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VILLAGE OF HARRIMAN
COUNTY: COUNTY OF ORANGE

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PLANNING BOARD MEETING
PLANNING BOARD HELD, MARCH 17, 2025

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PLANNING BOARD MEETING
MARCH 17, 2025
7:29 p.m.

P L A N N I N G

B O A R D

M E E T I N G

Planning Board Meeting
March 17, 2025

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

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4 IRMA ESCALLIER CHAIRWOMAN

5 RON KLARE BOARD MEMBER

6 JEANNETTE CELENTANO BOARD MEMBER

7 NEIL MURPHY BOARD MEMBER

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15 ALSO PRESENT: Dominic Cordisco, Attorney for the

16 Village of Harriman, John Russo, Planning Engineer

17 for the Village of Harriman, Maria Hunter, Planning

18 Board Secretary, for the Village of Harriman.

19 Aaron Warner, Esq. And Dan RICHmond, Esq.,

20 Attorneys from Zarin and Steinmetz, John Loch, from

21 AFR Engineering and Land Surveyor.

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1 PLANNING BOARD MEETING

2 January the 27th, 2025. Have you read the

3 minutes? And are you prepared to say, yea

4 or nay?

5 MR. KLARE: I make a motion to

6 accept.

7 MS. HUNTER: Was that Ron, that

8 made the motion?

9 MR. MURPHY: Yes --

10 MR. RUSSO: -- Yes.

11 MS. HUNTER: Because Stephanie,

12 needs to know.

13 MR. MURPHY: Ron made the motion,

14 yes.

15 MS. CELENTANO: I seconded it.

16 MS. HUNTER: Jeannette, you

17 seconded it?

18 MS. CELENTANO: Yes.

19 THE CHAIRWOMAN: And we'll start to

20 my -- who's -- we'll start with you Neil.

21 We'll do one at a time, so we get all the

22 approvals.

23 MR. MURPHY: I approve.

24 MS. CELENTANO: I approve.

25 MR. KLARE: I approve.

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2 THE CHAIRWOMAN: If you're ready.

3 Welcome to the Planning Board

4 Meeting of March 17th of 2025. We're

5 going to begin with the Pledge of

6 Allegiance, so please stand.

7 (Whereupon, the Pledge of

8 Allegiance was recited by all present, as

9 of this date.)

10 THE CHAIRWOMAN: Let's start with

11 you, Maria.

12 MS. HUNTER: Maria Hunter,

13 Secretary.

14 MR. CORDISCO: Dominic Cordisco,

15 Planning Board Attorney.

16 MR. RUSSO: John Russo, Planning

17 Board Engineer.

18 THE CHAIRWOMAN: Irma Escallier,

19 Planning Board Chairwoman.

20 MR. KLARE: Ron Klare.

21 MS. CELENTANO: Jeannette

22 Celentano.

23 MR. MURPHY: Neil Murphy.

24 THE CHAIRWOMAN: Regarding the

25 minutes, we accept the minutes from

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2 THE CHAIRWOMAN: And I approve.

3 Thank you.

4 So, now, we're going to the minor

5 sub -- the minor subdivision, yes, minor

6 first. And this is a section lot block

7 and I'll scroll down, 101-2-1.2, Section

8 Lot 1. 192 of 17M.

9 And, who do we have before us?

10 MR. WARNER: Aaron Warner, Attorney

11 from Zarin and Steinmetz, along with my

12 partner, Dan Richmond. And colleague

13 John Loch, from AFR Engineering and

14 Professional Land Surveying.

15 THE CHAIRWOMAN: Would you like to

16 give us your -- (Inaudible)

17 MR. WARNER: Yes. So, we represent

18 the Applicant, MYL Investors, in

19 connection with an office and accessory

20 storage space project. Located at 200

21 Route 17M, in the Village's B2 Zoning

22 District.

23 The project is fully constructed,

24 however, pursuant to review and permit

25 extensions by the village building

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2 inspector. However, due to minimal height
3 discrepancies and misunderstanding as to
4 what constitutes as a mezzanine level
5 versus a third-story, required the project
6 to seek a building height variance. Which
7 was granted early last month, from the
8 ZBA.
9 We also sought a variance for a
10 third-story and parking. But those
11 variances are currently being held in
12 abeyance at the ZBA. As before your
13 Board, while we seek additional parking
14 through minor subdivision. And to
15 incorporate field changes and to seek site
16 plan amendment from your Board.
17 So, first, regarding the minor
18 subdivision of parking, my Colleague,
19 John Loch, will discuss the application.
20 MR. LOCH: Okay. Good evening. We
21 have two existing parcels. In the end,
22 all we're going to have is two existing
23 parcels. What we're proposing to do is,
24 take the rear portion of 192 Route 17M.
25 Which I'm pointing too, on the map.

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2 some issues that's been raised by your
3 Engineer. And I have received his review
4 letter. Whenever you want, I'd be happy
5 to address those in a point-by-point
6 basis.
7 THE CHAIRWOMAN: Okay. So, let's
8 let John, go over the review.
9 MR. RUSSO: With regards to the
10 minor subdivision, we had several
11 comments. First, being the bulk table, in
12 the top right corner. Should reflect the
13 heights of the buildings on each of the
14 parcels.
15 Both tables should state,
16 noncompliant items as existing. In the
17 minimum lot with Lot 2, minimum side yard
18 of Lot 1, maximum building height of
19 Lot 2.
20 The plan shall be updated to
21 reflect any variances that may have been
22 previously issued for -- by the parcel.
23 And as the Applicant's Attorneys
24 previously stated, the variance was issued
25 for the height. That should appear.

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1 PLANNING BOARD MEETING
2 (Indicating) And put a dividing line,
3 roughly, cutting the parcel in half. And
4 that half will be merged to the larger
5 site of 200 Route 17M. And eventually, we
6 would be going through as next step,
7 developing parking and things on that
8 portion of the property. On the various
9 accessories needed which is, lightning,
10 landscaping, all the construction details
11 such as greenery.
12 Over all, what we end up with,
13 except for the issues that we're currently
14 trying to address on 200, everything is
15 fully compliant; with respect to the
16 zoning setbacks, minimum lot sizes.
17 We anticipate no changes to
18 anything on 192. The area in the back
19 actually, was the subject of a hearing
20 before this Board a number of years ago;
21 it was a big hole. And since we had
22 excess fill on this site, we got a fill
23 permit, filled that and graded it out.
24 So, now, it's a useable piece of land.
25 I will note that there are -- a --

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1 PLANNING BOARD MEETING
2 The subdivision plan shall meet the
3 requirements of section A146-10 and
4 A146-11.
5 You want to jump in on this, John?
6 MR. LOCH: Yeah, let me jump in on
7 that. Actually, let me just briefly go
8 through them and I'll catch up while I'm
9 here.
10 On the bulk table, we have no
11 problem updating that. We really just
12 left the height off because we're still
13 dealing with issues with the ZBA when we
14 prepared this. We will note the
15 conditions on the various items.
16 With respect to variances that may
17 have been previously issued, we have
18 disclosed the height variance for 200. I
19 have made an inquiry as to whether there's
20 been anything from 192.
21 And I believe, it's going to come
22 back with there is nothing that we know
23 of. Your Clerk has been checking the
24 records for me on that, pursuant to the
25 inquiry.

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<p style="text-align: right;">Page 10</p> <p>1 PLANNING BOARD MEETING</p> <p>2 Okay. With respect to the</p> <p>3 requirements to the subdivision plan, they</p> <p>4 are rather extensive. But there're really</p> <p>5 designed for subdivisions, so there're not</p> <p>6 of this nature. As an example, it has a</p> <p>7 lot of information it asks for, that would</p> <p>8 be more in line with doing the residential</p> <p>9 subdivision.</p> <p>10 You're going to have a lot of lots,</p> <p>11 you're going to have public streets</p> <p>12 dedicated to your creating public</p> <p>13 facilities.</p> <p>14 And it also is taking the</p> <p>15 assumption that, that's the final act that</p> <p>16 you're getting an approval that allows</p> <p>17 construction. That's not the case here.</p> <p>18 We will be seeking site plan approval for</p> <p>19 anything that's going to be built.</p> <p>20 The subdivision that we're doing is</p> <p>21 purely for the purpose of transferring a</p> <p>22 piece of land.</p> <p>23 So, where we have a lot of things</p> <p>24 that are not applicable or things that</p> <p>25 will be addressed in much more detail when</p>	<p style="text-align: right;">Page 11</p> <p>1 PLANNING BOARD MEETING</p> <p>2 we do the site plan. We have asked if</p> <p>3 those could be waived.</p> <p>4 I did send in a letter that</p> <p>5 specifically sites the sections that we</p> <p>6 would be seeking to have waived. And it</p> <p>7 includes as an example, not only certain</p> <p>8 mapping information, it's not really</p> <p>9 needed. But things like, developing a</p> <p>10 SWIP. There's no need for us to do the</p> <p>11 SWIP.</p> <p>12 We do, however, recognize when</p> <p>13 we're here for the site plan, which is a</p> <p>14 whole -- another application, we will be</p> <p>15 preparing the SWIP. So, we respectfully,</p> <p>16 ask if you review our request for waiving</p> <p>17 some of these items now.</p> <p>18 MR. CORDISCO: So, as Mr. Loch</p> <p>19 said, they are looking for some waivers.</p> <p>20 Under A146-24, the Planning Board can</p> <p>21 waive some of the requirements.</p> <p>22 With regard to the preliminary</p> <p>23 plot, we're looking to waive requirements</p> <p>24 for B10, B12, through B21 and then B23.</p> <p>25 With regards to the final plot, it</p>
<p style="text-align: right;">Page 12</p> <p>1 PLANNING BOARD MEETING</p> <p>2 will be waived B15 through B21, B22 and</p> <p>3 B23.</p> <p>4 A lot of the information requested</p> <p>5 by the code with regard to these different</p> <p>6 items -- um -- really apply to a larger</p> <p>7 residential subdivision. They talk about</p> <p>8 road right a-ways, easements being</p> <p>9 provided to the municipality and some</p> <p>10 other information. That's not pertinent</p> <p>11 to this. And they wouldn't be able to</p> <p>12 provide on the plot.</p> <p>13 So, I would recommend the Board</p> <p>14 consider in waiving those requirements.</p> <p>15 Um -- going back to my comments, as</p> <p>16 the storm draining easements on the plan</p> <p>17 are existing and not proposed. The word</p> <p>18 proposed should be removed from them. And</p> <p>19 the westerly drain easement, shall also</p> <p>20 note that it is to benefit Lot 1.11,</p> <p>21 Lot 2, Section 101.</p> <p>22 Corrected wording for the existing</p> <p>23 retaining wall easement would benefit,</p> <p>24 Lot 1.12, Lot 2, Section 101. And the</p> <p>25 reference to Lot 2. The reference to</p>	<p style="text-align: right;">Page 13</p> <p>1 PLANNING BOARD MEETING</p> <p>2 Lot 2, is incorrect.</p> <p>3 We also have a correction that is</p> <p>4 needed for the existing easement for the</p> <p>5 backing facilities. That should -- that</p> <p>6 easement is to benefit Lot 1.11, Lot 2,</p> <p>7 Section 101.</p> <p>8 Um -- add the following wording to</p> <p>9 the five foot wide drainage easement, to</p> <p>10 benefit Lot 1.2, Lot 2, Section 102. And</p> <p>11 then, the subdivision plan should be</p> <p>12 signed by the licensed engineer or land</p> <p>13 surveyor.</p> <p>14 MR. RUSSO: You want to go through</p> <p>15 the rest of those, John?</p> <p>16 MR. LOCH: Yeah, I'll go through it</p> <p>17 briefly.</p> <p>18 The storm drainage easements, we</p> <p>19 did have them noted. Some were proposed</p> <p>20 and things because we were in the process</p> <p>21 of filing new deeds. There were some</p> <p>22 corrections to be made. Those have been</p> <p>23 taken care of and we'll get the proper</p> <p>24 references and things on the map, with</p> <p>25 respect to that.</p>

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2 Where we indicated a proposed storm
3 drainage easement, on the very easterly
4 side here. (Indicating) We have existing
5 facilities there, we had a maintenance
6 agreement for an allowance for that
7 facility. Related to the fill permit.
8 Since we anticipated this is going
9 to be transferred to this parcel, the need
10 for an easement is going to disappear.
11 So, assuming that this subdivision goes
12 through, we'll actually take that
13 completely off the map.
14 Um -- with respect to the back cube
15 and the retaining wall easements, I think
16 there was a slight misunderstanding to the
17 references of Lots 1 and 2. We provided
18 an additional reference to the original
19 file map that created these two parcels.
20 And those are Lots 1 and 2, of those.
21 MR. RUSSO: Okay. What we're
22 looking at, Lot 1 and 2, based upon your
23 drawing down below.
24 MR. LOCH: Right. Yeah and I guess
25 you didn't realize there was another

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2 MR. KLARE: I'll make that motion.
3 MS. HUNTER: Was that Ron?
4 THE CHAIRWOMAN: Yes.
5 MR. MURPHY: Ron, yes.
6 MR. CORDISCO: All in favor?
7 THE CHAIRWOMAN: Neil, says?
8 MR. MURPHY: In favor.
9 THE CHAIRWOMAN: I need a second.
10 MR. MURPHY: Okay, second.
11 THE CHAIRWOMAN: Neil, said,
12 second.
13 MS. HUNTER: Okay.
14 MR. MURPHY: I approved.
15 MS. CELENTANO: I approve.
16 MR. KLARE: I approve.
17 THE CHAIRWOMAN: Aye.
18 MR. CORDISCO: Yes.
19 THE CHAIRWOMAN: So, now I'm going
20 to need to go and prepare for a public
21 hearing for next month. So, we need
22 another motion and a second.
23 MR. KLARE: I make the motion.
24 MS. CELENTANO: I second.
25 THE CHAIRWOMAN: So, Ron is making

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2 reference to it here. (Indicating) What
3 I will do is, I will expand the adaptation
4 to clearly indicate it's Lot 1 and 2 and
5 reference the actual file map.
6 MR. RUSSO: That would work.
7 MR. LOCH: And a -- signed by a
8 surveyor and engineer is not the problem,
9 I'm both. So, I'm able to take care of
10 that.
11 (Whereupon, a discussion was held
12 off the record.)
13 (Back on the record.)
14 THE CHAIRWOMAN: Do you, do the --
15 (Inaudible) have any questions for the
16 Applicant?
17 MR. CORDISCO: I do not.
18 THE CHAIRWOMAN: Neil?
19 MR. MURPHY: No, I have no
20 questions.
21 MS. CELENTANO: No.
22 MR. KLARE: No.
23 THE CHAIRWOMAN: So, I need a
24 motion to make -- to make Harriman, the
25 lead agency for this project.

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2 the motion and Jeannette is seconding the
3 motion.
4 MR. MURPHY: In favor, I approve.
5 MS. CELENTANO: I approved.
6 MR. KLARE: I approve.
7 MR. RICHMOND: We were just
8 considering on our side to have a public
9 hearing in May. I mean we want to
10 continue the meeting in April.
11 THE CHAIRWOMAN: We'll get the
12 acceptance now from me, it's okay.
13 MR. RICHMOND: If I could just
14 explain the rational. Because I guess,
15 from our view, the subdivision of the site
16 plan could be tracked simultaneously,
17 we're proceeding simultaneously.
18 MR. LOCH: We don't see it as
19 likely, that we're going to be able to
20 get -- if there's going to be a public
21 hearing on the site plan, I think, that's
22 gonna necessarily be something you will be
23 comfortable scheduling for next month.
24 MR. CORDISCO: If I may, I think
25 the Board has authorized the Public

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2 Hearing, why don't we complete the
3 presentation on this. And then, go over
4 the presentation regarding that site plan
5 as well.
6 MR. LOCH: Certainly.
7 MR. CORDISCO: And then, the Board
8 could do, when they're ready, on the site
9 plan, could authorize that the Public
10 Hearing be held simultaneously. I agree
11 that it would make sense to have one
12 Public Hearing.
13 MR. RICHMOND: Does the Board need
14 to circulate the intent of the ZBA's --
15 (Inaudible)
16 MR. CORDISCO: Well, they are
17 declaring their intent for the agency.
18 MR. RICHMOND: Okay.
19 MR. LOCH: This is also going to
20 require a GML. So, we are looking at the
21 30 days.
22 MR. CORDISCO: Yeah, Maria,
23 mentioned that as well.
24 MR. RUSSO: This would also need to
25 get referred to DOT. Given the distance

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2 circumstances of a particular plot, that
3 you may waive requirements.
4 So, specific requirements have been
5 requested to be waived here for the
6 subdivision only.
7 MR. LOCH: Yes.
8 MR. CORDISCO: That's in connection
9 with the topography, with the utilities
10 and the storm water plans, as I understand
11 it.
12 MR. RUSSO: Also, it has to show
13 road right-a-ways, any easements that may
14 be offered to the municipality -- um --
15 MR. CORDISCO: In which there are
16 none.
17 MR. RUSSO: -- sidewalks,
18 streetlights, drainage systems and some
19 other items, cross sections, high
20 profiles. There are none for the
21 subdivision.
22 THE CHAIRWOMAN: Okay.
23 MR. CORDISCO: So, if the Board is
24 comfortable and based on the request,
25 recommendation if you could waive those

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2 of a state highway, regardless, you're
3 still to submit to them -- (Inaudible)
4 THE CHAIRWOMAN: So, we should
5 continue to get the approval for the -- of
6 the hearing?
7 MR. CORDISCO: Yes.
8 THE CHAIRWOMAN: And make it for
9 May?
10 MR. CORDISCO: I think so.
11 THE CHAIRWOMAN: Or in June,
12 whenever, they're ready?
13 MR. CORDISCO: I think it will be
14 done in conjunction with the site plans.
15 THE CHAIRWOMAN: Okay.
16 MR. CORDISCO: So, before we move
17 onto that, I would suggest that the Board
18 consider allowing the waivers at this
19 point. Because it will effect the design
20 overall.
21 MR. LOCH: Presentation.
22 MR. CORDISCO: At that Public
23 Hearing, as far as, the subdivision is
24 concerned. The code does provide that the
25 Board, if you find that due to the special

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2 requirements. That way, the Applicant
3 will have an understanding as to what it
4 is that needs to be -- also, what does not
5 need to be done.
6 THE CHAIRWOMAN: So, we're going to
7 have a motion and a second, to waive the
8 requirements on the preliminary plot B10,
9 B12, B21 and B23. And the final plot
10 which is, B15 through B21, B22 and B23.
11 MR. CORDISCO: As well as, the
12 requirements to repair the storm water
13 plan for the subdivision. So ordered
14 plans are being prepared for the site
15 plan.
16 THE CHAIRWOMAN: And in addition,
17 we'd ask the Board, us, to waive the
18 requirement of preparation of what
19 we -- (Inaudible) from the subdivision in
20 action.
21 So, where's the motion?
22 MR. KLARE: I'll make it.
23 THE CHAIRWOMAN: Ron, will make the
24 motion.
25 MR. MURPHY: I'll second.

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2 MS. HUNTER: Neil, seconds.
3 THE CHAIRWOMAN: I will start with
4 you, Neil.
5 MR. MURPHY: All in favor?
6 MS. CELENTANO: Favor.
7 MR. KLARE: Favor.
8 THE CHAIRWOMAN: Aye.
9 Next --
10 (Whereupon, a discussion was held
11 off the record.)
12 (Back on the record.)
13 MR. RUSSO: Is there anything else
14 you would like for this one?
15 MR. LOCH: With respect to the
16 subdivision, I don't think so. We're good
17 for that.
18 THE CHAIRWOMAN: So, we took care
19 of business.
20 MR. RUSSO: You gentlemen have
21 anything you want to add to this before we
22 move on?
23 MR. RICHMOND: On the site plan?
24 MR. RUSSO: Right, I'm asking you
25 on the subdivision.

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2 rented solely as office space or solely as
3 storage space. Each storage space shall
4 be rented only with the corresponding
5 office area. Any tenant renting multiple
6 units shall also rent the corresponding
7 storage areas.
8 Office use, is a permitted use in
9 the B2 Zoning District. And there's
10 nothing in the zoning code that states
11 that you can't have a permitted
12 a -- permitted office use without an
13 accessory storage use.
14 In other words, offices are allowed
15 to be rented without accessory storage in
16 the B2 Zoning District. Whereas, the
17 accessory storage would require at least
18 one office to be rented simultaneously
19 with it.
20 Consistent with removing Note 3,
21 Note 4, indicates that no office areas or
22 storage areas can be sublet to occupants
23 besides the main tenants. However, this
24 is also inconsistent with office as a
25 permitted use of zoning district.

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2 MR. RICHMOND: I think we're good.
3 (Whereupon, a discussion was held
4 off the record.)
5 (Back on the record.)
6 MR. CORDISCO: Let's move on to the
7 next one.
8 THE CHAIRWOMAN: Next one is -- so,
9 now we're going to talk about if for the
10 final site plan from Section Lot and Block
11 101-2-1.12. Who wants to talk about that?
12 MR. WARNER: I will. So, our
13 second application before your Board
14 tonight involves incorporating field
15 changes into the site plan. And removal
16 of certain notes on the site plan.
17 Regarding the site plan notes, the
18 Applicant requests removing site plan
19 Notes 2, 3, and 4. Which limit the
20 permitting use of offices in the B2 Zoning
21 District.
22 For example, Note 3, on the site
23 plan specifies that each office area shall
24 be rented only with the corresponding
25 storage area. No tenant space shall be

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2 Similarly, Note 2, indicates that
3 offices must be occupied year round and
4 lack of office occupancy would render
5 storage unlawful. And this is also
6 inconsistent with office as a permitted
7 use. And there's seemingly no planning
8 basis for it.
9 This seems to irrationally
10 overregulate the site. Especially,
11 considering the offices of permitted use
12 within the B2 Zoning District. Simply, it
13 should be allowed to rent the offices as
14 it wishes. Provided that the accessory
15 storage use must have at least one
16 principle office tied to it.
17 Otherwise, the other offices should
18 be freely rentable consistent with the
19 permitted B2 Zoning District.
20 With regard to the field changes
21 and the site plan amendment, specifically,
22 with regard to the mezzanine or the
23 third-story. The Applicant did not intend
24 to build a third-story.
25 It was attempting to build a

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2 permitted mezzanine level. However, in
3 any event, the Applicant now seeks site
4 plan amendment in order to incorporate the
5 mezzanine level and other field changes
6 onto the site plan. Which my Colleague,
7 John, will go into further detail on.
8 MR. LOCH: Okay. During --
9 MR. CORDISCO: -- John, can you do
10 me a favor --
11 MR. LOCH: -- Oh, absolutely. I'm
12 sorry.
13 MS. HUNTER: Madam Chair, if I may
14 read a note so that The Board Members are
15 aware, you have copies of this.
16 Minutes from the February 27th, ZBA
17 Meeting reflect that the ZBA approved the
18 height variance as referred by the prior
19 building inspector.
20 All other interpretations and
21 variances initially requested by MYL, are
22 held -- or held in abeyance at the request
23 of the Applicant. And a draft resolution
24 is being prepared from Attorney Mckay from
25 the ZBA. I just wanted the Board to be

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2 to move the transformer box. There are
3 other things we did in terms of relocation
4 of some of the gas in other facilities.
5 That's really common.
6 We did have a couple of other
7 issues that were somewhat less common. We
8 had a little problem with some of the
9 turning radius in the back of the
10 building. So, we did make an alteration
11 that pushed the pavement parking back a
12 little bit further. So, you can swing a
13 truck properly through there. And get a
14 retaining wall.
15 It did not do anything to interfere
16 with the stream. It as carefully kept out
17 of the water course. And it was also set
18 up so it doesn't have any other impacts
19 with anything such as any type of wetlands
20 or any type of sewers or facilities there.
21 So, basically we did end up adding
22 about half a wide strip of pavement, to
23 make things better for turning.
24 Another area where we did have an
25 issue is, the original approval of this

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2 aware of that.
3 THE CHAIRWOMAN: Thank you.
4 MS. HUNTER: You're welcome.
5 MR. LOCH: Okay. Essentially,
6 we're here for -- I guess, really two
7 things on how you describe it.
8 One is, yes, there were some field
9 changes. That's pretty much a normal
10 course of construction. You do have
11 events that occur, that require some minor
12 modifications. There were some on this
13 site.
14 In particular, we had some
15 utilities issues where we had to put
16 utilities in a little differently, than it
17 was planned.
18 The way some of that happens is,
19 you really don't get to a -- get
20 commitments from companies like Orange and
21 Rockland, where they will put a
22 transformer box or where they will not.
23 Until you're actually trying to build the
24 place.
25 And that is a good example, we had

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2 was based on some survey work that was
3 done at an earlier point in time. At some
4 point, the neighbor in front dumped a lot
5 of fill right at our property.
6 And originally, there was no
7 intention for there to be a retaining
8 wall. But we actually starting grading
9 the place out, we found a lot of fill, we
10 found a lot of issues in terms of the
11 grade there, with the neighbors.
12 We were able to work things out
13 with the neighbors, in terms of providing
14 some easements and then producing a plan
15 for installing the retaining wall. That's
16 the type of things that we had as field
17 changes.
18 Now, in getting into amendments.
19 Essentially, there are really very little
20 things we're looking to amend. We already
21 had a bit of discussion about the notes
22 and the usage, with respect to the office
23 space. And, how that links to storage
24 space.
25 Another item is that, we do have a

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1 PLANNING BOARD MEETING
2 determination that -- there is a third
3 floor. A -- or well, we're working that
4 through with the Boards. As a result of
5 that, we may have -- added some office
6 space in terms of additional area above
7 what was originally approved.
8 To accommodate that, we are looking
9 to expand our parking. There have been
10 some discussions regarding what is
11 necessary for parking. We believe we have
12 found a way by developing a parking lot,
13 in the parcel that we are acquiring;
14 adjoining site and merging to the site.
15 One second -- one second. We
16 basically have indicated roughly, what we
17 believe we're going to need for retaining
18 walls, for the layout, for the parking
19 spaces. We are getting where we believe
20 we'll end up with a total of around
21 100 -- a little over 105 spaces available.
22 Which would be more than enough to
23 accommodate the additional square footage
24 of the office space. Some of the
25 discussion that came about with the office

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1 PLANNING BOARD MEETING
2 seeking in the way of amendments.
3 THE CHAIRWOMAN: John, do you
4 have -- look over those?
5 MR. RUSSO: Yeah, I'll go over my
6 comments.
7 One of the plans shall be signed
8 and sealed by the engineer.
9 MR. LOCH: Do you want me to
10 address it? Or do you want to do it?
11 MR. RUSSO: You want to wait until
12 the end?
13 MR. LOCH: Whichever, way you want
14 to do it, yes.
15 MR. LOCH: We'll sign and seal it,
16 no problem.
17 MR. RUSSO: Sheet 30 of 30, should
18 be labelled SP20, on the list of plans on
19 the cover sheet it says, "SP21."
20 MR. LOCH: We'll take care of all
21 the issues with the sheet number. And
22 actually anticipate we'll be adding
23 additional sheets. We'll provide more
24 details on the parking area development.
25 MR. RUSSO: Okay. The Zoning Board

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1 PLANNING BOARD MEETING
2 space is, just how it got laid out.
3 Um -- where it was set up and permitted.
4 So, that most of the offices have window
5 views. There're not contained deep within
6 the building. A -- so that's -- how we
7 got to this stage.
8 I have taken some of the
9 suggestions from your engineer with
10 respect to the parking. And I've looked,
11 that altering what we were proposing over
12 in this area. (Indicating) We can
13 actually get a total of seven spaces where
14 we had four.
15 However, I also saw one of his
16 other comments, that I'm evaluating
17 currently, if I'm going to have to make
18 any changes in this. Where I may end up
19 actually reducing things, slightly. I may
20 end putting another space on the side,
21 another space on the side and keep this
22 more as a -- (Inaudible) out for returning
23 purposes. So, we can see we'll lose one
24 space there. (Indicating)
25 But that's essentially, what we're

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1 PLANNING BOARD MEETING
2 of Appeals decision notes, on Sheet 1 of
3 30. Shall be updated to include the
4 variance granting of the height of the
5 building.
6 MR. LOCH: As soon as I see the
7 exact wording, we'll be putting that right
8 on there.
9 MR. RUSSO: Okay. With regard to
10 Notes 2, 3 and 4, on the cover sheet,
11 these could be eliminated and substituted
12 with the following.
13 Note Number 2, each storage area
14 shall be rented with a primary office use.
15 Storage area shall not be rented leased or
16 subleased, on their own. As that would
17 constitute the use of a storage area as a
18 primary use, which shall be considered a
19 violation of the Village's zoning code.
20 Go ahead. I hear you have a
21 comment?
22 MR. WARNER: I'm happy with that
23 note.
24 MR. RUSSO: Oh, no, the way you sat
25 up, I thought you had a comment.

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1 PLANNING BOARD MEETING
2 MR. RICHMOND: No, I think we
3 -- a -- I think that's reasonable
4 language.
5 MR. LOCH: Yes.
6 MR. RUSSO: Now, the only question
7 I had for you, when you were discussing
8 the notes. Specifically, Number 2, office
9 area shall be occupied year round and
10 utilized. And you're saying, no, that
11 shouldn't be the case.
12 What if, the storage area is
13 associated with that office area? But
14 they're not using the office area, they're
15 just using the storage area? Now, that
16 becomes the primary.
17 MR. RICHMOND: So, you want, I
18 guess, to be like, with an active office?
19 MR. RUSSO: It's got to be
20 connected with an active office. Let's
21 say, if it's connected with a single
22 office and that office only operates for
23 six months? And they continue to operate
24 year round as a storage, now we've gone
25 from accessory to a primary.

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1 PLANNING BOARD MEETING
2 subdivision before the Planning Board that
3 would transfer a little over 12,000 square
4 feet to this parcel in the southeast
5 corner. The amended site plan should
6 reflect the additional of this amended
7 parcels. And the new lot lines of the
8 parcel. Along with any improvements
9 proposed to this area.
10 MR. LOCH: We'll certainly do that.
11 MR. RUSSO: The 20 foot wide
12 drainage easement on the west side of the
13 site, shown on Sheet 1. Should be revised
14 to reflect the actual revise drainage
15 easement, that was already filed and is
16 reflected on the minor subject.
17 MR. LOCH: We'll update that.
18 MR. RUSSO: I will also point out
19 John that -- I forget about which sheet.
20 As reflected on the site plan, drainage
21 easement, is different than that on the
22 minor subdivision.
23 MR. LOCH: Yes. Basically, we had
24 drainage easements through there. It
25 worked out that the one manhole is

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1 PLANNING BOARD MEETING
2 Um -- if -- they rent the office
3 or -- I'm sorry, they have the office and
4 the storage area and are only using the
5 office six months and only use the storage
6 area for six months, I guess, we're fine.
7 MR. WARD: So, in terms of the
8 lease or whatever, would have to be equal,
9 is another way of saying that.
10 MR. RUSSO: Yes.
11 MR. RICHMOND: But the office areas
12 don't need to be occupied year round.
13 MR. RUSSO: I understand that. But
14 if you're the occupant of the office, then
15 also you took up the storage area.
16 MR. RICHMOND: I think as Aaron
17 said, that the storage space and the
18 office space need to be used
19 simultaneously.
20 MR. RUSSO: Right.
21 MR. RICHMOND: I'm just trying to
22 make sure.
23 MR. LOCH: We will make another
24 sentence for that note to cover that.
25 MR. RUSSO: As there was a minor

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1 PLANNING BOARD MEETING
2 slightly out of place. They moved it
3 because they hit something and I ended up
4 expanding the easement slightly.
5 MR. RUSSO: So, just reflect it to
6 match.
7 MR. LOCH: So, yes, I've got a
8 whole new easements that will completely
9 match the facilities.
10 MR. RUSSO: Um -- based upon the
11 calculations of the floor areas, it
12 appears that the overall office area will
13 be just under 15,000 square feet. This
14 impacts the parking calculations provided
15 on Sheet 2 of 30. Which would increase
16 the number of required parking spaces from
17 74 to 75.
18 For the office space, this is in
19 conjunction with the 16 spaces required
20 for the storage area, provided for total
21 of 91 parking spaces required for the
22 site. Whereas, the site only has 83
23 parking spaces, being the site is
24 deficient in parking by eight spaces.
25 But another consideration to look

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1 PLANNING BOARD MEETING
2 at is, they have 90 offices overall in the
3 building. If you have one individual in
4 each office, that's 90 spaces plus 60 more
5 for the storage area. You're looking at
6 106 spaces being needed.
7 John, I think you can get close to
8 that, building out that other area.
9 MR. LOCH: We can get close to
10 building out that other area -- um -- and
11 I don't really have much of an issue. I
12 mean, in one respect I'd like to say, we'd
13 prefer to go with the area, but still
14 build the spaces.
15 In terms of determining what's
16 required. We're willing to exceed what we
17 think is required. Which is based on the
18 square footage.
19 MR. RUSSO: It doesn't take into
20 account for the visitor parking if
21 somebody were to show up to any of these
22 offices.
23 MR. LOCH: Yeah. I mean, it's
24 unlikely there will be types of businesses
25 that will generate any a -- rocking

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1 PLANNING BOARD MEETING
2 turning those 90 degrees so that there're
3 facing the wall. It leaves for a larger
4 access aisle around the building, in that
5 area. I think, we may be able to gain
6 some space.
7 MR. LOCH: I've already done that
8 with the truck layout and stuff on it. We
9 can actually get seven spaces along that
10 line.
11 MR. RUSSO: So, that might save you
12 those three that you need to --
13 MR. LOCH: -- As I may --
14 MR. RUSSO: -- revamp in that.
15 MR. LOCH: I'm still trying to make
16 sure I'm over 105. And I think, if I do
17 this, I'll lose only one.
18 MR. RUSSO: Okay.
19 MR. LOCH: So.
20 MR. RUSSO: Um -- Sheet 10 of 30,
21 is incomplete. The reason I'm stating
22 that is, I don't know if it was something
23 in printing?
24 MR. LOCH: I believe it was
25 something with our printers.

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1 PLANNING BOARD MEETING
2 business. And also, it's likely
3 that -- we'll end up with a certain amount
4 of carpooling, in terms of arrivals. But
5 we understand and we'll make sure we have
6 an adequate amount of parking.
7 MR. RUSSO: Okay. A -- the bulk
8 requirements should be updated to reflect
9 the area to be added to the site, based on
10 the minor subdivision application. The
11 bulk requirements shall be revised to
12 reflect the actual height of the building,
13 as constructed. As the variance had to be
14 issued for the height, this would mean
15 that the maximum building height was
16 exceeded.
17 As the variance has a -- I'm sorry.
18 The building has a third floor in term
19 third-story, the Applicant will need to
20 seek variance to the third-story. As the
21 B2 Zone allows for a maximum of two
22 stories.
23 Four parking stalls, that we were
24 just talking about. Mr. Loch noted
25 earlier, along the wall, we recommend

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1 PLANNING BOARD MEETING
2 MR. RUSSO: Okay.
3 MR. LOCH: We sent it out for
4 printing and literally, we picked the
5 prints up 15 minutes before the deadline
6 for submission.
7 MR. RUSSO: It was just the one
8 sheet.
9 MR. LOCH: Yeah.
10 MR. RUSSO: Sheets 28 and 29,
11 should be of 30, as to the sheet
12 numbering.
13 MR. LOCH: We'll correct the sheet
14 number.
15 MR. RUSSO: Elevation view of Sheet
16 20 of 30, shall be revised to reflect what
17 has actually been constructed on the site.
18 MR. LOCH: Which is basically a lot
19 more windows, yes.
20 MR. RUSSO: Sheet 30 of 30, shows a
21 conceptual parking layout. We would
22 recommend that this plan be further
23 developed to show the grading, how
24 drainage would be handled. Elevations of
25 the proposed retaining walls, lighting,

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1 PLANNING BOARD MEETING
2 landscaping, everything pertinent to the
3 construction of that area.
4 With that, John, getting into the
5 SWIP. I'm not sure how you want to do it?
6 If you've spoken with your Applicant and
7 you want to amend the existing SWIP?
8 MR. LOCH: Okay. I think it's
9 actually easier to amend the SWIP.
10 MR. RUSSO: Okay.
11 MR. LOCH: Particularly, because at
12 this point, I really don't think I'm going
13 to connect drainage from here (Indicating)
14 into the main system on this site. I
15 think I'm going to end up connecting to
16 the out haul that was put in for the fill
17 area.
18 MR. RUSSO: So, you'll do the
19 separate --
20 MR. LOCH: -- So, it'll be a whole
21 separate set of calculations. I don't
22 have to look into remodeling everything to
23 try and get something that's going to
24 work. So, I think, amended is going to be
25 the route on that.

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1 PLANNING BOARD MEETING
2 generator of traffic, relative to a state
3 highway. So, at that time there was no
4 significant study really required.
5 They did do some work where they
6 were concerned about having adequate site
7 distances in the driveway. They had laser
8 involved with that. And there doesn't
9 seem to be any issue with respect to the
10 physical patterns for moving cars. I
11 don't think we're adding something
12 tremendous to this.
13 MR. RUSSO: I would just request
14 that you go back and look. I think, there
15 was a traffic study completed for this
16 project, when this was originally before
17 the Board.
18 MR. LOCH: I will take another
19 look.
20 MR. RUSSO: I would like to see the
21 impacts to that.
22 MR. LOCH: Okay.
23 MR. RUSSO: That's all I have.
24 (Whereupon, a discussion was held
25 off the record.)

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1 PLANNING BOARD MEETING
2 MR. RUSSO: The scale of the
3 drawing Sheet 30 of 30, should be
4 provided.
5 MR. LOCH: I'll take care of that.
6 MR. RUSSO: I don't recall if a
7 maintenance and easement arrangement was
8 provided?
9 MR. LOCH: I believe there was and
10 the developer e-mailed it over to me. I
11 didn't have a chance to read it to make
12 sure if it was the correct one.
13 MR. RUSSO: It would have to be
14 amended for whatever you're doing in
15 regards with the parking facility.
16 MR. LOCH: Yup.
17 MR. RUSSO: And the other thing
18 that needs to be considered is traffic.
19 And, what are the impacts on traffic?
20 MR. LOCH: Well, one of the things
21 that was recognized, I took the time to
22 read through the minutes for the previous
23 approval.
24 And basically, it was recognized
25 that this site is a very, very, small

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1 PLANNING BOARD MEETING
2 (Back on the record.)
3 THE CHAIRWOMAN: I have a question.
4 The question is, during the Zoning
5 Board's appearances, which were two of
6 them. There was a couple that had a
7 problem with their particular house. It
8 got full of grout and they spent an
9 enormous amount of money to get the leaves
10 and so on and so forth. And they asked
11 for some type of relief or action from
12 you.
13 So, I want to know is, are you
14 working on that? That's all I want to
15 know.
16 MR. LOCH: Okay. I would believe
17 that you're referring to the property next
18 door. Which is owned by Demico. (Phonetic)
19 I have been in contact with them and I
20 discussed things with my Client, with
21 respect to this.
22 We are -- my Client, is willing to
23 allow them to connect to drainage
24 facilities for an outfall. Provided it
25 doesn't impact our ability to get this

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1 PLANNING BOARD MEETING
2 approved and to do things here. And we've
3 inquired what, if any, permits she would
4 need to do that.
5 You do have to keep in mind that,
6 her drainage issues existed before we
7 touched this piece of land. In fact, when
8 this was in front of the Board for the
9 fill permit here, (Indicating) I brought
10 in pictures that showed the parking lot
11 over here (Indicating) flooded.
12 They have recognized they have an
13 existing problem in that, their site
14 is -- got a low point, it's lower than
15 everything there. There's water upon it.
16 So, yes, we are working with them
17 to try and do the neighborly thing with,
18 we will allow connection of the
19 facilities. But to some extent, we also
20 are waiting to see exactly what we could
21 do for extending the facilities further
22 up; whether that helps a bit.
23 Actually, the area they have
24 flooding is really about, in here
25 (Indicating) you end up with a large

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1 PLANNING BOARD MEETING
2 THE CHAIRWOMAN: Okay. We have to
3 go through the requests to get those
4 memos -- taken out.
5 MR. CORDISCO: Right, so you got
6 the three notes that you need to consider.
7 Um -- are you looking for this Board to
8 refer you back to the ZBA for that? Or
9 that's just --
10 MR. RICHMOND: -- On the notes?
11 MR. CORDISCO: No, not on the
12 notes. On the third-story.
13 MR. RICHMOND: I think --
14 MR. WARNER: -- We have the
15 variances that we saw in abeyance before
16 the Board. So, our understanding is that,
17 we don't need a referral back to them,
18 because they're still being held in
19 abeyance.
20 MR. RICHMOND: Asking if we could
21 have the notes parched out as a separate
22 item? I don't know if that's something
23 that the Board might be able to address
24 quicker; because it doesn't require.
25 THE CHAIRWOMAN: Can we do that

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1 PLANNING BOARD MEETING
2 problem. I was over there actually today
3 and there was again, water standing there.
4 Um -- part -- we have a SWALE on
5 this piece (Indicating) from hard work
6 that had been done this with fill. That
7 is directing water right to the catch
8 basin. There was nothing that was
9 error'ed from this part of the property.
10 There is stuff that comes from both on her
11 own site and also from stuff much closer
12 to 17M.
13 Again, there's a parcel in front of
14 her, that drains to the back here.
15 (Indicating) So, we're doing everything
16 we can to make sure she has an opportunity
17 to do this. But no, we're not taking on
18 resolving it.
19 THE CHAIRWOMAN: Thank you,
20 Mr. Loch.
21 MR. LOCH: Yeah.
22 THE CHAIRWOMAN: Any other
23 questions?
24 MR. MURPHY: No.
25 MR. LOCH: No, questions?

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1 PLANNING BOARD MEETING
2 now?
3 MR. CORDISCO: You can do that now.
4 They are right here on the plan.
5 (Indicating)
6 THE CHAIRWOMAN: Obviously, I see
7 it.
8 (Whereupon, a discussion was held
9 off the record.)
10 (Back on the record.)
11 THE CHAIRWOMAN: I'm just going to
12 go over the three notes.
13 "Office areas shall be occupied
14 year round, utilized by the tenants for
15 conducting their business. The lack of
16 occupancy of the office area shall render
17 an associated storage area unlawful, due
18 to no longer being accessory use." That's
19 the first one.
20 The second one, "each office area
21 shall be rented only through the
22 commercial storage area. No tenant space
23 shall be rented solely as office space or
24 solely as storage space. Each storage
25 area shall be rented only with the

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<p style="text-align: right;">Page 50</p> <p>1 PLANNING BOARD MEETING 2 corresponding office area. Any tenant 3 deemed multiple units shall rent the 4 corresponding accessory storage area." 5 And the last one, "no office areas 6 of storage or storage areas shall be 7 subject for otherwise offered to occupants 8 assigned to the main tenants." 9 So, now we need a motion and second 10 so we can approve that we're going to 11 waive them. 12 MR. KLARE: I'll make the motion. 13 THE CHAIRWOMAN: Maria, Ron, made 14 the motion. 15 MR. MURPHY: I'll second. 16 THE CHAIRWOMAN: We'll start with 17 you, Neil. 18 MR. MURPHY: Aye. 19 MS. CELENTANO: I approve. 20 MR. KLARE: Aye. 21 THE CHAIRWOMAN: Aye. 22 MS. HUNTER: Four, yes's. 23 MR. MURPHY: That's the removal of 24 the notes? 25 MR. CORDISCO: Yes. And comment</p>	<p style="text-align: right;">Page 51</p> <p>1 PLANNING BOARD MEETING 2 and additional language that you would 3 work up. 4 MR. MURPHY: Was that approved? 5 MR. CORDISCO: Yes, they just 6 approved that. 7 MR. MURPHY: Okay. Great. 8 THE CHAIRWOMAN: I need a 9 motion -- a motion and a second to 10 circulate for the lead agency. 11 MR. KLARE: I'll make the motion. 12 THE CHAIRWOMAN: Ron, made a 13 motion. 14 MR. MURPHY: I will second it. 15 THE CHAIRWOMAN: I'll start with 16 you. 17 MR. MURPHY: Aye. 18 MS. CELENTANO: Aye. 19 MR. KLARE: Aye. 20 THE CHAIRWOMAN: And, aye. We all 21 said, yes. Four yes's. 22 (Whereupon, a discussion was held 23 off the record.) 24 (Back on the record.) 25 MR. CORDISCO: Madam Chairwoman, in</p>
<p style="text-align: right;">Page 52</p> <p>1 PLANNING BOARD MEETING 2 terms of moving this forward, I would like 3 to suggest that the Board consider 4 additionally, authorizing the Public 5 Hearing on this. And those conditions 6 would be that, the Applicant would respond 7 to any open comments that The Board has 8 given to the Applicant's and consulting 9 engineer; provided as well. 10 And that this Public Hearing would 11 then be scheduled simultaneously, 12 subdivision for the Code Hearing. And 13 that would most likely happen, in the May 14 meeting. The Board could also then, 15 receive any updates that the Applicant 16 could reply as far as the ZBA is 17 concerned. 18 They can provide an update to the 19 ZBA now, based on the fact that they were 20 here previously for you. And they can 21 ascertain about that. And that way, 22 maybe, you would be in a position to have 23 updated plans and updates as far as the 24 ZBA is concerned. And also be in a 25 position to assume the agency at that</p>	<p style="text-align: right;">Page 53</p> <p>1 PLANNING BOARD MEETING 2 time. 3 And you'll also have sent the plans 4 to the County Planning Department. So, 5 you will have all of these things in place 6 for the benefit of the Board. And as well 7 as, the benefit of the public to have 8 that. 9 I think the Applicant would wish to 10 speak on that behalf. 11 MR. LOCH: Yes. That sounds very 12 good, we like that. We would ask one 13 thing, though. While we have no problem 14 bringing you any update we get from the 15 ZBA, we're just waiting for the written 16 resolution. So, we can show you the 17 precise language on the height variance. 18 We were asked to hold the other 19 aspects of our ZBA application in 20 abeyance, until after we had been to the 21 Planning Board. And I'm presuming, that 22 what they were hoping for, if there are 23 any planning issues, that your Board is 24 concerned about, they can be raised by the 25 Board to the ZBA.</p>

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1 PLANNING BOARD MEETING
2 Specifically -- you know -- if you
3 are inclined to indicate, it looks like,
4 we are addressing parking, through the
5 methods we've shown here. By land
6 acquisition, development, etcetera.
7 Um -- having addressed the parking,
8 is there a planning issue with respect to
9 the third floor? Not getting into the
10 zoning aspects, which we will certainly
11 address with the Zoning Board. But
12 whether there is any foreseen planning
13 issue?
14 And towards that end, I would like
15 to point out, the Applicant thought he was
16 building a mezzanine. And the reason he
17 thought it was a mezzanine is, completely
18 contained within the two-story outline of
19 the building.
20 In other words, you have the
21 storage area which is basically through
22 the floor of the building. On top of
23 that, it's still above the ceiling of the
24 third floor. So, what we've got is
25 offices on the second floor level,

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1 PLANNING BOARD MEETING
2 the circulation of the agency. And also
3 the circulation of the county lines.
4 THE CHAIRWOMAN: So, different bank
5 we can authorize that now?
6 MR. CORDISCO: You can.
7 THE CHAIRWOMAN: It could be June,
8 if they're not ready?
9 MR. CORDISCO: It would be
10 conditioned on them providing a
11 submission. So, if that submission
12 doesn't come until the June meeting or the
13 July meeting or whenever it comes, that's
14 when they meet.
15 THE CHAIRWOMAN: Okay.
16 MR. CORDISCO: So, this is in
17 compliance of the Public Hearings all of
18 them happening at the same time. Does
19 that make sense?
20 THE CHAIRWOMAN: That makes a lot
21 of sense.
22 MS. HUNTER: That makes sense to
23 me.
24 (Whereupon, an off the record
25 discussion took place.)

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1 PLANNING BOARD MEETING
2 office -- proposed offices up on the third
3 floor level.
4 But it's completely -- it's not
5 that, if you didn't have that third floor
6 the building wouldn't be any shorter, for
7 example. It's completely within the main
8 envelope of the building.
9 So, if the Board has any comments
10 they would like to consider or contemplate
11 to pass along to the ZBA, I'm presuming
12 that's why they suggested we come here
13 first before going back.
14 MR. CORDISCO: I think that's fair.
15 To the extent that you have any update
16 from the ZBA you certainly can provide
17 that to the Board as part of any future
18 submission.
19 MR. LOCH: Okay.
20 MR. CORDISCO: My suggestion to the
21 Board is that, you entertain a motion to
22 schedule and authorize another Public
23 Hearing. Conditioned on the resubmission
24 of the Applicant addressing the comments
25 that have been made to them. As well as,

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1 PLANNING BOARD MEETING
2 (Back on the record.)
3 MR. RICHMOND: Just a couple of
4 points related to that. I think we would,
5 even if your Board, I don't know, if it's
6 inclined to schedule a Public Hearing, we
7 would like to appear before your Board in
8 April.
9 As John said, to at least get
10 feedback to hopefully go before the Zoning
11 Board in May. Having your comments,
12 hopefully, work with them and having that
13 variance.
14 I would also ask if your Board
15 -- um -- I know we're going to be working
16 to get you some plans, you could authorize
17 their distribution to the County Claim
18 Department. So, they can definitely have
19 it.
20 MR. CORDISCO: Yes. Definitely
21 that was part of my suggestion.
22 MR. RICHMOND: Thank you.
23 MR. CORDISCO: So, once again, the
24 combined motion to authorize the Public
25 Hearing to be held simultaneously.

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1 PLANNING BOARD MEETING
2 Subdivision for the hearing, either will
3 be conditioned by the Applicant to respond
4 to comments. And it would also, provide
5 that the Board would circulate whether the
6 intent for the agency. As well as, send
7 the plans to the GML to the county.
8 THE CHAIRWOMAN: I'll make the
9 motion.
10 MR. KLARE: Second it.
11 THE CHAIRWOMAN: Neil?
12 MR. MURPHY: Aye.
13 MS. CELENTANO: Aye.
14 MR. KLARE: Aye.
15 THE CHAIRWOMAN: Aye.
16 The next Planning Board Meeting
17 deadline for the paperwork is April
18 the 7th, for the April 21st meeting.
19 (Whereupon, a discussion was held
20 off the record.)
21 (Back on the record.)
22 MR. RUSSO: They want to be on the
23 next agenda before next April. They want
24 to appear before us even before the Public
25 Hearing.

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1 PLANNING BOARD MEETING
2 elapsed by the time of the meeting. So,
3 you could theoretically schedule it and
4 have that Public Hearing, I'm not sure
5 that we're closed at that time.
6 MR. LOCH: Right.
7 MR. CORDISCO: And still awaiting
8 for comments and responses from other
9 agencies.
10 (Whereupon, a discussion was held
11 off the record.)
12 (Back on the record.)
13 MR. RICHMOND: So, we would still
14 like to appear at the April meeting.
15 MR. CORDISCO: I think, it's
16 conditioned to making the submission in
17 time for the April meeting.
18 MR. LOCH: We can do that.
19 MR. RICHMOND: We can.
20 MR. CORDISCO: We are all in
21 agreement that the Public Hearing would be
22 in the May date?
23 MR. LOCH: I would think so.
24 MR. CORDISCO: It's just a little
25 bit too tight.

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1 PLANNING BOARD MEETING
2 MS. HUNTER: John?
3 MR. RUSSO: Sorry.
4 MR. CORDISCO: Are you sating that
5 you want to appear at the April meeting?
6 MR. RICHMOND: Yes. I think, if
7 it's the April 7th, deadline, I think we
8 can make that.
9 MR. LOCH: The question is, whether
10 the Board is going to be comfortable with
11 the Public Hearing before we get any
12 30 days past with the -- the a -- GML.
13 MS. HUNTER: GML.
14 MR. LOCH: Is your policy GML has
15 to be before the Public Hearing meets?
16 MR. CORDISCO: It's preferable that
17 way we -- the Board has the comments from
18 the County Planning, as well as, public
19 has knowledge of those as well.
20 You know -- the difficulty is
21 that -- given the fact that we have to
22 circulate through the agency.
23 MR. LOCH: Right.
24 MR. CORDISCO: And the timing of
25 that, the 30 days of that being not

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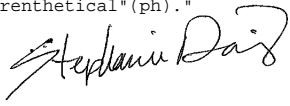
1 PLANNING BOARD MEETING
2 MR. LOCH: Okay. I mean,
3 basically, the only reason we're really
4 looking is, we're trying to see, if you
5 have any and you want to express to the
6 ZBA. Because we do have a date certain in
7 their May meeting.
8 And we would like to see if
9 possible, to wrap that up, because we
10 realized that -- we have to have the
11 variance for the third floor, prior to
12 your granting an approval for the site
13 plan on this.
14 MR. CORDISCO: I don't want to
15 speak for the Board but I think, you could
16 certainly provide to the ZBA the fact
17 about the comments you made, by a copy of
18 those comments. Be advised that you're
19 asking for the comments from the Board.
20 MR. LOCH: Okay.
21 MR. CORDISCO: And I think, the
22 Board is scheduling a Public Hearing.
23 MR. LOCH: Okay.
24 MR. CORDISCO: So, that they are
25 moving the application forward.

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1 PLANNING BOARD MEETING
2 MR. LOCH: Okay.
3 MR. CORDISCO: Should be taken as a
4 possible step by the ZBA. And then,
5 you're also looking to appear in April.
6 MR. LOCH: What I will do is make
7 sure the comments are available to the ZBA
8 and they can take them as they will.
9 MS. HUNTER: Okay.
10 (Whereupon, a discussion was held
11 off the record.)
12 (Back on the record.)
13 THE CHAIRWOMAN: Okay.
14 MR. CORDISCO: They did the motion?
15 MS. HUNTER: Yes, they did the
16 motion. They did the motion for the May
17 meeting.
18 MR. RUSSO: Is there anything else?
19 MR. LOCH: I don't think so.
20 MR. RICHMOND: Thank you, very
21 much.
22 THE CHAIRWOMAN: I'll close motion,
23 to close the meeting.
24 MR. KLARE: I make a motion.
25 THE CHAIRWOMAN: Second.

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1 PLANNING BOARD MEETING
2 CERTIFICATION
3
4 I, Stephanie A. Colon-Davis, Certified
5 Court Reporter, before whom this proceeding was
6 taken, do hereby state on the Record:
7 This to be a true and accurate
8 transcript of the aforesaid proceeding and that due
9 to the interaction in the spontaneous discourse of
10 the proceedings, dashes (--) have been used to
11 indicate pauses, changes in thought, and/or
12 talkovers; that same is the proper method for a
13 Court Reporter's transcription of proceedings, and
14 that the dashes (--) do not indicate that words or
15 phrases have been left out of this transcript;
16 That any words and/or names which could
17 not be verified through reference material have
18 been denoted with the parenthetical "(ph)."
19
20 
21
22 Stephanie A. Colon-Davis
23
24
25 Dated: March 17, 2025

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1 PLANNING BOARD MEETING
2 MR. MURPHY: Aye.
3 MS. CELENTANO: Second.
4 THE CHAIRWOMAN: All adjourned.
5 See you gentlemen later.
6 MR. RICHMOND: Thank you, very
7 much. We appreciate your time and
8 attention.
9 (Time noted: 8:29 p.m.)
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