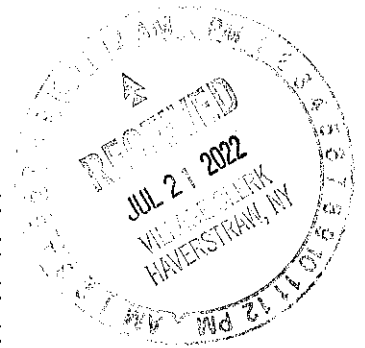


The Minutes of the Village of Haverstraw Planning Board Meeting on Monday February 14, 2022 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL :

- |  |         |
|--|---------|
| • Edwin Molina (Chairman)                  | Present |
| • Dennis Michaels (Asst. Village Attorney) | Present |
| • Ruben Berrios (Building Inspector)       | Present |
| • Eve Mancuso (Village Engineer)           | Present |
| • Diogenes Dominguez                       | Excused |
| • Danny Scaffidi                           | Present |
| • Joseph Coe                               | Present |
| • Perry Masiello                           | Present |
| • Bart Gordon                              | Present |
| • Gisbeth Ramos (Clerk to Planning Board)  | Present |



Chairman Molina opened the meeting and invited the applicant for 30 Broadway to give their *informal* presentation to the Board.

Morel Lopez with Mr. Santo: Mr. Santo explained to the Board that the applicant was seeking a change of use at 30 Broadway from a phone store to a private office.

Ed Molina asked if there would be people dispatched from this space and what their parking needs were.

Mr. Santo informed the Board that they might use the space but "not really", explaining that the drivers work off tablets from home and no parking would be needed.

Dan Scaffidi questioned the need for extra and the intended hours of operation.

Mr. Santo responded that their hours of operation were 24/7 but they wouldn't be there the whole time.

Dan Scaffidi asked if the applicant would be adding more space.

Inspector Berrios informed the Board that the space was there and they had split it up and they were now looking to go into one of the stores.

Attorney Michaels stated that this application was not subject to a Public Hearing.

With no further comments or questions from the Board regarding the application Attorney Michaels was asked to draft a Resolution, which follows:

"Motion to approve the application from Morel Lopez for a Change of Use for 30 Broadway (27.46-1-48) as described by the applicant/representative at this meeting.

Chairman Molina entertained the motion as recited by legal counsel.

RESOLUTION # 5 - 2022

Motion by: Joseph Coe

Seconded by: Perry Masiello

Roll Call:

Ed Molina	- Yes
Diogenes Dominguez	- Absent
Dan Scaffidi	- Yes
Joseph Coe	- Yes
Perry Masiello	- Yes
Bart Gordon	- Yes

Motion Carries: All

Chairman Molina invited the applicant for McDonald's, amended site plan, to give their *informal* presentation to the Board.

Kevin O'Connell with Dynamic Engineering representing McDonalds: Mr. O'Connell informed the Board that they had received approval (from McDonalds Corp.) to make the changes they were asking for. He stated that the kitchen changes would remain the same as prior plans, the crosswalk would remain the same and the Yield sign would be moved up with an R1-6 sign (flexible bollard). The proposal is for a side by side drive through which would be more efficient as it would eliminate back-up at the windows. With more people ordering at the same time they would be able to utilize the inside space better, it would declog the bottleneck between ordering and pick-up, it would keep cars moving and it reduces the issues occurring on Route 9W. They intend to make ADA improvements and will be pushing out a curb line for the new access configuration. Menu signage & outside equipment for ordering will be duplicated and will be identical to what already exists, so there would

be 2 of everything. There will be a bollard sign directing traffic to either drive-up lane. As part of their proposal they are requesting a change in parking spot size; currently the requirement is 10 X 20 and they are proposing 10 X 18. For back to back stalls it should be 25 feet per ordinance and they are showing 18 on their plans and they are aware they would have to go to the ZBA for this as well.

Perry Masiello, pointing to an area on the plans, asked Mr. O'Connell what the radius going around would be.

Mr. O'Connell responded that he wasn't entirely sure and he pointed out several items on the plans, explaining they were meeting existing conditions.

Dan Scaffidi asked if there was some way they could open up the entrances and make them wider.

Mr. O'Connell explained that to do this it would require conditional permitting from the NYS DOT and would be a separate issue.

Dan Scaffidi commented that the exit was very narrow and with more volume of vehicles it seemed to be a problem.

Mr. O'Connell explained that it would still be one car at a time exiting the property.

Eve Mancuso, Village Engineer, remarked to Mr. O'Connell that the last time they were to the Planning Board the Board had given a conditional approval for the plans, subject to improvement to the pedestrian crossing with striping, more signage and the movement of the yield sign. Now the plans were adding a 3<sup>rd</sup> pick-up window in the exact area that the Board had concerns about. Ms. Mancuso asked Mr. O'Connell to explain.

Mr. O'Connell explained that this was part of the efficiency improvements. The window was already there and is only used for large orders, ie: soccer teams etc. and the area is widened so that other cars can go around them and get out. In reality if a large order comes in the McDonald's staff asks the customer to wait in a designated parking spot and they bring the order out. There wouldn't be someone in this area unless 2 large orders came in at the same time.

Ms. Mancuso asked Mr. O'Connell to explain how the pedestrians were going to cross.

Mr. O'Connell stated, pointing to an area on the plans, that the door is "here" and there isn't enough room to keep this access in the front so they have moved the Stop sign up to the crosswalk and they have the mounted bollard sign, so there is a Stop sign, the bollard sign, the Yield sign and an additional Yield to Pedestrian sign in the area of the crosswalk.

Dan Scaffidi asked why both large orders couldn't be instructed to the parking spaces as it would be safer. He suggested reserving those spaces for people waiting for large orders.

Joe Coe questioned where the mobile orders parking area was to be.

Mr. O'Connell responded that the reserved spots were to be used for drive-through and 1 for mobile orders.

Ed Molina remarked that the worst case scenario regarding traffic would be a few large orders and with the signage offset pedestrians are going to get confused. Not an ideal situation.

Mr. O'Connell stated that he can go back to McDonald's Corp and can ask for additional allocated parking.

Ed Molina stated that the emphasis was on making this area safer and this plan seems less safe.

Mr. O'Connell responded that McDonald's would make adjustments based on their standard plans but he can check with them as far as getting rid of the window and utilizing additional spots.

Dan Scaffidi expressed his thinking again that they needed to do something with that exit because the opening is right in front of you and maybe they can shift that over.

Bart Gordon suggested that when they build the bump out it would put a vehicle closer to the exit.

Mr. O'Connell agreed to go back to McDonald's for further adjustments.

Chairman Molina invited the applicant for 150 Clove Avenue to make their *formal* presentation to the Board.

Frank Phillips, Phillips and Millman, representing the applicant: Mr. Phillips informed the Board that he was appearing before them this evening, along with Anthony Celentano, Engineer and Surveyor and Larry Omaloncha. Mr. Phillips reminded the Board of the previous steps and actions that had taken place; Planning Board declared itself Lead Agency on the project on Dec. 13, 2021, simultaneous application for the 2 lot subdivision went to the ZBA, the applicant was back before the Planning Board on Jan. 13, 2022. A Public Hearing on the project is scheduled for March 2022 but no determination has been made by the ZBA on the requested variances because the 30 day timetable had not yet run down. Tonight they were requesting that the Planning Board make this an unlisted action and adopt a Negative Declaration on the project so they can return to the ZBA and get the requisite variance, ie: lot size & minimum coverage. Mr. Phillips further stated that he had received a letter dated Dec. 10, 2021 from Eve Mancuso, Village Engineer, requesting clarifications and comments which they submitted via revised plans dated Feb. 25, 2022 where they addressed the items and also submitted a memorandum regarding the same. As per Mr. Phillips, Ms. Mancuso has several miscellaneous issues that were brought up after this, 4 out of 9 can be addressed with some minor modifications to their plan.

Village Attorney Michaels informed the Board that procedurally a subdivision review needs to be done with a Public Hearing and that is currently scheduled for March. Action to be taken this evening is to consider, and if deemed appropriate, adopt a Negative Declaration state SEQR, which means a finding that there would be no or no insignificant, environmental impact with this project. Mr. Michaels also stated that Eve Mancuso has submitted her recommendations to the Board and completed the Part II and Part III EAF.

Eve Mancuso stated that she had reviewed the plans and confirmed that she finds no environmental impact on this project.

With no further comments or questions from the Board Counselor Michaels drafted the following:

Motion to adopt Part II titled Impact Assessment and Part III titled Determination of Significance from the SEQR short form Environmental Assessment as prepared by the Village Engineer, Eve Mancuso. In doing

so, the Planning Board would be determining that there would be no potential for significant adverse effects on the environment as a result of this project and would thereby adopt the Negative Declaration.

RESOLUTION # 6 - 2022

As recited by legal counsel

Motion by: Joseph Coe

Seconded by: Perry Masiello

Roll Call:

Ed Molina	- Yes
Diogenes Dominguez	- Absent
Dan Scaffidi	- Yes
Joseph Coe	- Yes
Perry Masiello	- Yes
Bart Gordon	- Yes

Motion Carries: All

Chairman Molina invited the representatives for Admiral's Cove to give their *formal* presentation to the Board.

Andy Maniglia, GDC: Mr. Maniglia informed the Board that in May 2021 the Planning Board conditionally approved the site plan on the project and referred it back to the Board of Trustees. Having worked extensively with the Village Engineer, Eve Mancuso, they are appearing before the Planning Board this evening to take a look at some minor changes to the site and changes to the Phases of the site plan. Changes include the addition of a traffic triangle based on suggestions from the Village Master Plan; change the emergency exit, shown in the drawing, to go through Harbors from Admiral's cove; the addition of a private playground area suggested by the Board and Mayor. The project is to be split into 2 phases and they are seeking approval for Phase I and referral back to Village Board based on recommendations from the Village Engineer.

Zack Sabo from Engineered Properties, Project Engineer: Mr. Sabo stated that they had received comments regarding traffic improvements and he had reached out to their traffic consultant today and they will be working on those items. Previously, the Board seemed most interested in the emergency access change and, pointing out areas on the plans before the Board, he explained that the access aisle was to the left of the pump station and it's been shifted to the east and widened so emergency vehicles have an easier time getting in and out. The change to add a private playground and traffic triangle was worked on with the

Village Board, and the new layout is more favorable for the truck turning radiuses.

Dan Scaffidi asked what was in the plan before the traffic triangle and where the emergency access changes were shown.

Mr. Sabo responded that before the triangle it was a single road and the Village Board suggested this new configuration which has a gateway feature to the downtown.

Ed Molina asked about the bike lane.

Mr. Sabo explained the bike lane directions.

Eve Mancuso questioned the room on Maple to share the road with the bike lane

Some discussion followed regarding the signage for bike lanes.

Eve Mancuso explained to the Board that the applicant was presenting plans tonight to introduce the Phases of the project because there were concerns about issuing approvals for the whole project and the NYS DEC was not quick in approving the northern portion of the site. To give the applicant the opportunity to proceed legally with the site plan and associated work we created a Phase I and Phase II approach with focusing now on only Phase I and later, Phase II which is the parking lot, amenities, Promenade etc. will be back before the Planning Board for detailed site plan review and recommendation and approval. Phase I has enough in the plans to make this a complete project for the residents that are intended to live there at this time. It has utilities, access, some of parking etc. but is not 100% complete as it doesn't have the restaurant and other amenities.

Andy Maniglia explained to the Board that their approval on Phase I would allow the applicant to seek approvals from the various County agencies to complete their utilities.

Eve Mancuso remarked that she had submitted a letter to the Planning Board with various items they might want to consider as part of their recommendation to the Village Board regarding the Phase I plan only. Her Items 1 through 4 dealt with the traffic plan and Collier's plan and was regarding the excess of Stop bars and Stop signs. She stated that

she was unsure of why so many were necessary, particularly from the north and south, when they didn't exist before.

Mr. Sabo explained that because of site distance and site lines concerns coming out of the ferry lot these additions would alleviate that problem. However, they can take another look at that.

Eve Mancuso remarked that regarding the site line to the south, she thought the solution was to add a retaining wall not add Stop bars. In addition, she questioned the sidewalk width in various places on the plans, remarking that some were 5 feet and some 4 feet, she suggested that this be clarified on the site plan. Another item to be reviewed was the limits of curbing/sidewalks along Riverside; to her the limit should extend as far south as the limit of the road widening.

Discussion ensued regarding the curbing and the limits of extending it on each side. Using the plans for explanation and layout discussion it was determined that further details needed to be worked out on this matter.

Ms. Mancuso continued with remarks about the ADA details needing to be on all plans, the dimensioning of off-site parking lot needing to be included and a light pole in the parking lot that seems to have disappeared off the plans.

Discussion continued regarding an existing light pole and the inclusion of another one to eliminate dark space in the area.

Landscaping plan has been submitted and will be referred to Max Stach, Village Planner, for review.

Joe Coe asked if there was any potential that Phase II wouldn't happen.

Mr. Maniglia responded NO, absolutely not.

With no further questions or comments for the applicant Counselor Michaels drafted the following Resolution:

Motion to give a favorable recommendation to the Village Board for Phase I of the Admiral's Cove project, drawing the Board's attention to the Feb. 14, 2021 report from Village Engineer Eve Mancuso and ensuring that Phase II of the project proceeds.



RESOLUTION # 7 - 2022

As recited by legal counsel and Village Engineer

Motion by: Joseph Coe

Seconded by: Dan Scaffidi

Roll Call:

Ed Molina - Yes  
Diogenes Dominguez - Absent  
Dan Scaffidi - Yes  
Joseph Coe - Yes  
Perry Masiello - Yes  
Bart Gordon - Yes

Motion Carries: All

Attorney Michaels – let the record reflect that there are no representatives for CARP, proposed second story addition at 57 Route 9W.

Chairman Molina: With no further business to be conducted by the Board, the Chairman entertained a motion to adjourn the meeting.

RESOLUTION # 8 - 2022

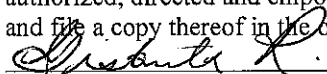
Motion by: Joseph Coe

Seconded by: Dan Scaffidi

Motion Carries: All

Respectfully submitted by,  
Judith Curcio

The Clerk Typist to the Planning Board of Appeals is hereby authorized, directed and empowered to sign these Minutes, and file a copy thereof in the office of the Village Clerk.

  
Gisbeth Ramos, Clerk Typist

