issues. She is fearful of pulling out of her driveway, she also sees a number of people attending the temple, the number of people are way above the 50 people allowed in the small building.

When the police were called in, they were not allowed entry. How will the number of people be limited to 107 if the police cannot check? We won't know if there's 107 people or 407 people. How will fire and occupancy codes being enforced? Can you imagine if there are more than 107 people and a fire or another type of emergency occurs, with cars on both sides of Riverglen and along Dunnigan and Dawson and the adjoining streets, how will emergency vehicles get through?

In addition, many congregants walk to the temple, they walk in the streets. With cars parked in the road, possibly on both sides of the street, the congregants will be walking in the middle of

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the road. This is already a practice that we see on a regular basis. In Pomona, Mr. Lascar described the traffic problem was handled very well in Pomona. The police come out with cones and direct traffic. Is this how the character of the residential neighborhood be preserved? Can you imagine that police are needed on Riverglen to direct traffic? Remember, many Jewish holidays occur during the week when driving is permitted. The traffic situation with school buses and other commercial vehicles could be atrocious.

Furthermore, the Town of Haverstraw has always been known as a diverse community, and that's one reason I came. We embrace diversity, we have different races, ethnicities, and religions that all shop together, eat together, play together; however, we're witnessing, in the neighboring communities, mom and pop stores that are being pushed out. They're being replaced by establishments that only cater to the applicant's community. How is this bringing diversity to a neighborhood that was previously diverse?

We believe that the Board really needs to take into consideration all of this before allowing

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a house of worship of the proposed size at the location in the middle of a residential neighborhood. And if you really think how RLUIPA came about, all right, RLUIPA came about because there was certain religious institutions that wanted a building on a commercial area and they were denied, okay.

In this case, I firmly believe that the applicant is using RLUIPA as a sword instead of a shield, because no one is telling them to use that home as a house of worship, which against them encroaching them on the conservation easement and bringing high density in a low density area, which is a reason why we all moved here.

So I'm really, really hoping that you take all of this into consideration. That's all I have to say for now.

CHAIRMAN CORALLO: Thank you. Anyone else want to say anything?

MR. HARPER: Ken Harper, 4 Marino Boulevard.

Hi guys, I will be real quick. A couple months ago, the attorney for the CUPON brought up a special use permit and inquired as to why has it

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been filed and it should have been filed and it should have been part of the application. Another person came up here and spoke about the property being used as an educational property, a special teaching property, and a couple other things, which fall under the special use permit guidelines that the Town of Haverstraw has posted.

Now, I'm not an attorney, so I don't know, but if it wasn't, then today's action is going to lead to an Article 78, which is going to request that, hey, everything has to stop. I'm not sure why the applicant doesn't want to just follow the rules. I don't understand that, and now we're finding out that other places are possibly being used improperly is, once again, the applicant or possibly the applicant or people that practice with the applicant not following the rules.

AUDIENCE MEMBER: It demonstrates their behavior.

CHAIRMAN CORALLO: Please.

MR. HARPER: 33 years in the military, I follow rules. I get pulled over, I got my lights on, I got my windows down, I have my hands on the steering wheel, I don't want accidents, I follow

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the rules, and by me following the rules, that prevented me from getting into trouble, having things happen, having to go through the whole stuff that we are going through. And I just ask that, you know, if it comes to the Board's attention that the rules are not being followed, that they immediately request that all actions cease, if that's something that the Board has the power to do, and not allow this motion to continue forward.

The special use permit wasn't done, but they're clearly using the property as something that would fall under the special use permit guidelines. And like I told you, I was in military intel, I'm an intelligence officer, I see a chess game that's going on here, so I kind of get it, I think, I don't know, but it's all right, we got to do what we have to do, but it's really important that we make sure that the applicant understands that, had you followed the rules the right way the first time, we would not have to go through all this now, because all it's doing is prolonging it and it's making it harder for them to practice, for them to do what they want to do, it's causing undue stress on the people that live in the community,

and it's not fair all the way around, it's not fair all the way around.

Guys, ladies, gentlemen, I think we know that the 78 is probably going to end up being next as a result of today's decisions, you know, and it's just sad that it had to come to this because all the applicant had to do was do it the right way the first time. It's unnecessary stress, but it's necessary. Thank you for your time.

CHAIRMAN CORALLO: Thank you.

MS. ADDONA: Just to be clear, this use is not a special permit use, it's permitted as of right, just for the record.

MR. MALTA: Michael Malta again. How many abandoned buildings do we have in Letchworth?

CHAIRMAN CORALLO: I don't know, I can't tell you that.

MR. MALTA: Why doesn't the town sell them a building up there, let them build their synagogue, all that property we have in Letchworth, let them do what they want to do in Letchworth. Let them refurbish the --

CHAIRMAN CORALLO: Go to the Town Board meeting and ask them that question.

MR. MALTA: Let them apply for the permit for Letchworth and let them do it there and not in a residential neighborhood. And you know, I will back them to go to Letchworth, not in a residential neighborhood. We have all the vacant buildings up there that we're paying taxes on and doing nothing with the property, everyone turned everything down, Legoland, so let them build their synagogue there.

I'm a Christian man, I believe in God, let them build their synagogue not in a residential area. It's residential. That's it.

CHAIRMAN CORALLO: Thank you. I will give you another shot.

MR. PATTERSON: Kenny Patterson.

CHAIRMAN CORALLO: You know, our friendship of 25 years, I got to.

MR. PATTERSON: You know what I was just thinking, I was thinking about Legoland. Remember when Legoland came here and how the residents reacted, and I think it was about traffic flow, destroying property, more people coming into Haverstraw, and it would be like an overflow, so I'm kind of thinking over here of the overflow, but then I thought, you know what, it would be a tax

thing for the town, but the residents spoke up. I was wondering, did the Planning Board have any say in that or was that just the town?

CHAIRMAN CORALLO: That was the Town Board, never came to the Planning Board or Zoning Board. The Town Board made all the decisions on that.

MR. PATTERSON: All right, so let me finish.

CHAIRMAN CORALLO: Go ahead.

MR. PATTERSON: So we talked about overflow of traffic, and I see everybody here like looking at us like, well, these people are like out of their mind, like, but if that's what's happening on a road that's probably 30 feet wide and a car is 11-foot wide, it gives you only like only 10 feet to get any kind of emergency vehicle through there.

Now, I don't know about it, but I'm a past fire chief of West Haverstraw, but I see a liability coming out, because let's just say there is a fire on Riverglen, let's say it's one of the residents or even where they have their church, I see that they're walking out, but I understand, but my point is that, who's going to take that

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liability hit? Is that going to be the Thiells Fire Department? Is it going to be on the Planning Board? Because I know I'm no attorney, but I think I would start with you guys first because you're making a place that's over congested and unsafe for the residents, and you have to think about that. You really have to think about that, and you guys ain't putting that into place, none of yous.

As consultant engineers, I thought you guys would know about this, too, but I'm only saying if I lived on Riverglen, and I couldn't get a fire truck through or a police car through because someone might be having a heart attack or a fire where people are trapped, I'm wondering who they're going to sue, because I think they're going to come after the Planning Board first. And you know what, I don't know if you guys want that liability, but again, let's talk about Legoland. It was about overflow, overflow, but I just heard people here talk about it, she just said it, cars on either side of the road, people walking in the street. What are you going to do? Isn't that like congestion? I mean, that's crazy.

Where I live on South Lilburn, at least

the road is like 40 feet wide, but that's crazy. You people are putting up a lawsuit against the town and you guys might bankrupt the town by doing this, because God forbid, if anybody here hired an attorney and anything happened to their family members here, for an emergency, I hope you guys have good attorneys, because I really don't know what she's going to do when a real attorney comes in, because that's a problem. This is not good.

CHAIRMAN CORALLO: Please.

MR. PATTERSON: Sal, but at the end of the day --

CHAIRMAN CORALLO: We don't take it personally.

MR. PATTERSON: I'm not trying to insult her, I'm just saying that --

CHAIRMAN CORALLO: Well, I think you did.

MR. PATTERSON: I'm not trying to insult her, I'm just saying that if something does happen, are you guys prepared? Are the taxpayers prepared like it was for Bowline with the bad taxes going on so that the taxpayers got to pay it because you guys don't want to be competent enough to say no? That's the problem here.

CHAIRMAN CORALLO: All right, thank you very much.

MR. PATTERSON: Come on.

CHAIRMAN CORALLO: Thank you very much.

MS. SIDENWORM: Shelly Sidenworm, 7 Riverglen Drive.

CHAIRMAN CORALLO: Yes.

MS. SIDENWORM: An interesting point was just brought up about the traffic on that road, I happen to live on Riverglen Drive. Shavuot was just recently, in front of one of the houses there were 23 cars parked in front of that house, another house had 16 cars parked -- the other day there were 16 cars parked in front of that same house. That's number one.

Number two. A point was brought up about fire engine, and the police being able to get through our street. Years ago, if you remember, I don't know if this Board was on it at that time or not, we requested for a speed bump to be put on that street because people were flying down the road when they opened the new development. We were told, oh, no, you can't have a speed bump, fire trucks have to go through, it's a thorough street

for the fire trucks. If you have cars, which is being brought up, on each side of the street, then how do you expect the fire engine to get through? You were so concerned at that time that the cars -- that the fire trucks can get through, oh, no, you can't have a speed bump, no, that they couldn't do, but they get through people and cars parked on both sides. Has that been taken into consideration at all?

MS. ADDONA: Yes.

MS. SIDENWORM: Oh, the story changes now. Okay, you don't even live in the neighborhood, number one. Number two, the story changes now. These people explained to you, the road is narrow, this is an expert, this is someone who worked in the fire department, he knows what he's talking about with it. You may be an expert legally, he's an expert when it comes to the fire department, so listen to what he has to say to you. If you have cars parked on both sides, when a fire truck can't get through, what are you going to do?

MS. ADDONA: There will not be cars parked on both sides.

MS. SIDENWORM: You think so? Are you

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going to come from your house wherever it is and come to my street and observe that? Are you going to be observing it when people -- people walk in the middle of the street now.

MS. ADDONA: One of the recommendations that was made by the town's consultant traffic engineer is that there will be parking restrictions put in place to ensure that emergency vehicles will be able to get through.

MS. SIDENWORM: In the winter, when the trucks have to get through in the mornings to clear the streets but people are there davening and leave their cars there, what are you going to say then? Oh, there's restrictions? They're not going to follow restrictions, the cops are not going to come around every time there's a restriction. People come flying down the street through stop signs constantly. Nobody does a damn thing about that either. Do you think they're going to come because they're parked don both sides of the street? Come on, let's get real. Think realistically.

CHAIRMAN CORALLO: All right, thank you. Sir in the back.

MR. WASSWERMAN: Neill Wasserman. First

thing I want to say is I truly appreciate the turnout tonight. I also believe in unity, and if you want to be unified, because as an individual I don't feel like I have any power in saying anything to you, so this woman up front, Maddalena, we have a list, please sign up with her, please join us as a group, because we cannot fight this as an individual, we don't have the means, we don't have the lawyers, we need that information, and somebody in our group probably is a lawyer, somebody in our group probably knows all the rules and regulations, so please do that before you leave.

The other thing I wanted to say is that the applicant last week painted a wonderful picture of the use of the building. If you remember, I asked to look at the plans and how they're going to set up the synagogue. The tables, the chairs are all removable to make it a big gigantic hall, and again, this is why we are saying why is it 8,000 square feet. The applicant said we need tables. Well, the majority of prayer is done standing up. In fact, davening is done standing up.

Now, I appreciate the facts that they

want to face -- they wanted to and they can't face Jerusalem because that's the Wailing Wall is. The Wailing Wall is where everyone prays towards, but prayer, again, davening is done moving, tables actually are in the way, I would think, during most of these ceremonies. That's all I have to say about that.

The other thing about the traffic study and why a new traffic study needs to be brought up is the applicant actually gave information to the person who did the study. The person who did the study got up and said, well, was it 14 cars that are going to be parked there on a regular basis? He never went around to the other locations within our community to see how the parking situation is. I don't think that was the correct study, and I think another study has to be done. Thank you.

CHAIRMAN CORALLO: Thank you. Anyone else?

MS. HARPER: Maddalena Harper one more time.

Here's the traffic study, and it doesn't have anything on Dawson, there's nothing on Dawson and there's nothing on Dunnigan. So they could

park both sides, they could park wherever they want. So I'm sure you've seen this, so I just want to clarify.

AUDIENCE MEMBER: He was supposed to come back with the pedestrian study. Is the pedestrian study there?

MS. HARPER: No, I have not seen that.

CHAIRMAN CORALLO: If you cross-talk, she's not going to be able to write it. Thank you. Anyone else who wants to speak?

MR. NEIDERMAN: Irwin Neiderman, 8 Stonecrest.

I have been coming here for almost all the meetings except for one that I might have missed, and I appreciate everybody that's come here tonight, maybe they should have come here, they may get mad at me, a few months ago. A lot things that were said I know are answered already. I understand the law, too, I know they have a right to build a temple, synagogue, in a residential neighborhood.

I have watched what's going on in the last few years. It's around the corner from me, the streets, I see the cars. What I'm concerned

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about is, when this started, it was going to be 170 people, we got it down to 107 people, it's only going to be 60 families, now they're talking about 100 families, and there's more than 100 families in the area, that's why we now see four or five other homes being used as a house of worship. And I don't have a problem with that, and I don't know if they're supposed to get for gathering, what you want to call it, and they will pay taxes because the house itself, somebody lives in it. This one, no one is going to live in, so there won't be no taxes, but the point is, as of right now, it's not big enough for what they want, that's how big they have grown in the area, and I'm worried about that.

I've talked to police, cars parked up to the corner, I know they're going to be on one side of the street. The walking, I mean, I don't talk about that, that's something else. The amount of people in this house every morning, because a lot of my friends, they're teachers, they drive up and down that street going to work early in the morning, the cars are parked there, that house at 56, which is what they're using right now, is at least 40, 50 people every morning.

Now, why isn't there somebody there saying you're in violation? Because what I'm worried about is you go and you build this thing, you think there's only going to be 107 people? Oh, we will get a ticket, don't worry about it. They're taking advantage because we don't follow up. I heard in Stony Point they are following up. That's what I'm worried about. I'm worried about that we see what's going on, it's not going to stop what's happening, people are moving in, I don't have a problem with that.

They put out a thing, diversification, they don't want diversification because all of a sudden my neighbors now have fences going up between houses. We used to walk to each other's house. These kids will not play with my grandchildren, they will stay by themselves. This is not diversification, they want you to move out so they can move in. And it's just human nature, when somebody comes and says I can give you a lot more money for your house because nobody else is going to move in. I haven't seen a house yet in my neighborhood sold that wasn't done by I don't know Century 21 or Spoon River, it's always the same

thing, and I don't know how that can be stopped.

It's human nature, somebody is going to come to me and say I will give you a million dollars for your house, I will take it. My neighbors will hate me, but that's the way it's going to be.

Thank you.

CHAIRMAN CORALLO: Thank you. Anyone else?

MR. NEIDERMAN: I just want to finish one thing. I want to apologize to the attorney, okay. She's doing her job, and I know she knows what the law is, and a lot of people have come up here tonight who were not here for the other meetings and were really repetitious about what's going on, so there's a lot of anger, and I want to apologize for that.

CHAIRMAN CORALLO: Thank you.

MS. ADDONA: Thank you.

MR. AZAROW: David Azarow. I will be quick. I just wondered, maybe it would be helpful, is the head of the congregation here tonight? Maybe, does anybody want to speak? Does anybody want to -- does anybody -- hang on.

CHAIRMAN CORALLO: Dave, she's taking notes. When you speak to them, she can't hear you.

MR. AZAROW: I'm sorry. It would be helpful if maybe somebody spoke. There are a lot of concerns here, and I'm wondering if there's anybody affiliated with the congregation, whether or not it is the head of the congregation or a member who would like to come up and clarify some things and help to maybe ease some ease some of the concerns that everybody's having. It would be a good time to do that now. Here's the microphone.

CHAIRMAN CORALLO: Thank you. Excuse me, you can speak, but are you part -- I know you might be part of the congregation, but are you part of the applicant's group here?

MR. GOLDBERGER: Yeah.

CHAIRMAN CORALLO: Because if you make a statement, I want to make sure that it's a statement from a representative or the attorney.

MR. GOLDBERGER: I'm just speaking for myself, just as a neighbor.

CHAIRMAN CORALLO: For yourself, that's one thing.

MR. GOLDBERGER: Akiva Goldberger, 22

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Asman Drive. I just wanted to thank the Board for everything they have been doing through all the meetings. Historically, Haverstraw has had an orthodox synagog for over 150 years on a residential street with parking on both sides, which we've heard closed down a couple years ago, so this is nothing new for Haverstraw.

I'm one of the first families that moved in 2017, I've also noticed a rapid change, and we appreciate all the neighbors that have been welcoming and have been so gracious to us, and we understand it's not easy. Thank you.

CHAIRMAN CORALLO: Thank you.

MS. VASQUEZ: Jessica Vasquez. So I understand the RLUIPA law is anyone is entitled to apply for a house of worship in a residential neighborhood. My question is, is there a limit as to the size? I mean, we're talking 8,000 square feet. That's overwhelming.

MS. ADDONA: They do need variances that they have applied to the Zoning Board for.

MS. VASQUEZ: Okay, so is there any compromise that could be made? I mean, especially from the Board. I know the applicants apply for

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this, but does that mean that it has to be agreed to as that size? Couldn't the Board come back with a counter, with a different size, a smaller building, no parking lot? Seeing the discord that it brings to the community, wouldn't the Board want to do something to appease both sides?

CHAIRMAN CORALLO: That will be the ZBA's review, the Zoning Board. That's why what we did this evening was so we can get it to the Zoning Board, because they really haven't had a full meeting, and there's -- I don't have it on the top of my head, but they have three or four different variances, that's one of them.

AUDIENCE MEMBER: It's seven.

CHAIRMAN CORALLO: Seven, all right, anyway, that's where we're going.

MS. VASQUEZ: All right, thank you.

CHAIRMAN CORALLO: All right, thank you.

So what we're going to do this evening is we're going to keep the public hearing open and the next meeting will be on July 13th. This application will be going to the Zoning Board of Appeals for their review and their decision.

MS. ADDONA: Do you have a motion?

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CHAIRMAN CORALLO: Just one more.

AUDIENCE MEMBER: Maybe we could get a bigger venue, because there's going to be a lot more people next time.

CHAIRMAN CORALLO: I would have to check with the town, where they would go. I can't make that decision.

AUDIENCE MEMBER: The school district would be happy to accommodate.

CHAIRMAN CORALLO: I would have to ask the town to check it out.

The ZBA is going to be first, I'm not sure. Right now we are going to have the public hearing on July 13th, we will try to make a decision of whether it's going to be here or someplace else. I will check with the Town Board to get another location.

MS. ADDONA: Is there a motion to adjourn the public hearing to July 13th.

CHAIRMAN CORALLO: Can I have a motion to keep the public hearing to July 13th.

MR. WIDMER: I will move that.

CHAIRMAN CORALLO: Moved by Mr. Widmer.

MR. GIZZI: I will second.

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CHAIRMAN CORALLO: Second by Mr. Gizzi.

All those in favor, signify by saying aye.

MR. WIDMER: Aye.

MR. MICHALAK: Aye.

MR. SAMBRATO: Aye.

MR. GIZZI: Aye.

CHAIRMAN CORALLO: Aye.

Opposed? So carried.

Motion to adjourn?

MR. MICHALAK: I make that motion.

CHAIRMAN CORALLO: Moved by Mr. Michalak.

MR. SAMBRATO: Second.

CHAIRMAN CORALLO: Seconded by Mr. Sambrato. All those in favor, signify by saying aye.

MR. WIDMER: Aye.

MR. MICHALAK: Aye.

MR. SAMBRATO: Aye.

MR. GIZZI: Aye.

CHAIRMAN CORALLO: Aye.

Opposed? So carried.

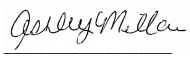
(Whereupon, the meeting was adjourned.)

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C E R T I F I C A T I O N

Certified to be a true and accurate transcript of the stenographic minutes taken within.



Ashley Millan,
Senior Court Reporter

Dated: June 21, 2022

Errata Sheet

NAME OF CASE: In Re: TOWN OF HAVERSTRAW PLANNING BOARD MEETING
DATE OF DEPOSITION: 06/08/2022
NAME OF WITNESS:
Reason Codes:
1. To clarify the record.
2. To conform to the facts.
3. To correct transcription errors.

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