----------X

In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

COPY

March 1 , 202

7:3 p.m.

PLANNING BOARD EETING he d at One Rosman Road, Garnerville, New rk, efore a Notary Public of the State of New York.

DRAFT

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

SAL CORALLO, CHAIRMAN.

GLENN WIDMER

ROBERT SAMBRATO

ANTHONY GIZZI

WILLIAM RICCALDO

JAMES MONTE

ANNETTE HENDRIE, CHIEF CLERK

CHRISTIE TOMM ADDONA, ZONING B RD A ORNEY

GLENN McCREEDY, CONSULTING ENGINEE

MICHAEL KAUKER, PLANNIN ONSULTANT

GEORGE BEHN, BUILDING NSPECT

DRAFT

Proceedings

CHAIRMAN CORALLO: Good evening, everyone. Welcome to the Town Haverstraw Planning Board, M ch 11, 2026, 7:30 p.m.

Would everyone please stand or the pledge?

(Whereu n, everyo rose for the Pledge of Allegi ce.)

CHAIRMAN CORA O: Roll call.

MS ENDRIE: Sa Corallo.

HAIRMAN LO: Present.

MS H NDRIE: Glenn Widmer.

MR. WIDMER: Here.

MS. H NDRIE: Robert Sambrato.

SAMBRATO: Here.

MS. HENDRIE: Anthony Gizzi.

MR. GIZZI: Here.

MS. HENDRIE: William Riccaldo.

MR. RICCALDO: Here.

MS. HENDRIE: James Monte.

MR. MONTE: Here.

CHAIRMAN CORALLO: We have -- quorum is present.

Would somebody move for the

DRAFT

adoption of the minutes of February 11, 2026?

MR. SAMBRATO: I'll m e it.

CHAIRMAN CORALLO: Moved y Mr. Sambrato.

MR. GIZZI: Second.

CHAIRMA CORALLO: econd by Mr. Gizzi.

All those in vor signify by saying A ."

Whereup , l the Board members responded "A .")

CHA MAN CORALLO: Opposed?

So ca ried.

t item of the agenda is 13 --

MS. TOMM ADDONA: Announcement.

CHAIRMAN CORALLO: Excuse me. Before I start with that. Item Number 2, 81 West Ramapo Road, Town of Haverstraw, Garnerville, Section 26.09, Block 04, Lot(s) 01. Site plan approval: Yoga fitness studio, they asked to withdraw their submission --

MS. TOMM ADDONA: Adjourn.

DRAFT

Proceedings

CHAIRMAN CORALLO: Adjourn.

MS. TOMM ADDONA: Yeah.

CHAIRMAN CORALLO: So e will take this up at our next eetin

Going back to tem Number 1 130 West Ramapo Road, ld Lavinia's, Garnerville, S tion 25.1 Block 03, Lot(s) 40. Site an pproval: Two-story office bui ing utilizing as profes ion office spa 11,000- quare-f ic] building with on-site p rk ng.

We ve a revised submission and i s a conti uation of the public hearing

Will the applicant's representative please come up?

Make sure the young lady to your right has your name.

MR. RICHMOND: Good evening, Mr. Chair, members of board. As you may recall, my name is Dan Richmond. I'm with the law firm Zarin and Steinmetz, here on behalf of the applicant.

DRAFT

This project has gone through thorough review by your board a your consultants. I think we've dressed all of your board's and your onsul nt's comments.

We're hopin the board will iss a negative dec ration to llow this project to proce W ll need to obviously go before e Town Board for the z ing ange.

Reporte ification.)

MR R HMOND: We need to go b ore the Town Board for the zoning a endment an then we need to go before the Z Board for a variance, and we'll be back before your board for final site plan.

We're happy to address any board -- any questions your board may have. But we're hopeful, again, that we can advance the process this evening with the -- your board's issuance of a negative declaration.

CHAIRMAN CORALLO: We had a

DRAFT

number of questions at the last meeting. I know the drawings have been c rected -- as far as I was worried a ut on the architectural, there was draw g missing. So now -- D awing 103 wa 't there, now you've hanged everything conform.

So I want ju t keep everything so when we make our solution, our attorn y lly puts a the drawings down an the da d any revisions on it. So at been placed on it. I saw t t.

MR. R CHMOND: Thank you, yes. I appre your recognition. And we've revised the plan pursuant to your board's comments.

CHAIRMAN CORALLO: That's been corrected. I have -- there's one or two other items that was there.

I had something else about the, about the elevator shaft. I understand that the elevator shaft is, is not part of the height requirements there. As far

DRAFT

as the height, it's because you went above that with the elevator -- he shaft is 37 feet, not 35. And so yway, but it's not part -- for the arian that you need a variance o that I was ld; okay?

MR. RIC OND: Oka Thank you.

CHAIRMAN RALL By the building inspector.

Any dy else hav ny questions right n w? Not is point?

MR W MER: I had a couple of q stions. I think last month I asked if t ere was go ng to be any electrical meteri disconnect equipment on the building or a generator, you know. None of that is shown on the plan.

MR. RICHMOND: Electrical? You mean, like, an emergency generator? Is that what you're talking about?

MR. WIDMER: Yeah. Or where the meter -- is there going to be a meter bank or is there going to be -- because the electrical room's, like, in the

DRAFT

center, front center on the building. So I was just curious if they're g ng to put all the stuff on the -- m calling it the front side --

MR. KESSLER: t's going to e the backside of th building.

MR. RIC OND: It ll be on the backside of the ildi g according to our -- we have with us t s evening Mike Kessl p ject engine ing from Weinber and Li is is Rob Bernstein from Proj ct Architect BILD.

I u derstand that the e ectrical

WIDMER: When you say the backside of the building, is that facing 202?

MR. RICHMOND: It's facing the parking lot.

MR. BERNSTEIN: It will be facing the parking lot.

CHAIRMAN CORALLO: Facing the parking lot?

MR. WIDMER: Because I mean, when

DRAFT

you look at this building from the 202, it's basically a brick wall with a bunch of windows. The parking lot side looks nice, you know, as you pull in for the 40 or 50 workers that are going to work there. But, you know, from the 202 it's a pretty blanket looking building. And I was just concerned if you're going to put equipment on that side of the building.

MR. ERNSTEIN: No plan.

R. RICH There's no plan to put equipment on that side of the building.

MR. WIDMER: Because that's where the electric room is.

MR. BERNSTEIN: And we're going to dress up the 202 side when we actually do the final plans.

MR. RICHMOND: Our architect is saying we're going to -- obviously we'll enhance the 202 side when we get to the final plans.

Again, this evening was just hoping to advance the project with the

DRAFT

issuance of negative dec.

MR. WIDMER: And the oth -- I have a question.

The five storage r oms, u know, the use of those stor ge rooms at me point previously not you, I think maybe the othe lawyer ha said, you know, they had t mak this building profitable and stuff They're putting mini-s li in these fi five storage units. mean why would you need AC and h t n the storage units?

MR. ICHMOND: Again --

MR. W DMER: You could just put a littl tric heater in there. You know, I'm just concerned about the -- what the usage is.

MR. RICHMOND: Well, I think we've been very clear and I think your board, I understand, requires a condition of site plan approval and perhaps, I don't know, if the Town Board or the Zoning, that the basement is only going to be used as amenity space for the

DRAFT

employees and the -- you know, the tenants of the building, the 42 enants of the building.

In terms of heat, thin -- again, I'm not an eng neering and electrical consult nt. My understandi is that, you k w, to kee the entire building warm, y got to keep the entire building warm.

MR IDMER: You eed heat. But I'm jus curiou why you --

MR R HMOND: I don't think --

THE EPORTER: One at a time.

MR. R CHMOND: What's that?

WIDMER: I said, it doesn't seem cost -- if you're being cost-conscious, why are you putting, you know, five mini-splits in the storage unit? It doesn't -- it seems, you know -- you got to keep the files cold? That doesn't make sense to me.

MR. RICHMOND: Again, it's to keep the entire building cool during the hot summer months. Again, you know,

DRAFT

there's some -- there are various uses that could be put to the variou portions of the basement, but to be c ar --

MR. WIDMER: Well it sa storage unit.

MR. RICHMON : What's that?

MR. WID R: Those ooms say storage unit. T 's that's my whole concern is what the e is going to be in these oo down the ro

R. RICH The use -- regardles o you know, whether it's u d for g space or a breakout room or, y u know, a ttle place where the tenan have lunch or something like that, it doesn't matter what it's labelled. I mean, again, I don't know if down the road they somehow decided that they need less storage, again maybe there's something for the tenants to eat in or some breakout room or something like that. It may need AC.

But again, that's sort of an internal design issue.

DRAFT

MR. WIDMER: Well, I mean, you do -- well, it all comes back to th whole, you know, how many -- the sq re footage, when you brought up the r ntabl square footage space. I mea you already have a gym down there, ou already have a cafeteria down here. So hese storage units wouldn't b se for that. So I'm just concerned they turn into offices.

MR ICHMOND: Ag in, there can be only 2 -- I again, we've been through is that the, you know, the o upancy set by the building code. S no matter what you call it, if you conver he entire basement to office space, at the end of the day you're only having 42 people in the entire building.

So there are no external impacts. I mean, we could put chillers down there, we could put a refrigerator down there.

MS. TOMM ADDONA: I mean --

MR. WIDMER: I disagree. Just because the, you know, the plans right now say 42 people or whatever, five years

DRAFT

from now, if they're losing money, they want to rent that space out --

MR. RICHMOND: I thin it's a building code issue, that I th k -- you know, my understandin is the 42 i set by the building c e.

MS. TOM ADDONA: t that's the first and second ori s. And that was, that was my understa ing of the condi on t the appl nt was willing to put have on any approval this boar o any other board may issue, t t only e first and second floors w ll be used for office space; the basem ll be accessory amenity space to those offices.

MR. RICHMOND: Yes. I think we've been through this several times over the past --

MS. TOMM ADDONA: Right. But then you just said about converting the basement to office space. So I think that -- that was my concern. That jumped out at me.

DRAFT

MR. RICHMOND: Well, I apologize if I caused any confusion. But gain, I think this is point we've re shed several times over the p t se al meeting. I wasn't he e at the las meeting, but, agai , my colleague Mat Beherns was he .

I think w ve en your board as much comfort. And a in, it's a condi on, ur building inspector can inspect f ther question about the usage of he asement.

MS. TOMM ADDONA: And for the b nefit of e board, that will be done annual Because it's a commercial building, the building inspector will conduct annual fire inspections.

MR. BEHN: Right. At minimum. We can walk into a commercial building any time.

MR. RICHMOND: Right. I mean, so again, if it's a condition and that's part of -- you know, I guess it would ultimately be part of our CO, you know,

DRAFT

compliance with the CO, I mean.

MR. BEHN: That can be d e. But it will be a map note on the inal approved site plan.

CHAIRMAN CORAL O: Will tha be placed on our res ution? No office space downstai .

MR. RICHM D: hat's fine. Again, we understood his and again, I think y rstanding that it will be in the gative tive declaration the board's ns dering, in the referral back t the Tow Board on the zoning.

So, I mean, at the end of the day

MR. BEHN: Additionally -- I'd like to add to that. If the owner wanted to convert to office space, he would have to come back to the Planning Board.

MR. RICHMOND: Right. I mean, so I don't know what else we can do to give you comfort. Again, I mean, there are internal design considerations that, again, dictate how it's planned out, how

DRAFT

it's laid out down there.

But I think -- I'll say one more time. I think we've be pretty clear based on input from your ard and other town staff that the basement s amenity space for he top two floors which will be fice spac which will have a maximum t nc of 42 people.

CHAIRMAN CORA O: All right. But I an say one t ng. If you make office ace do re, you'll need more parking. An you're asking for a v iance i parking now, so how would you p t more of ce space in there when you don t the parking now? So you got to ask -- now you got to get another variance. I don't understand.

MR. RICHMOND: No one is --

MS. TOMM ADDONA: They're not --

MR. RICHMOND: -- proposing office space in the basement now. I think that was something -- the building inspector, I think, was making the point that if we ever need to go back -- if we

DRAFT

ever wanted to convert to office space, we'd have to come back to your b ard and probably, you're correct, th Zoning Board. But we're not doi g tha there's no plans to do that.

Again, the roposal is for the basement to be menity sp e for the top two floors which ill e used as office space, which have a ximum tenancy of 42 peopl

HAIRMAN LO: All right. I don't ha a y other questions at this p nt. I ink we want to -- I'm going l ave it op It's a public hearing. ll get a chance, miss. I'll get to you.

MS. PERROTTO: Thank you.

CHAIRMAN CORALLO: Anybody else have any questions right now?

Ma'am, would you come up, please?

Thank you. This is a continuation of the public hearing.

MS. PERROTTO: Yup. Darla Perrotto. 5 Balsam Road.

DRAFT

I think last time we raised the question as to where the fence the property's going to be place and somebody was going to ask Ariel f they would leave it in the existing pos ion. Because as I stat , I do have a CO fo my pool based that pie of fencing, and I guess he's vin more into my property or whatever - he's coming into my pr er r what I a umed was my propert

So I ant to know if he does do t t, what s that going to do to my c ain and f ce at that point. How are we goi finish that?

CHAIRMAN CORALLO: All I can tell you is he -- I hear what you said, I understand what you said. And you'd have to work it out with the owner, if he, if he wants to move it closer -- more on his property. I can't tell him where the border -- because as long as it's on his property, he's permitted to do that.

MS. PERROTTO: And that's fine.

DRAFT

There's a gentleman here who was supposed to ask him if he would be willi to move it. Last month, a young gen eman.

CHAIRMAN CORALLO: Yeah, e's not here today.

MS. PERROTT : In the blue sui The guy in the lue suit He was supposed to find t i Ariel would leave the fence in the cur nt position.

CHA MAN CORALLO Are you -- let me ask u a qu Any of you familiar it what we're talking about? T fence?

MR. K SSLER: No.

RMAN CORALLO: No. So that doesn't do us anything.

MS. TOMM ADDONA: But there is -- for the purposes of tonight -- that is still -- there's still opportunity to address that.

MS. PERROTTO: Okay.

MS. TOMM ADDONA: But like the chairman -- and so there will be -- like, the applicant was saying, regardless of

DRAFT

what happens tonight, they are going to be back before this board as we as the Zoning Board, so there will other opportunities to have di ussio with the applicant about t at.

But that i to a certain exten beyond the pur ew of wha this board can control, because s l g as the fence is on their record prop ty, they're permi ed put it the So if you want to ry to omething out with them, you re ompletely within your right t do so.

MS. P RROTTO: Maybe I'll call him. I'll call him. He gave me his phone number.

My other question is when you introduced this, you said 11,000-square-foot building. Are we down to 11,000 square feet? I thought we were at 12,000.

MS. TOMM ADDONA: No, the chairman misspoke. It was 12,000.

CHAIRMAN CORALLO: 12,000. I

DRAFT

said 11,000?

MS. TOMM ADDONA: Yes.

CHAIRMAN CORALLO: I'm sorry. 12,000.

MS. PERROTTO: And then my her concern is currently we have -- what? a 2,100-square foot building in there and it has an occupancy limit, okay. And I can tell you for myself during COVID, you know, I'm on the corner and I have a house next to me on Poplar, and obviously people are going through that backyard. It was being used as a shul or a temple at some point and people were going through that gentleman's yard. They were coming up 202, they were coming down Balsam, and I probably saw nothing short of 100 people filter into that building on multiple occasions.

And I actually called the PD and said: Hey, we have an occupancy issue here from what I could see, and nothing ever resolved. So I would have a huge concern about -- we say it's for 42

DRAFT

occupants, but who is going to police this?

MS. TOMM ADDONA: It' also -- it's an office use. The re pr osing an office use.

MS. PERROTT : Right. With 42 people.

MS. TOMM DONA That's the building code occupa y; correct?

MR EHN: Yeah.

S. PERR So then call George an s y: Hey -- and what I will s is, wh the police did respond, they k ocked on e door and nobody answered.

TOMM ADDONA: Well, as an office building, as the building inspector was saying earlier, he has the ability to walk in at any point.

MS. PERROTTO: Does anybody have any idea who the current tenant is using that building? Because I still have the issue -- I know you said the traffic consultant said there's no concerns about reducing the required parking by

DRAFT

40 percent. And you said the traffic consultant has done a review an he's okay with a reduction.

MS. TOMM ADDONA: did y that, yes.

MS. PERROTT : Yes. I can't imagine that h s looked the video and that he's fine, s ay with a reduction.

MS OMM ADDONA: If you, if you contact he bui department, they can provide y u th the memo that he, the m os that e submitted.

MS. P RROTTO: Okay. I'm very curio ut the study.

MS. TOMM ADDONA: Stonefield Engineering is the town's traffic and engineering consultants. They're very reputable.

MS. PERROTTO: And that's fine. I mean -- and obviously you've seen the videos that I provided, but my driveway is a parking lot when there's anything going on in that building, so. See by my

DRAFT

house.

Yeah. I just don't know ow he thinks this is not a problem I will reach out and contact th also

All right. Th t's all I ha tonight.

CHAIRMA CORALLO: kay. Anyone, anyone else from e p lic have anything to say right now? D you guys have anythi g ay at all ght now?

R. RICH I think we're here -- no. I th nk, again, I think we've a wered y r board's question and all y ur consul nt's questions.

RMAN CORALLO: Anybody else up here have anything at this point?

I'm going to turn this over to our attorney for covering the things we have to go through to send this over to the town, so.

MS. TOMM ADDONA: Yes, Mr. Chairman and members of the board. So as you know, this board is serving as the lead agency for a coordinated review

DRAFT

pursuant to the state environmental quality review act, SEQRA.

It's an unlisted acti . And before any of the other b ards n make any determinations re ated to the proposed project w ich, as we've discussed at p or and th meeting, is the two -- to th wo tory office building with the ba ment for a total of -- whi h be access y amenity space to the rst an nd floor office space wi t associated parking and l dscapin improvements that are being p oposed.

re any of the other boards can consider the approvals that are required of them with respect to this application, which for the Town Board is a change in the zone of the property from the PO Zoning District, professional office to the C-Commercial District.

And the reason for this: The professional office, where the property is currently located, does permit office

DRAFT

space, office use. However the bulk requirements of the PO district re more stringent. And given that t s is a corner lot, it would requ re th applicant to push the building eve further back so th t there would be l a benefit, abi ty to hav a buffer abutting those r iden ial properties in the rear. So there e bulk benefits to moving th operty int the C-district.

is al iously located along th to n's commercial corridor b ng alon Route 202. And I believe it i in the Ro te 202 floating overlay distri lthough that's not -- that does not apply to this property and this project would not apply to this property.

So that's before -- going to be before the Town Board because their legislative board are the only ones that can amend the code.

The project as we discussed earlier and at prior meetings does require a variance regarding the parking

DRAFT

spaces, which has been reviewed by the town's traffic engineering cons tant. I believe he did a couple of r iews and there was some back and rth w h the applicant's engineer esponding to hose comments.

And two f the -- ll, three of the big factors it elates to the parking is the condi on, the limitation that d ssed earli which is the fact th there e no additional occupancy fr m the 4,000 square feet in t baseme . That can only be used for t e occupan of the office space on the first econd floor.

In addition, the applicant has agreed to a condition of any approval that this board or any of the other boards may be inclined to grant, that the office space will not include medical or dental because those do generally have higher parking demands and greater turnover because people are coming in and out for appointments regularly throughout

DRAFT

the day, as opposed to other kinds of office buildings where employee come and they're there for most of th day, if they go out for a lunch a m ing. But that's the distin tion there.

So with th e two conditions on the use of the ffice spa as well as the fact that th own s code as it relates to parking r uirements is somewh t ingent and p bably a little bit out ted, a t's something that -- it cou d recommended to the town b rd that hey take a look at, that was s mething th t was also brought up by the town s fic engineering consultant, those are all factors in coming to the determination that there will be sufficient parking as a result of this project, even though under the strict requirements of the code, there is a need for a approximately 40-percent parking variance.

So before either of those boards can consider ruling or making a

DRAFT

determination on the applications that will be before them, the Town B rd and the Zoning Board, this board as to complete the SEQRA review proc And to that end, your pla ner Mike Kau r prepared a draft n gative declaration which is a det mination hat the proposed project es ot have -- is not -- does not have the otential for any signi can dverse env nmental impacts that ca ot be ted.

Th a ernative would -- to a n ative d laration is a positive d claration, n which case you would -- the app nt would have to prepare an environmental impact statement. And based upon the reviews of all of your consultants, including the traffic engineering consultant which I mentioned, there really does not seem to be the basis for any finding with respect to any aspect of this project that would require the preparation of an EIS.

So to that end, you do have a

DRAFT

draft negative declaration that's been prepared for you.

And then as part of t town code, when there is an ap lica n for a zone change, as there is here, fro the PO to the C, as p t of the Town Board review process the zone tition is referred to your ar for a report and recommendation on th requested relief.

So we have h dled this in the pas is tha urrent with the SEQRA de rm nation and immediately after - so in t s case, with the negative d claration, you've also been presented with t zoning report to the Town Board regarding the proposed project and findings regarding the proposed zone change from the C to the -- excuse me -- from the PO to the C.

And I can just briefly recap some of the highlights of that. Which is that the property has frontage on Route 202, which is a main commercial corridor with numerous other commercial uses nearby.

DRAFT

It is located in the Route 202 floating overlay district which permits a variety of commercial uses, including retail sales and services, personal services, professional, administrative, medical and business offices, child care centers, studios, pharmacies, banks with drive-through restaurants, including fast casual delis, cafes, bakeries, and municipal uses.

The site is accessed from Balsam Road from a shopping center that is in the C district and is adjacent along West Ramapo Road to a parcel that is a legal -- excuse me -- legal nonconforming use as a motel.

We also discussed the improvements that are going to be made as part of this project from the property in its current condition as well as the restrictions and conditions that have been discussed, and that the applicant has agreed to put on the office use, which includes the square footage of the basement only being accessory and no

DRAFT

medical or dental.

So those are the two doc ents that are before you. If any e has any questions on them for th consu ants or if you have any comme ts, we can certainly discuss hat now.

CHAIRMA CORALLO: nyone have any questions?

MS. TOMM ADDO : Well, unless the b rd so incline I think I just summari d both e documents. I don't kno Mike, was there anything in p ticular you wanted to point out on the n g dec oth than what I said?

KAUKER: No. I think you summarized it pretty --

MS. TOMM ADDONA: I wouldn't say summarized. I think it was pretty long-winded, but thank you.

Okay. Yeah. So if the board doesn't have any questions or comments or require any further clarification from your consultants, then there is a resolution that I prepared which I will

DRAFT

read, which is probably going to be repetitive over a lot of what I just said, but it's actually the resolution to adopt these two document

Do you want me to go forwar with reading that?

CHAIRMA CORALLO: 'm going to ask a question. ve ou guys seen this what's -- our attorn 's looking at? Have y u it?

R. RICH I have seen the -- yes, dra s

MS. TOMM ADDONA: It was provided t the appli ant earlier today in accor with public officer's law that the board has to make available to the public any documents it is going to consider.

CHAIRMAN CORALLO: Do you want to read that?

MS. TOMM ADDONA: I would love to. Town of Haverstraw -- I'll give you a copy.

Town of Haverstraw Planning Board

DRAFT

resolution adopting SEQRA negative declaration and zoning report. 30 West Ramapo Road, Garnerville.

WHEREAS, the Appli ant, iel Kondov, proposes to r develop the property known as 30 West Ramapo Road Garnerville (t lot 25.1 Block 3, Lot 40) (the “Proper ”) w th a two-story, 12,000 square foot b lding with a basem t e first tw floors (8,000 square et) wi office space and the basement 4 0 square feet) will be a nities d utilities for the existing t nants and ll not provide any additi occupancy, along with associated parking, screening, and other related improvements (the "Proposed Project"); and

WHEREAS, in connection with the Proposed Project, the Applicant submitted the following applications to the Town: A Site Plan Application to the Planning Board dated July 21, 2023; a petition for Zone Change to the Town Board dated

DRAFT

January 8, 2025 seeking to rezone the Property from the PO zoning dis ict to the C zoning district; and a application to the Zoning Board of Ap eals ted March 3, 2025 seeking area varianc from the bulk requirem ts of the C distri

WHEREAS the Plann ng Board is lead agency for coor inated review of this Unlisted action ursuant to the State nv mental Qua ty Review Act ("SEQRA , whic iew includes the zone change as we as the proposed site plan a associ ed area variances; and

WHERE S, the Applicant submitted a Full ronmental Assessment Form ("FEAF"), Part 1; and

WHEREAS, the Planning Board adopted an FEAF, Part 2, identifying those environmental areas where there was the potential for moderate to large impacts from the proposed project; and

WHEREAS, the Applicant submitted responses to the FEAF, Part 2, demonstrating that any potential impacts

DRAFT

can be mitigated such that there is not the potential for any significa adverse environmental impacts from t proposed project; and

WHEREAS, pursu nt to Town Z ing Code, Section 167 08(B), the Town Boa d referred the r uested zo change to the Planning Board f it eview and report, which the Planning B rd considered in conjun ti ith its SE A review; and

HEREAS Planning Board has held duly no ced public hearings on the p posed a ions.

NOW EREFORE,

T RESOLVED that the Planning Board, acting as lead agency, hereby adopts the attached Negative Declaration finding there will not be the potential for significant adverse environmental impacts from the Proposed Project for the reasons set forth in the Negative Declaration.

BE IT FURTHER RESOLVED that the Planning Board hereby adopts the attached

DRAFT

report dated March 11, 2026 and directs the Planning Board Clerk to cir late the Zoning Report to the Town Bo d, the Zoning Board, and all app opria Town staff and consultants

Dated: Mar h 11, 2026.

That's th the fi t resolved clause is the neg dec nd the second resolved clause is t zoning recomm nd n.

f you w refer -- do you want to te n them separately? I mean, i s one r olution.

CHAIR AN CORALLO: All right. Can I a motion? We'll do both of them at the same time.

Somebody want to make a motion?

MR. RICCALDO: I'll make a motion.

CHAIRMAN CORALLO: Made by Mr. Riccaldo. Second by?

MR. SAMBRATO: I'll second.

CHAIRMAN CORALLO: Mr. Sambrato.

All those in favor signify by

DRAFT

saying "yes."

Those opposed signify by aying no. Okay.

MS. TOMM ADDONA: ould just -- I didn't hear any eses. I did t hear anyone say "y s."

CHAIRMA CORALLO: h, after I said everybody, didn t say -- okay.

Everybody in vor of it?

(Wh upon, all e Board members respond d "Yes

MS T MM ADDONA: No. I just -- I idn't h r -- I'm sorry. Maybe I m ssed it. didn't realize.

RMAN CORALLO: That motion passes. This will go to the Town Board. The Town Board will review it. They'll set up a public hearing and you have a chance to go to the Town Board meeting whenever they have it. I can't tell you that. I don't control that.

And after they review it, then we will -- they'll send it back to us and we'll go -- proceed after that. Go to --

DRAFT

come to us, go to the Zoning Board, et cetera, architectural board, al different things that they h e to do.

MS. TOMM ADDONA: o jus in terms of timing for t is board's information, the n xt town board meeti is April -- is excuse me March 24th. So presumably th Town Board can call for the public hearing t t night to be held on Apr l

w the ing Board meeting is early in pr , it's on the 8th -- a hough t t might be rescheduled, I'm n t sure if hat's during the holidays. So th icant probably will not be back before your board until May at the earliest.

MR. RICHMOND: Okay. Thank you very much, Mr. Chair, members of the Board, staff. I appreciate your time. Look forward to working with you.

CHAIRMAN CORALLO: So we will continue the public hearing -- I don't want to -- you know after the, after the

DRAFT

town sends us what they decide on, the public hearing remains open unt afterwards, because we have her things that are open.

MR. RICHMOND: So you're adjourning to a c tain date?

MS. TOM ADDONA: you want to just -- based up th time frame that I just laid out, do yo want the board to just jo it to May w?

R. RICH What's the April meeting?

MS. TOMM ADDONA: Right now it's A ril 8th. m not sure if that confli ith the holidays.

MR. WIDMER: Well, they still need variances; don't they?

MS. TOMM ADDONA: They still need variances from the Zoning Board.

MR. RICHMOND: Right. We're going to need to have a hearing there.

What's the next meeting after April 8th? Because April 8th is before the Town Board meeting.

DRAFT

MS. TOMM ADDONA: May 13th.

Correct.

MR. RICHMOND: May wh ?

MS. TOMM ADDONA: ay 13 It's always the second Wed esday of the onth. So -- but because he first of April i a Wednesday, the ates are little off.

MR. RICHM D: o we can't do the first -- so May 13th akes sense.

MS OMM ADDONA: Okay. So motion adjou

CH IR AN CORALLO: Okay. We'll c tinue t public hearing on this m tter to Ma 13th at 7:30 right here; okay? we'll have the results of the Town Board as changed, added, or whatever they have.

MR. RICHMOND: Great. Thank you very much.

CHAIRMAN CORALLO: There's nothing else on the agenda.

Somebody make a motion to, to adjourn.

MR. WIDMER: Moved.

DRAFT

Proceedings

CHAIRMAN CORALLO: Made by Mr. Widmer.

MR. GIZZI: Second.

CHAIRMAN CORALLO: Secon by Mr. Gizzi.

All those i favor signify by saying, "Aye."

(Whereupo all the Board members responded "Aye.")

CHA MAN CORALLO Opposed? carri

Ok y Thank you.

(Ti noted: 8:07 p.m.)

DRAFT

CERTIFICATION

STATE OF NEW YORK)
) ss
COUNTY OF KINGS)

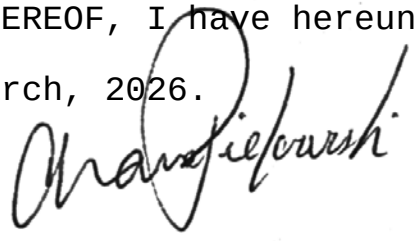
I, CHANA PIEKARSKI, a stenotype rep rter and Notary Public within and for the State of New York, do hereby certify;

That the witness os Examination Before Trial is hereinbefore set f th was duly sworn by me;

That su Exami Before Trial is a true and accurate recor o the testimony given by said wit ess.

I further ce tify that I am not related to an of th parti this action by blood or marriage, nd that I am in no way interested in the outc e of t s matter.

IN WITNESS WHEREOF, I have hereunto set my hand his 29th day of March, 2026.



CHANA PIEKARSKI

DRAFT

Errata Sheet

NAME OF CASE: Planning Board

DATE OF DEPOSITION: 03/11/2026

NAME OF WITNESS:

Reason Codes:

1. To clarify the record.

2. To conform to the fac .

3. To correct transcriptio rr s.

Page _____ Line _____ Reason _____

From _____ ___ _____ _____

Page _____ Line _____ Reason __

From _____ _____ t _____

Page ___ _ Line ____ Re on _____

From _____ _____ _____

Page __ _ Li _____ son _____

From _____ _____ to _____

Page __ Li _____ Reason _____

From ___ _____ to _____

Page ____ Line _____ Reason _____

From _ _____ to _____

P _____ Line _____ Reason _____

From _____ to _____

_____

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT