

2 STATE OF NEW YORK : COUNTY OF ROCKLAND

3 TOWN OF WEST HAVERSTRAW

4 ZONING BOARD OF APPEALS AND PLANNING BOARD

-----X

5 In the Matter of:

6 GRASSY POINT BEND LLC

7 2020 INDUSTRIAL LLC

8 Public Hearing on the Adoption of a

9 Final Scope

10 -----X

11 wednesday, March 12, 2025  
12 7:05 p.m.

13 village Hall  
14 130 Samsondale Avenue  
15 West Haverstraw, New York

16 PLANNING BOARD: WALTER FIGUEROA, Chair

17 MICHAEL KAUKER

18 DAVID BERTOLINO

19 LOUIS BABCOCK

20 MARY CATHERINE ZUGIBE SALCEDO

21

22 ZONING BOARD OF APPEALS:

23 CHRISTOPHER GRANGE, Chair

24 (All members were noted as present)

25

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

3 FOR THE VILLAGE OF WEST HAVERSTRAW:

4 JOHN EDWARDS, ESQ. Village Attorney

5 ALDARIS ORTIZ, Principal Clerk

6 MICHAEL TAMBLIN, Engineer

7 FRED VIOHL

8 JAY OKUN

9

10

11 ON BEHALF OF THE APPLICANT:

12 JOSEPH A. POMANTE, P.E., Boswell Engineering & Design

13 JOSHUA HERMAN, PE, Stonefield Engineering & Design

14 TERRESA BAKNER, ESQ., Whiteman Osterman & Hanna, LLP

15 FRANK J. ROSSI, LSRP, Boswell Engineering

16

17 THE PUBLIC

18

19

20

21 KARI L. REED, Court Reporter

22

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2                   CHAIR FIGUEROA: I'd like to call the  
3                   Planning Board session of this meeting. The  
4                   members of the Planning Board are in attendance.

5                   (Board business carried out; adoption of  
6                   minutes)

7                   CHAIR FIGUEROA: If anyone is recording  
8                   this meeting, please just let me know, raise your  
9                   hand and so we can at least identify who you are.

10                  (No response)

11                  CHAIR FIGUEROA: Let the record show that  
12                  no one has, no one has admitted that they're  
13                  recording it. Sorry, all right.

14                  Chris.

15                  CHAIR GRANGE: Sure. I'd like to open the  
16                  Zoning Board session of the meeting. I need a  
17                  motion, please.

18                  (Motion made)

19                  CHAIR GRANGE: Second.

20                  (Second made)

21                  CHAIR GRANGE: All members of the Zoning  
22                  Board are present.

23                  (Board business conducted; adoption of  
24                  minutes)

25                  CHAIR FIGUEROA: Before we get the meeting

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started I'd ask Michael Tamblin to lead us in the Pledge. Please rise.

(Pledge of Allegiance.)

CHAIR FIGUEROA: Just an opening statement. Thank you all for coming this evening. As you know, the application before the boards concerns the proposed development of a new wholesale storage and warehousing facility that will consist of a single building of approximately 454,000 square feet of floor area and related site improvements on a 34 plus acre site. Because the area, because the project area is formerly a Construction and Demolition landfill, the project will also involve the capping of that landfill in accordance with the plan that must be approved by the New York DEC. That has not yet happened. As a matter of fact, I had a meeting with the DEC in mid November, specifically requested by the mayor here at the village hall. Representatives of the DEC gave no assurance that such a plan, once submitted and reviewed, will be approved. It was clearly not committed. With that being said, I want to explain the limited purpose of this evening's meeting so that

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everyone understands and so that we can move along in an orderly manner.

First things first. Let me just explain what this meeting is not about. It is not a hearing on the application itself or on the Draft Environmental Impact Statement required to be prepared by the applicant as result of this Board's prior determination to issue a positive declaration under the State Environmental Quality Review Act. Tonight's meeting is intended simply to solicit public input on the content of the scoping document prepared by the applicant. The scoping document essentially identifies the issues that must be addressed by the applicant when it prepares its Draft and eventually its Final Environmental Impact Statement. Basically it's a road map for the applicant to follow in doing.

So the purpose of tonight's meeting is to identify, not to debate or resolve, any potential significant environmental issues or concerns that may result from the project. I'm going to repeat that. It's to identify, not to debate or resolve. There will be other hearings in the

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future after we receive the draft and final impact statement at which we can discuss the issues raised in the scoping document.

I will be asking, in a few minutes, I'm going to ask the applicant to make a short presentation in order put the project in context for those who may not be as familiar with it as others. Following that, I will invite the public to basically come up and give us their input. At that time anyone who wishes to speak will be given the opportunity to do so. But because, again, the purpose of tonight's meeting is to identify issues, not to resolve them, we are going to limit the comment period to two minutes for each speaker. We will not take questions. It's not a Q and A. We will have the -- you will have the opportunity to ask questions at a future meeting. Also to make, to make additional comments at a future time after, after we have received and made available the Draft Environmental Impact Statement.

Again, although everyone who wishes to speak will have the opportunity to do so, please, we ask that you listen to the other speakers,

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basically so you, so you -- so we don't repeat the same comments. If an issue has already been raised by the other person or it's already raised in the draft scoping document, it's going to be included.

Lastly, as you can see, we have a stenographer here, who will be taking down all that is said and prepare a transcript so that we do not miss an issue. That being said, please do not speak over other persons, other people. The stenographer cannot accurately record what is being said when two people speak at the same time.

I think that's it. So I'm going to ask the applicant to come up and do their presentation.

MS. BAKNER: Thank you very much.

So what is the project under review tonight? It's a proposed wholesale storage and warehousing facility. It's, the property owner and developer is Grassy Point Bend LLC and 2020 Industrial LLC. The property is zoned PLI, and, as the Chairman indicated, it was most recently used as a C -- Construction and Demolition debris landfill, and prior to that it was part of a



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brickmaking operation historically. We're applying for site plan approval and for three area variances related to height, the number of parking spaces, and landscaping on steep slopes.

Next, please.

The application was submitted to the Village Planning Board and Zoning Board and it's been under review. It is posted on the Town -- village of West Haverstraw's website. So every document that's been given to the Planning and Zoning Boards is posted there for you to review.

The Village Planning Board is the lead agency pursuant to SEQRA. And they became lead agency after coordinating with all the other involved and interested agencies, like DEC, Rockland County Drainage Agency. The Village Planning Board issued a positive declaration, which means simply that the project will have a Draft Environmental Impact Statement prepared. And the purpose of the scope is merely to serve as an outline to the Draft Environmental Impact Statement, which is to say it doesn't answer any questions itself, it just raises the questions and issues that need to be answered in the DEIS.

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2           The draft scope can also be found on the village  
3           website. So the positive declaration and the  
4           draft scope are both there.

5                   Next slide.

6                   Where are we here tonight? The chairman  
7           explained, explained it beautifully. We're here  
8           tonight to hear you. We are giving this brief  
9           presentation just to give you some orientation to  
10          the site and show you a simulation of what it  
11          could look like at some future point.

12                  Once all the comments on the scoping  
13          document are collected, then the scope will be  
14          revised to the satisfaction of the village  
15          Planning Board and its consultants. So we just  
16          prepared the first draft. The final scope is  
17          really the village Planning Board's scope for the  
18          DEIS.

19                  Thank you. And Joe's going to come up and  
20          talk just a bit about the project.

21                  MR. POMANTE: Good evening, everyone. My  
22          name is Joe Pomante. I'm from Boswell  
23          Incorporated. We are the site engineers for this  
24          project. And as the site engineer, our job is  
25          really to prepare the site; grading, retaining

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walls, internal circulation, lighting, stormwater management.

what I'm going to do first is play an approximately five minute video simulation of what the project would look like if it were built out. And what we did was we took it in context of GIS mapping to kind of simulate the houses and all the viewsheds that you would see from each of the individual roads.

So if you give me a second I'll turn that on and we'll go forward. And then after that I'll provide you just with an overview of the site. A lot of the key topics, the size and all that, have already been discussed, but I'll go through some other, you know, final points of what we're doing with the project. Bear with me.

(video playing)

MR. POMANTE: So, as you'll see, this is Grassy Point Bend, and now we're taking an aerial view of the existing.

And now the proposed. This is what would be superimposed upon this site. This is just an aerial view around the entire site.

So what we are going to do is basically

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2           drive through the site of the interior loop.  
3           Right now we are along the southern elevation.  
4           As we come around the bend we'll be on the  
5           westerly side, which is nearest the residential  
6           areas.

7                   Now what we're looking at on the left of  
8           the screen is a retaining wall and a sound  
9           barrier, which was designed specifically to  
10          attenuate noise towards the westerly half of the  
11          property, off site westerly direction.

12                  Now we are coming around the bend on the  
13          north elevation of the building. And now we'll  
14          be turning the bend around to the easterly side,  
15          easterly elevation.

16                  Next we're going to take individual views  
17          down each of the individual streets to the east  
18          of the proposed property.

19                  Coming to the end of the street and looking  
20          forward, that would be looking into the proposed  
21          site. Again traveling down the roadway. Ahead  
22          of you would be the proposed project.

23                  And now we're going to come down East  
24          Railroad along the easterly elevation of the  
25          proposed building.

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Okay, so that is our video simulation. I'm going to go back to the slides now, and just, what I'd like to bring up is the site plan. I'm not going to go through all the plans because, as the Chairman had said, it's just a very short overview. Okay. So again, thank you for watching that.

So, as you've heard, the site, the existing site is about 34.13 acres. It is in the PLI zone. Just for orientation purposes I'll use this pointer. On the southerly side, East Railroad. On the westerly side is the residential areas. On the easterly side, Beach Road. And on this side, this is the north side, that's Ecology Lane, where the treatment plant is.

As we had said, the project is for a warehouse. The size of the warehouse is 454,000 square feet, approximately. There are 76 loading docks, half of which are on the west side, half of which are on the east side. There is parking for vehicles up in the front on the east side and along the south side. And then we have truck maneuverability and parking in the back. The

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access to the, to the site is actually from two points. One is Beach Road right here. We loop around, and then the other one comes in from Ecology Lane. We anticipate trucks into Ecology Lane and coming to the back. And predominantly we think cars, vehicles servicing the building would come into this area.

Based on the size of the building, we have two 5,000 square foot office building -- office areas, one here and one here. And those office areas are really to support the, support the warehouse facilities. So we do not anticipate having a lot of people in the building. It is really truly meant for storage, more long term storage than anything.

Based on the size of this building, it would not be suitable for an Amazon type facility. Number one, the location. Number two, the size. So we anticipate tenants, potentially one to three or four tenants sharing this property, sharing this site, and using it as long term storage. Not fabrication, storage. We anticipate trucks coming in, dropping materials off and then leaving, and those materials would

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stay there. We do not anticipate having all these bays filled at the same time. It makes no sense logistically. Is it possible, absolutely. Is it likely, based on the operations manager and the owner of this property, their experience is that that does not happen. So we do not anticipate that. The site will be internally lit for, you know, parking and whatnot.

There are a few variances, as Terresa had mentioned. One is for parking. The parking required for this site is 908 parking spaces. We are providing for 369. And our opinion with regard to the variance in this respect is the fact that this is a warehouse facility. The parking isn't really as necessary as the code would provide. It is a bit outdated, and we do feel that the provided parking stalls will be ample for the, for the facility.

There is also, as Terresa had noted, another variance, which is a height variance. That height variance is for 43 feet where 35 feet is required. And the reason why we have that is because the building itself for this type of application requires that type of height. We're

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looking to provide a class A warehouse. And class A warehouses tend to be new construction, and they tend to be the height internally at 40 feet. So the 40 foot internally correlates to a 43 foot height on the outer side.

To service this building from a stormwater management perspective there is a series of piping and inlets, and then we have several basins, detention basins throughout the site. There's a main area right here. That's our main detention basin. And what that is, actually it's called a wet pond. And what it does is it creates two things. Number one, it addresses water quality. But, number two, it supplies an aesthetic, because it will be nicely decorated for plantings, native plantings and plantings that serve a purpose, to clean the stormwater before it's ultimately discharged into the creek over here. There are -- there's a swale right here, and then there's another swale, another detention basin in here. And what's happening is water as it drains will get collected here, get collected there, and then it will transmit -- it will transfer into this swale via piping, and



then ultimately out to the creek.

As I noted during the flyover, we do require some retaining walls because the property does slope considerably from here to here. I believe it's 50 feet if I'm not mistaken. Actually, I'm sorry, it's 90 feet, 90 feet from here to there. So in order to build this building we're actually going to have to plateau right in the middle so the building sits lower than the property line by approximately 35 feet.

In order to deal with the noise attenuation we have that retaining wall. But then we put a secondary wall on top of that, which would be a noise -- a noise barrier. Basically that, that hasn't been designed yet. But we do know that the height would be pretty much at the second story of the buildings on the outside. And really that is done purposely so that sound waves don't travel straight line to the properties.

There is a series of landscaping all around the property, as well as in the detention -- in the wet pond. And those are also providing buffering for the residential areas. We're concentrating the landscaping here on the back

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where the residences are, plus here. And then some decorative landscaping in the front. But predominantly we're concentrating the landscaping towards the rear of the property.

There is also a white line fence that is going to go around the perimeter of the back side, again, to create buffering, to create definition and separation between the residential areas and the proposed building.

And that is basically it, that is basically all I have. I'm going to turn it over to Josh for traffic.

MR. HERMAN: Thank you, Joe.

Good evening, everyone. My name is Josh Herman. I'm a traffic engineer with Stonefield Engineering. And, as Joe and Terresa introduced the project, the draft EIS that we are preparing would analyze the nine intersections identified on the screen here along East Railroad Avenue, as well as along Route 9W. The study is proposed to include the evaluation of traffic impacts during the weekday morning peak period, so the morning rush hour times; the weekday midday peak period, so that midday peak hour of traffic; the evening

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peak period; and then the Saturday midday peak period, which are the four typical peak periods for traffic. Again, we would analyze the impacts of the proposed project by starting with existing analysis of the intersections outlined on the screen, the nine intersections outlined on the screen.

The proposed project would generate a certain amount of traffic during the peak periods. And that the impact of that traffic would be assessed on the operations at these intersections and would be documented as part of the Draft EIS. And any improvements that could be identified would also be included as part of the Environmental Impact Statement that is going to be prepared.

MS. BAKNER: Thank you, Josh.

That's all we have prepared. Thank you very much, Chair, for allowing us the time.

CHAIR FIGUEROA: Thank you. I'd like to thank you, Terresa, and Joe and Josh for your presentation.

At this time this will be the opportunity for the public to come up and to basically state

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2           your name, your permanent, your permanent address  
3           so that we can record this, and then you'll have  
4           your two minutes. My co-worker here, Chris at  
5           the end, will be doing the timekeeper. He will  
6           just raise his hand and let you know when you're  
7           getting close to your time. So please come up if  
8           you have something to say.

9                   MR. SEPINSKI: Hello, everybody. James  
10          Sepinski, 36 North Wayne Avenue.

11                 Every time I see this, you fail to show the  
12          end of North Wayne Avenue where my residence is  
13          and what impact it's going to have on my home,  
14          and on Jose's home also.

15                 The other thing I want to say is, everybody  
16          has a right to develop their property. But not  
17          like this. This is a residential area. The  
18          lighting is going to ruin my life and everybody  
19          else's. And maybe residential or something. But  
20          if you look at what you're showing us, it's  
21          loaded with residential, and it's not good for  
22          our community. Thank you for listening.

23                 MS. FILGUERAS: Susan Filgueras, 45-47  
24          Samsondale Avenue, Village of West Haverstraw.

25                 My first question is, this applicant has

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2           had four years with what feels like behind closed  
3           doors to present, to develop this project to this  
4           board. How long are you going to give to the  
5           residents to read the multitude of documents that  
6           are posted on the website to try and figure out  
7           what it is that is actually being proposed?

8                   CHAIR FIGUEROA: Okay, may I address this  
9           right now --

10                  MS. FILGUERAS: Mm-hmm.

11                  CHAIR FIGUEROA: -- so this way we don't  
12           have any confusion. This is not a forum for  
13           questions and answers. This is --

14                  MS. FILGUERAS: We still need a timeline,  
15           sir.

16                  CHAIR FIGUEROA: This is -- just state your  
17           issue, and then we will address it.

18                  MS. FILGUERAS: Perfect. A timeline needs  
19           to be established, giving the applicant -- giving  
20           the town residents, who are the taxpayers,  
21           appropriate time to read the multitude of  
22           documents that are filed on the village website.  
23           which, by the way, when I went through the  
24           documents, they're not completely filed. They  
25           call for documents that should be attached that

aren't attached. So you need to go and do some homework and clean that filing up and make sure that all of the documents are on that website.

The second is, this application is exceptionally confusing, and time is needed. I'm simply going to read the email, which is going to be the first of many that I sent to the county exec, the Town of Haverstraw supervisor and the Town of Stony Point supervisor.

(Reading:) "I'm asking that all of our elected officials engage in this application, as it is being filed by one of Rockland's bigger developers. Please see below and attached. Village of West Haverstraw is allowing proposal to go forward for the Haverstraw landfill, listed on the EPA", and I list the status.

"The residents of the Village of West Haverstraw vehemently oppose said project. It appears that the village has quietly continued the application. Frankly, knowing the history of the Haverstraw landfill and the lawsuits that have occurred through the years, I am surprised that none of our elected officials have spoken up.

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"I question the ability of the village of West Haverstraw to manage this proposed project, based on the January 2022 MASSA application filing before the Town Board, in which the residents were told that the property was clean and was not a DEC Superfund hazardous waste site. I came back the following month after I FOIL'd the records, and nothing from the DEC was in that file. Yet, I had found DEC records showing that the property was a potential Superfund site.

"I don't know that the village has the capability of judging this project, and I would prefer to see the DEC become lead agency. And that's what I will be requesting."

That's my firsthand experience with this.

"Supervisor Phillips, you're only doing half of the project. You're only doing half of the dump. It is two EPA sites. What's going to happen to the other half? Will you destabilize it, has a study been done, do we know that?

"Supervisor Monaghan, what are we going to do with the roads, because we all know those trucks are ultimately going to end up going to the Farley Bridge and making a right. And County

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Exec Day, will you be improving Grassy Point Road. What are we going to do, because there is not enough roadway."

"In looking at this project, Mr. Bergstahl is simply a curtain. The project is to be sold to his partner, 2020 -- I'm going to give it the wrong name, so I apologize. So what is the intent of this project? After looking at a massive warehouse and small outbuildings, how will you assure the residents that food will not be stored, that, that combustible items will not be stored? How do we know what will be stored in the 48 or however many outbuildings they had?"

That is just the first passthrough through some of this. I didn't see anything from the Army Corps of Engineers, so I will be contacting them, and Riverkeeper. There is nothing positive in this project for the Village of West Haverstraw, the Town of Haverstraw, the County of Rockland and the State of New York. This is a Superfund site that is not legally capped or appropriately capped. Thank you.

(Applause)

MR. WELSH: My name is Paul Welsh. I live



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on 423 Beach Road. I am the one who lives on Beach Road, only me.

I heard about this project a couple of months back. And when I first saw it, I really couldn't believe my eyes. Because this building is the size of four and a half Home Depots. And I am no -- I, I, you know, I am going to be the most impacted because I'm going to look at it, it's going to be right there.

I'm not opposed to developing. It's a great thing. I welcome the Haverstraw, the Rockland Green Animal Shelter thing. They're doing a beautiful job and they're really nice people. But this is insane, because you can't run that many trucks down Railroad Avenue. It's a two lane road. This thing belongs next to a giant highway with its own on ramp and off ramp. You don't need an engineering degree to know that.

(Applause)

MR. WELSH: And these are important things. I, I understand that we need these things, this is what makes our lives, our lives. But this is the wrong place. This is just the wrong place.

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2           And you guys have got to wake up and look at it.  
3           And if, if you can't, just imagine picking up  
4           your family and moving down onto Railroad Avenue  
5           and that's where you live and that's what you're  
6           going to put in your backyard. I don't think so.  
7           Thank you.

8                   CHAIR FIGUEROA: Thank you.

9                   (Applause)

10                  MR. TENDUM: Good evening. My name is Rick  
11           Tendum.

12                  I don't live in West Haverstraw, I live in  
13           Valley Cottage. But I have a concern, because  
14           across Ecology Lane, Rockland Green, as Mr. Welsh  
15           was saying, is planning its animal shelter. And  
16           it's, you know, it's difficult enough that the  
17           animals need to exist next to the Joint Sewer  
18           Authority. And I notice that the only  
19           soundproofing here is to the west. And the  
20           entrance to this project is on Ecology Lane. And  
21           I'm wondering if part of the scoping document  
22           is -- you know, animals are very, very sensitive  
23           to noise. And truck backup alarms are between 97  
24           and 102 decibels. And the entrance is right  
25           there. And it's a 24/7 operation.

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2                   And I just, I don't know, I don't know that  
3                   the impact to the animals or cats and dogs, who  
4                   are hypersensitive to this sort of noise, is  
5                   being considered. And I'm wondering if there's  
6                   any consideration. And I know landscaping is not  
7                   soundproofing, and nobody will ever believe it  
8                   is. I'm wondering if there's any soundproofing  
9                   going to be incorporated into the north side,  
10                  because Rockland Green has decided not to put  
11                  soundproofing in the animal shelter for whatever  
12                  reason they decided that. You know, something in  
13                  this impact is going to adversely impact the  
14                  animals. So I'm just wondering if there's  
15                  soundproofing as part of the scoping. Thank you.

16                 CHAIR FIGUEROA: Thank you.

17                 (Applause)

18                 MR. WARGO: Hi, guys.

19                 CHAIR FIGUEROA: Hey.

20                 MR. WARGO: George Wargo, 44 Peck Street,  
21                 West Haverstraw.

22                 Two things I want to know. We cannot move  
23                 on Railroad Avenue now. Two o'clock this  
24                 afternoon when I came down, it was backed up past  
25                 Benson Street. I was going to a fire the other

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2           day, I had to go through Haverstraw to get to the  
3           firehouse at four o'clock. You cannot move.  
4           Traffic was backed up on Samson, over the  
5           Samsondale Bridge, all right. In the morning,  
6           the same thing.

7                   Now, how about Stony Point. Are they going  
8           to get backed up? Have they talked, have you  
9           talked to them guys yet? How many trucks are  
10          going to be running during the day and at night?  
11          Is there 80 hours of operation? You're talking  
12          76 trucks, tractor trailers up and down Railroad  
13          Avenue or East Main Street. Where are you going  
14          to put them?

15                   That's all I have to say right now. I'll  
16          find out more.

17                   CHAIR FIGUEROA: Thank you.

18                   (Applause)

19                   MS. HOLGUIN: Hi. Alis Holguin, 2  
20          Kwiecinski.

21                   I only want to request one thing, and it is  
22          the communication of the future meetings. I  
23          don't know if all of you received a letter in  
24          your home, but we didn't.

25                   ("Nos" from the audience)

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2                   MS. HOLGUIN: So for us, that looks sneaky.  
3                   And there are going to be more future meetings,  
4                   because we are all are going to participate;  
5                   correct?

6                   And I feel very upset because it's very  
7                   fishy that we didn't get this communication  
8                   through our homes directly, each home, and we  
9                   just got it very vague through the community. So  
10                  thank God one person in my community saw it and  
11                  told us about this meeting. We are here because  
12                  of her.

13                  I request, not to the people who are doing  
14                  the construction, but for our town that we want a  
15                  real communication, a real letter sent to our  
16                  house. We deserve that as, as somebody that we  
17                  pay taxes and we are counting on the town to do  
18                  that. At least give us the communication. Thank  
19                  you.

20                  (Applause)

21                  MR. LUONGO: I've been to your meetings, a  
22                  number of meetings, and I know you guys have  
23                  raised some of the same issues that the community  
24                  is raising, so I'm not going to talk about those.  
25                  But what I am going to talk about is the --

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2                   AUDIENCE MEMBER: Please, sir, can you turn  
3 the microphone on? I'm sorry.

4                   MR. LUONGO: Sorry. My name is Rick  
5 Luongo. I live on Tanneyans Lane.

6                   In the presentation we talked about 76, 76  
7 doors. And we could have a lot more than 76  
8 trucks coming, because they're going to come,  
9 they're going to unload. I don't know if there's  
10 going to be outbound, if there's going to be  
11 LTLs.

12                  I don't know is there's going to be full  
13 truck load, less than a truck load, Hazmat. We  
14 don't know anything about the tenants that you  
15 guys are considering bringing into the site,  
16 okay.

17                  You guys probably know what a Jake brake  
18 is, using compression to stop, to slow it down.  
19 Coming down Railroad Avenue, that's all we're  
20 going to hear.

21                  Tanneyans Lane, you didn't -- you didn't do  
22 Tanneyans Lane, you didn't do Peck. You did  
23 Wayne Avenue. But you have 396 parking spots I  
24 think you said. Those are employees. They're  
25 going to be coming from somewhere. They'll come

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2           up 9w, they'll turn at the cemetery, they'll cut  
3           through, they'll take Tanneyans Lane, they'll  
4           take Peck, they'll take Wayne. No studies on --  
5           there's no studies in your presentation on that,  
6           okay.

7                   Forty-three foot ceilings. Do we have a  
8           fire department that can handle that? And do we  
9           have mutual agreements with other fire  
10          departments to take care of that?

11                  I'll slide up here. I talked about hazmat.

12                  The, what I'll call the back of the  
13          building, you have sound -- you have sound  
14          bending on one side. What about the building  
15          side? When they're backing up to that building,  
16          it's a concrete building, and if we hear the --  
17          we hear the echo off of Bowline when there's a  
18          loud noise. The people in that poor development  
19          are going to be hearing loud noises all day.

20                  Also, when they back up the trucks, if they  
21          got alarms on the back of the truck, they're  
22          going to hear that, especially if they're box  
23          trucks. Now, you're saying they're big rigs,  
24          they're going to be coming in, unloading.  
25          They're probably going to be outbound as well I

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2           would imagine, right, you would think? You're  
3           bringing in, you're taking out.

4                   So a couple of hours, 76 trucks, maybe once  
5           every two hours. So in eight hours that's four  
6           trucks per bay at least, depending on if they're  
7           full loads or LTL. So there's a lot of stuff  
8           that we need to consider as a, as a community  
9           that's understated, I think understated in your  
10          presentation, by a lot.

11                  But the traffic studies, like they said,  
12          coming down Railroad Avenue, you guys know, we've  
13          talked, you guys talked about it before, because  
14          I heard you. But Railroad Avenue, there's no, no  
15          sidewalks beyond the railroad tracks. They're  
16          just beyond the railroad tracks. The walking  
17          path around Pecks Pond, there's no -- there's no  
18          sidewalk going down the hill. You need something  
19          for that. So there's a lot more that needs to be  
20          done in the scope I think before the project is  
21          even ready to be posted to us. Thank you.

22                  CHAIR FIGUEROA: Thank you.

23                  (Applause)

24                  MS. CONSECO: Hello. My name is Brandelene  
25          Conseco, 164 East Railroad Avenue.



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I want to talk about the park around the building. We have a park and fish pond and a little bay. And there's a lot of people that goes to those park. A lot of children that walk with their parents go to those parks. And there's a, there's a way that when those trucks are coming and you have children playing, you cannot control them, you know, they go around, they play, they're going to bicycle. We have baseball fields too.

And all the stuff that he was saying about the traffic, when you come up on the cemetery, which is Westside Avenue, it's really, the traffic in there is really bad and a mess. And when you are coming from Railroad too, it's a mess. All the places that you're going to have these trucks, even though in West Haverstraw is going to be impacted, Haverstraw is going to be impacted too. People going to Broadway and going through the town, it will be impossible for them, because it's going to be so many traffic. And we have 76 docks, 900 parking lots, 350 parking space for cars. Those are going to be people working there.

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2                   I used to work in this company, two dock,  
3                   and we had 450 employees for three shifts. And  
4                   believe me, when we were getting out on Broadway,  
5                   just like maybe 200 people getting out of there,  
6                   it was a mess, it was really a mess. And we had  
7                   three shifts and it was a lot of traffic and it  
8                   was hard for us. We used to work in there.

9                   So thinking about our children, I don't  
10                  have children -- grownup children, already  
11                  married whatever, they're out of the house. But  
12                  I always go to those park, and I see children  
13                  around there. I used to go with my kids to play,  
14                  I used to go to the baseball field. And that's  
15                  something that you have to think about. We have  
16                  children in our community.

17                 And Railroad Avenue is very, very narrow,  
18                 it's dangerous. Even for me to get out of my  
19                 house every day is a mess. Because I have to be  
20                 very careful. As you know, somebody came in  
21                 front of my house already, two or more friends'  
22                 house, there's an accident. They were parking  
23                 there and they crashed a car in those, in those  
24                 cars. Because Railroad Avenue is very, very  
25                 narrow. And they don't have sidewalks for our

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area. Because on, in West Haverstraw, if you're going to 9W there's no sidewalk. And on the street, like Pecks Pond, Wayne, they don't have any sidewalk. People have to walk in the road. And there's a bus stop there dropping off the children too. So it's going to be a little bit like kind of dangerous for the community too for all the trucks going through the road and down the whole day, I don't know how many hours a day.

But just take that under consideration, please, that we have a community with a lot of children and we have to think about them too. Thank you so much.

MR. MARTINEZ: Good evening. My name is Shaun Martinez. I reside in the last lot of East Railroad Avenue at 180 East Railroad, West Haverstraw.

A lot of my peers here and fellow residents have already sort of mentioned sort of the congestion, the noise, the concerns. My, my concerns are now more related to like the greenhouse gases that are going to be emitted from all of these vehicles parked in the back. Is anybody thinking about the foliage, sort of

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1  
2 like the aesthetics of what makes West Haverstraw  
3 beautiful? I don't know. I mean, I don't think  
4 those gases are, one, good for people, let alone  
5 children. We have an elementary school less than  
6 a quarter of a mile up the way, West Haverstraw  
7 Elementary. They're going to be breathing in all  
8 of this carbon, right.

9 Like, I mean, a facility of this scope  
10 shouldn't reside in a residential area. Like it  
11 should actually be, if you visit a UPS facility,  
12 guess where they're at. As one of our fellow  
13 residents mentioned, it's right off the highway.  
14 It's somewhere where they can easily get to and  
15 from where they need to be, not in a residential  
16 area where we have parks, children crossing.

17 I go to that park, I run around. Like I  
18 don't want to smell diesel. I don't want to  
19 smell like I'm walking into a UPS facility. It's  
20 just, it's just not what makes West Haverstraw,  
21 West Haverstraw. I think, you know, we have a  
22 beautiful -- we have beautiful marinas, we have  
23 beautiful aesthetics, and I would love to  
24 maintain that as much as possible. And I don't  
25 want to smell gasoline or diesel every time I

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2                   wake up. So thank you very much for your time.

3                   (Applause)

4                   CHAIR FIGUEROA: Go ahead, before someone  
5                   jumps in front of you. You've been like waiting.

6                   MS. COOL: Thank you. My name is  
7                   Kathleenann Cool. I live at 29 Mackey Court,  
8                   right around the corner.

9                   I just want to just expand a little bit  
10                  about what Mr. Wargo had shared about the fire  
11                  department and the congestion that everyone has  
12                  been talking about. And also with the last  
13                  gentleman that just spoke about the school.

14                 I would like to ask that maybe we consider  
15                 some emergency planning situation -- assessment  
16                 that could be done. I know that you can still  
17                 access West Haverstraw from going through 9W, but  
18                 we know that that's also a congested area. And I  
19                 know that the traffic study was done not just for  
20                 this project a little bit but to also include the  
21                 study of some other projects that were currently  
22                 added onto 9W. So I think that just presents a  
23                 different aspect of it.

24                 We do have very young children there. It's  
25                 at K-2 or K-3 building. So I'm just, you know,

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concerned about God forbid there was an emergency, we could get emergency vehicles to them as soon as possible and there would not be a delay. And of course our fire trucks to be able to come out to respond to residential calls as well. So if that's something that could be considered, I think that would be helpful to hear as a community member and also as a parent.

Thank you.

CHAIR FIGUEROA: Thank you.

(Applause)

MS. NEMETH: Hi. Helaine Nemeth, 21 North Wayne Avenue.

Look at these faces here. This is a contaminated landfill. And you're opening this up with the risk of potentially causing them harm. Why would you want to do something like that? There is asbestos in there. There are all -- so many carcinogenics, why put that in the air for these people. Do you want to see these people get sick, their children get sick. It's just so unfair.

And I'll tell you a little quick story. My aunt, they told her, they had a beautiful

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2           presentation just like this. Everything is fine  
3           and dandy, everything is going to look good.  
4           Once they brought up everything from that  
5           landfill, almost 30% of the people in  
6           community -- in her community, they had breast  
7           cancer, colon cancer, pancreatic cancer. Is this  
8           what you want for our community? Don't do it. I  
9           mean, do any of you up here live anywhere near  
10          that?

11                   ("Nos" from the audience)

12                   MS. NEMETH: I couldn't see myself doing  
13           this to anybody. I see you all the time. I  
14           would never do this to anybody. These are my  
15           neighbors. You just don't do that. We voted you  
16           people in, many of us did. Why are you doing  
17           this? That's, that's what I want to know. Why  
18           would you even consider it. We shouldn't even be  
19           at this point. That's all I have to say right  
20           now.

21                   MR. LEACH: Hi. Bruce Leach, 22 North  
22           Wayne Avenue. Hi, neighbor.

23                   which comes to mind out of all of this, do  
24           you remember the waste-to-energy plant in Stony  
25           Point and how that didn't go through, and one of

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the big reasons was the truck traffic, constant truck traffic. Which wasn't going down Railroad Avenue, it was just going to Hole.

The thing that makes West Haverstraw a little unique, and my wife grew up in New City, so I kind of point this out to her. Living on North Wayne Avenue, it's like you -- it's like you're driving through a neighborhood to get to your, your street. And Railroad Avenue is like a main thoroughfare that like cuts through this big neighborhood. And it's kind of inconceivable to have that much truck traffic.

You know, right now we have speed humps on Wayne and Tanneyans Lane. And to me, we have those speed humps because we can't control the traffic and the speeding. Fine. So now we have to put these barriers in place because this is what we've got to do. So if we don't have a grip on that, and now we are going to add trucks and everything else along with it.

I lived in West Haverstraw my whole life. I'm going to be 64. I grew up with the trains, the noise, New Chemical when it blew up in 1972, you know. We don't live in a sterile



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environment. We have noise, we have things going on. I hear the helicopters all the time. I have the model airplane club, and I'm sure we annoy people at times with that. It's not, it's not a sterile area noise-wise, you know, so we're not trying, oh, no, you know, we don't want that, it's going to disturb us.

Another big concern of mine, living there my whole life, I'm looking at the presentation, and they're showing Herman and Kwiecinski and Cameron, and it's very desensitizing because it doesn't even look like houses, it looks like some kind of commercial setup. Like it doesn't even look like -- it just desensitizes the whole thing. You know, in realty you have people walking their dogs, you have kids on bicycles, you know, playing whiffle ball and stuff, you know. And I don't like that.

The other issue is, again, growing up there, when I was about twelve years old, when the pond was still there, people kind of forget, that was a pond. It wasn't always a landfill. How that became a landfill is beyond me, because that didn't belong. That was a real travesty

that happened.

And growing up at the end of Herman Street we had the concrete abutments, you know, they used to put those things on the end of the streets. Well, that land used to go about 50, 60 feet out. You walk to the end of the street now, all those big trees, everything, it just drops. It just drops. The ground is very unstable. It's all clay, it's all springs. And we could talk about pilings and we know what we're doing now. Well, a good example of knowing what we're doing, Palisades Mall is a good example of knowing what we're doing. The Shop Rite across the road is a good example of knowing what we're doing. It's all sinking.

(Applause)

MR. LEACH: So in a way I kind of welcome the effort, because to me it's going to be entertaining, because I'm telling you, you know, I grew up there. You know, we had the Haverstraw landslide. It's the same thing. It's all very, very unstable. And, like I said, to me I think besides all that, you know, even if I could get by with the noise, and God only knows how the

lighting is going to affect us. I have a two-story house on the corner of North Wayne and Herman, and the lights are definitely going to be an issue I know, I know that.

But traffic alone, I mean, 9W is so antiquated, it's like it can't handle what's going on now. Even before they started with the -- with this, our clean energy coming from Canada, which is ridiculous, you know, I mean, 9W is horrendous. And businesses are suffering now because of the traffic. And I just can't see it getting any, any worse, you know. I mean, it's just, there's times I leave my house and I'll come up to the stop sign like up at Railroad Avenue, I see cars backed all the way to the railroad tracks. Sometimes they go beyond.

I, you know, like I said, to me, waste-to-energy plant. That, that was a big no-no. That belonged someplace accessible to the Thruway. Clarkstown fought it because it killed 303. This is going to do -- you know, as a matter of fact, people from Clarkstown should be here, because how are the trucks going to come. They're going to come 202, 303, you know. I

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2           mean, this impacts more than just little West  
3           Haverstraw. It really does.

4                   But, you know, you all know this, you know,  
5           you live here, you see the same things I do, you  
6           know, not, you know. And everybody made good  
7           points. A lot of people made some great points.

8                   I know a little bit about landfills because  
9           my flying club has been on the actual town  
10          landfill for 16 years. It was capped properly.  
11          Very little methane comes out. They did  
12          everything properly, everything is proper.

13                  Real quick. I never -- now, I lived here  
14          my whole life. I never realized how bad it was,  
15          that piece of property. I saw a picture, Jimmy  
16          Sepinski's father, because their property abuts  
17          that right behind the sewer plant. His father  
18          was standing on a pile of garbage right past his  
19          backyard. So who's going to remediate all of  
20          that, you know what I mean? Like, this is a lot  
21          worse than what it even appears to be, you know.  
22          Like I said, I've been there my whole life and I  
23          didn't even realize how bad it was.

24                  And, like I said, you know, you all live  
25          here, you all see the same things, you drive

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every day. It's the same thing. So, you know, just keep all that in mind. And, you know, I'm sure, you know, you'll come -- and, not to mention, like the other fellow mentioned, he lives on the corner by Peck's Pond. We don't even have proper sidewalks. And you're going to have people walking. Peck's Pond, they did such a good job on Peck's Pond the last few years, that place is mobbed. People park across the street, right. So you're going to have people, they've got to deal with truck traffic and everything else. People walking, you know, just to get to Peck's Pond. And, you know, it's not, it's not a good place.

Like I said, West Haverstraw is kind of unique because Railroad Avenue like splits that whole neighborhood, you know. It's very, it's kind of unique. It's not like, you know, I'm driving 304, I turn down, you know, this street, that street. You know, you have to drive through the whole neighborhood to get to your house. And Railroad Avenue cuts it down the middle. You can't have that kind of truck traffic there. It's just, it's not, it's not safe and it's not

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2           right. Thanks a lot.

3                   (Applause)

4                   MR. DELISIO: Michael Delisio, 37 Wayne  
5           Avenue, West Haverstraw.

6                   You ask any engineer, even anybody in  
7           construction, you don't build on a dump site.  
8           The power plant was put on the old dump site.  
9           That was put on some very serious pilings.  
10          That's steady state, it hasn't moved. But the  
11          property around that building has dropped three  
12          to four feet in 20 years.

13                  And with the delivery trucks, the diesel  
14          delivery trucks, anybody with a diesel truck  
15          knows they're most efficient when they're kept  
16          running. Nobody wants to hear that, smell that.  
17          Don't push this down our throat like you did the  
18          demolition dump in the first place. Nobody  
19          wanted that. Thank you.

20                  (Applause)

21                  MR. WALSH: My name's Ed Walsh. I live on  
22          11 Kwiecinski Street.

23                  I've been in this neighborhood for close to  
24          50 years now. We put up with a lot. We had the  
25          Kay-Fries chemical plant, all within -- all of

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these things were within a half mile of our front door. The Kay-Fries chemical plant, the town dump, the sewage treatment plant, the Bowline Power Plant. The demolition and debris dump that was within like maybe a hundred feet from my front door. We've had a lot. Why is everything down here. Why are you going to put this thing here. You're just adding more and more to what we have to put up with.

We had the heliport. We were told by town and village officials you will never hear those things. You were think -- you were thinking of the commer -- of the military helicopters. These are commercial, you'll never hear them. We knew they were lying. They knew they were lying.

This is just one more thing we are going to have to put up with, and it's not right. Find another place for it. Thank you.

(Applause)

MR. MARTINEZ: Just one last thing. One last thing. Shaun Martinez --

CHAIR FIGUEROA: Yes.

MR. MARTINEZ: -- 180. I think the only thing nobody has mentioned here is like what is

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that going to do to the property value, like how is that going to impact the property value. And how are we going to bring more, you know, new -- new residents. I'm from the Bronx. I moved here during COVID, so. And that was one of the things I loved about being here in West Haverstraw aesthetically, the park across the street and everything. But I think also the pricing. Like I think that's going to drive all of our property value down. Nobody is going to want to move near a large factory or, you know, industrial place, exactly, like that. I think that's going to harm the real estate here in West Haverstraw tremendously.

MS. WANCHO: Hi. I'm Barbara Wancho. I live at 53 Demarest Avenue. I'm there 45 years.

The impact to me is, I sit, coming up Railroad Avenue, every morning ten minutes, because our citizens aren't nice. Nobody gives a break. We've got school buses blocking the intersections. Trucks now, UPS trucks parking beyond the no parking sign at the corner of Demarest and Railroad. You can't get out. If you're halfway out, you're going to get hit. Now



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2           we're going to add tractor trailers? When  
3           there's a UPS truck or an Amazon truck, there's  
4           one lane. There's not two lanes. They park,  
5           there's one lane. This is insane.

6                   The other issue is, what about the taxes,  
7           is that going to help us? Are they getting a tax  
8           writeoff from the top, are they going to start  
9           paying immediately? I want to know. Are we  
10          going to let this company be built, this  
11          warehouse, and they're not going to pay taxes for  
12          two years because it's the incentive to bring it  
13          to West Haverstraw? It's not an incentive, it's  
14          a disgrace. I love my home. I love my area.  
15          This is ridiculous.

16                   (Applause)

17                   MS. BADENCHINI: Hi. My name is Anna  
18          Badenchini. I live at 37 Peck Street.

19                   I lived here all my life. I grew up with  
20          Bowline, and the JF Kennedy trucks, you know.  
21          You want to talk about big trucks that came down  
22          Railroad Avenue, that's what we grew up with  
23          because it's a gypsum plant down there. And we  
24          had no problem then. But we're talking about 25  
25          years ago when there was only one car in the

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driveway. Now there's four, five, six, seven. Everybody in the house has a car today. Everyone in the house is driving, everybody is on the road.

The main, my main concern is traffic. Not just for traffic for the school and then emergency, but for us too. It takes us ten minutes to get to the Shop Rite. It takes me 15 minutes to get to work in the morning when it should only take me eight. And it's a lot of traffic. And then it's the same thing coming home, no matter which way I go, just like everybody said. And it's not going to just affect West Haverstraw residents. This is affecting the whole county. It's affecting Stony Point. It's affecting our neighbors, our town and our, our Village of Haverstraw. And then you go beyond that to Clarkstown, because 9W runs up and down. And the more traffic is from the village of Haverstraw to Stony Point is where the 90% of the traffic is, and that is stop and go traffic. And it's not because of the red lights. It's not because of this meeting. It's because of the traffic, the number of cars, trucks,

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2           whatever is on the road.

3                   Also, you have the garbage down there. So  
4           you just don't have these trucks coming. You  
5           have the trucks that are coming over by where  
6           welsh used to have his place over by the railroad  
7           tracks. You have trucks coming out of there  
8           what, seven or ten trucks a day coming out of  
9           there. You have trucks that are coming down to  
10          dump garbage. You have your garbage trucks,  
11          they're dumping, but they're also hauling the  
12          garbage out. So there's a lot of traffic  
13          already. And the traffic is crazy.

14                  And we have the two parks, like everybody  
15          said. You have the two parks, you have the  
16          school, you have the children. You have all  
17          these people that walk from each of those parks.  
18          Also we have buses that come down to the county  
19          park. And they take a spot down there, so you  
20          have that. They, the county had to make  
21          something special just for the buses to go down  
22          there. So you have buses on the side of the road  
23          as these trucks are coming up and down.

24                  I have nothing against development. It's  
25          good development that I want. This is massive.

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2           I'm not against it, but it's massive, it's just  
3           way too big. It's, if you want to do something,  
4           go a little smaller, do something smaller. If  
5           you want to bring some income into our village,  
6           then do it that way. But not this way. This is,  
7           this is way too big, it's too massive. And 72  
8           loading docks is just a little too much. I don't  
9           know what's going in there.

10                   And, just like everybody else said, the  
11           communication has to stay with us. You know, we  
12           are the people that you work for, okay. You guys  
13           work for us, you know, you stand up for us. So  
14           I'm not telling you no, don't do this. I'm  
15           telling you to look at everything and see  
16           everything and let us, communicate to us. You  
17           guys got to communicate to each other, you guys  
18           got to communicate to us so we know what's going  
19           on. Just because I live on Peck Street doesn't  
20           mean that I'm not going to get affected, because  
21           I have traffic up and down my street every day.  
22           I've lived on Peck Street all my life. And I'm  
23           still there. And I see the traffic has gotten  
24           worse and worse. And the parking is outrageous.  
25           So you have to think about it, please think about

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2           it.

3                   CHAIR FIGUEROA: Just for the record, we  
4           meet as a board every -- the second Tuesday of  
5           every month, I mean second Wednesday of every  
6           month. So you are all welcome to come to every  
7           board meeting. You know, we're not doing  
8           anything in secret. So please come, we welcome  
9           you. No, no, I just wanted to make that  
10          statement.

11                   (Audience participation)

12                   AUDIENCE MEMBER: Hey Walter, at the last  
13          meeting that I was at you guys talked about the  
14          area where those things are supposed to be  
15          posted. And if I remember correctly, you wanted  
16          to expand it and it was tabled, I think. I don't  
17          know what happened. But I think that's what  
18          everybody is talking about here is it was put on  
19          hold, and then it's put on Facebook.

20                   CHAIR FIGUEROA: We'll try to address that  
21          after, okay, at the end of this meeting.

22                   AUDIENCE MEMBER: I don't know if that's  
23          the law and how these things work, but it needs  
24          to be bigger so people know about it.

25                   CHAIR FIGUEROA: Yes, sir. Thank you.

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2                   MR. GARIBOLD: Hi. Michael Garibold, Stony  
3 Point.

4                   I want to know if and when you guys realize  
5 that Railroad cannot handle the traffic, no other  
6 way to get in there, are you guys going to kick  
7 all them trucks up my way and send them through  
8 Stony Point. Because I live on the hill, and I  
9 don't want to hear the Jake brakes either. So I  
10 understand that, you know, I'm not from this  
11 village, but I have concerns on my side of the  
12 pond too, okay. Thank you.

13                  (Applause)

14                  CHAIR FIGUEROA: Any other comments besides  
15 traffic, because we know that traffic is, is the  
16 main a major issue, so.

17                  (Audience participation)

18                  MR. RODRIGUEZ: Hi, I'm Emeril Rodriguez.  
19 I live in Haverstraw.

20                  CHAIR FIGUEROA: Go ahead.

21                  MR. RODRIGUEZ: I have property on Railroad  
22 Avenue in West Haverstraw.

23                  Maybe I consider myself a little fortunate.  
24 Fortunate because I was in the process of trying  
25 to develop something on that property, build a

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house. And through word of mouth I heard maybe a week before about this lovely project. Put the brakes on right away, because I will not build a house directly up from something like that. You could put a fence, you could put flowers, you could put whatever you want. It is aesthetically gross. It is not something anybody would want to live near, including myself.

So I'm here to ask you please not do this. It's a cute little town. We have parks. What direction are we going in? Are we going into overdevelopment, industrialation (sic), industrialization, or are we going to beautify this town, beautify Haverstraw, welcome people to the town. That's not going to welcome anybody.

CHAIR FIGUEROA: Thank you.

(Applause)

CHAIR FIGUEROA: We're only allowing, and I'm sorry, the gentleman that came in and made a second statement, we're only allowing you to come up once, so.

MS. FILGUERAS: Three words. "Super fund site".

CHAIR FIGUEROA: That's it, Superfund site?

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2                   MS. FILGUERAS: "Super fund site". That's  
3                   besides traffic, three words.

4                   CHAIR FIGUEROA: Okay, Superfund site.  
5                   Thank you.

6                   Yes, sir.

7                   MR. MOSON: Good evening. My name is Ron  
8                   Moson, 21 Delloro Street, West Haverstraw. I've  
9                   only lived here for about 50 years.

10                  But the complaint I have is that I can't of  
11                  course ask any questions. I'd like to go to a  
12                  meeting with that woman right there and to argue  
13                  these points further and have some better Q and  
14                  A. I think my question or statement is about the  
15                  notice. It came to my notice. I don't Facebook.  
16                  Some people do. I think it's a bunch of crap a  
17                  lot of times. It is a need, it has become  
18                  perhaps the newspaper of today.

19                  My concerns are the public notice. If I  
20                  have to get a variance on my house, I have to  
21                  notify people within a certain proximity. And  
22                  that was a good question. Some people are not  
23                  from around here. Everybody from the village  
24                  here? Hands shown? Okay.

25                  And a lot of people, a lot of people,



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several people are not from the immediate ringed area. I wouldn't want to live there given what's going on. But we're all affected by this, as has been said. And I think it's a broader scope. It does go beyond. It goes to Stony Point, it goes to the county, for that matter, and everything that runs and up down 9W. You know, when they built the suicide lane, that's too many cars. You know, there's a lot of activity and we're all subject to that traffic. I wasn't trying to talk about traffic. It was really about the notice.

So I took a walk and I walked in the perimeter area from the streets on north Wayne, down Railroad and all of the way across the front towards this gentleman that lives on Beach Road, towards his house, and I counted seven notices. There's more than that on the phone poles. They're on an eight and a half by eleven piece of paper that were neatly put into glassine envelopes that were facing up so when it rained in -- well, you couldn't read them very well. You couldn't read them from a car. You didn't even know it was a notice. That's really kind of how I felt. And not living in that ringed area,

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2           and until I see a notice that came to us through  
3           the Facebook, complaint that I had about  
4           Facebook, I don't even know what's going on.

5           Yes, we're welcome to the meetings. Yes, perhaps  
6           we should be there more active. But something  
7           like this on a scale of this, a project of this  
8           scale, notice beyond an eight and a half by  
9           eleven piece of paper and/or my not going to a  
10          meeting on every other Tuesday or Wednesday  
11          rather shouldn't be the condition.

12                 I think if it's gone this far, if it's been  
13          years in the workings, years in the making,  
14          right, I would like to see -- I would like to  
15          have thought that more active notice. I have to  
16          send out a certified thing to get a card receipt  
17          back to say yes, my neighbor thinks it's okay for  
18          me to build that addition on the side of my  
19          house. That's a simple thing. So the question I  
20          guess is, it shouldn't be a question, the  
21          statement is what is -- that's a question.

22                 CHAIR FIGUEROA: It's a question, go ahead,  
23          say what you were going to say.

24                 MR. MOSON: Protocol. Protocol for this  
25          process. And if it's strictly based on attending

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2           a meeting, well, I didn't go to one except for  
3           the one to try to not build on the old auto plant  
4           site behind, is it Lafayette right back there.  
5           And I think that one has been tabled or canceled,  
6           we're not going to do that one. A lot of it had  
7           to do with traffic. That's a bad word.

8                   But I'm being serious that the protocol for  
9           this process needs to be improved. It was about  
10          communication. It's come up more than once. Not  
11          just through me, I'm not rolling off of it, it  
12          was really my major thought other than talking  
13          about everything else that we'd like to ask  
14          questions on. That's for another day. You may  
15          see me at the next meeting.

16                  So I think it was really just a comment to  
17          that effect. It doesn't seem as though from what  
18          I can tell and the way I've received notice that  
19          there was adequate notice. Maybe that's a simple  
20          comment for the long run.

21                  CHAIR FIGUEROA: Thank you.

22                  MR. MOSON: And I can't come up.

23                  CHAIR FIGUEROA: Thank you.

24                  MS. LOBBE: Good evening, everyone.

25          Victoria Lobbe, 6 Herdman Street, West

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2           Haverstraw. I lived there 28 years, raised two  
3           kids on a very quiet, dead end street.

4                   My main problem is the traffic with the  
5           trains. I don't know if anyone here has ever  
6           tried to drive down Railroad Avenue at 12 o'clock  
7           lunch break. If there's a train going, it's an  
8           extra 20 minutes because people do not know to go  
9           around Samsondale Avenue. Came home to lunch  
10          today, train going one way, go around. Going  
11          back to work, train going the other way, go  
12          around. The trains are ridiculous. We need  
13          them, I get that. But it holds up traffic 20,000  
14          times worse than the everyday traffic on Railroad  
15          Avenue to begin with. So the trains cause huge  
16          delay. It's a huge problem.

17                  I had asked at a normal village meeting if  
18          they could make that lane into two lanes so  
19          people can make that right onto Samsondale. That  
20          was two years ago. They said it's a state road,  
21          can't do anything about it. It's ridiculous.

22                  So that's a huge consideration with the  
23          traffic and the trains. That's going to hold up  
24          a lot of traffic. So please consider that.

25                  (Applause)

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2                   CHAIR FIGUEROA: We're in the process of  
3 ending the meeting. I just want to make sure  
4 that I didn't miss anything.

5                   (Pause in the proceedings)

6                   MR. EDWARDS: Good evening, everyone.

7                   Just so you understand going forward in the  
8 immediate future what's happening. As Walter  
9 said at the outset, the purpose of tonight's  
10 meeting was to gather public comment on the draft  
11 scope -- scoping. Nothing more than the outline  
12 that will be used to prepare the Draft  
13 Environmental Impact Statement and ultimately the  
14 Environmental Impact Statement. No decision has  
15 been made on the project one way or the other.  
16 This is a state mandated process.

17                  So we have the draft scope. We've received  
18 written comments from various agencies,  
19 including, by the way, Stony Point submitted two  
20 days ago a somewhat detailed letter expressing  
21 its concerns regarding traffic and potential  
22 traffic heading north. I believe we've received  
23 comments from other governmental agencies as  
24 well. Those comments will be synthesized. And  
25 the issues that now appear in the draft scope

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will be or likely be expanded to include some of the comments that you good folks have raised here.

And there will be a final scoping document prepared. That document is what the applicant then uses when it puts together the Draft Environmental Impact Statement, which for any of you who have seen, you know, such a document before, is a comprehensive analysis, which is subject to public hearing, will be subject to public hearing. And there'll be other public hearings going forward. So, you know, this is just the start of the, of the process by which the comprehensive evaluation will take place.

The draft scoping document that you have, that you received, that's available on the website, will be on the agenda on the second wednesday next month. You're all encouraged to, you know, to come out to that meeting.

And our apologies for the notice issue. A fair amount of notice was given. Understandably it wasn't adequate, you know, for some people, and we apologize for that. We'll try to do better going forward. But the Board wants your

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2           input, wants your comments. We'll be prepared  
3           and the applicant will be prepared to answer  
4           questions at future meetings.

5                   So this was a limited hearing today. And  
6           we thank you all for coming out.

7                   MS. WANCHO: Our mayor gets on the phone  
8           when we have a snow delay. Or we get a knock on  
9           the door when we have a holiday. Can the public  
10          hearing be announced on the phone like he does  
11          that? That would be just a simple thing.

12                   (Applause)

13                   CHAIR FIGUEROA: Thank you, Barbara.  
14           Have a good night, thank you.

15                   CHAIR GRANGE: Zoning Board, motion to  
16          close the meeting.

17                   CHAIR FIGUEROA: I need a motion -- oh, go  
18          ahead.

19                   (Motion made)

20                   CHAIR GRANGE: Second.

21                   (Second made)

22                   CHAIR GRANGE: All in favor?

23                   (Chorus of ayes)

24                   CHAIR FIGUEROA: I need a motion to the  
25          close the Planning Board.

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2                   (Motion made)

3                   CHAIR FIGUEROA: I need a second.

4                   (Second made)

5                   CHAIR FIGUEROA: All those in favor?

6                   (Chorus of ayes)

7                   CHAIR FIGUEROA: Thank you, guys.

8                   (Time noted: 8:29 p.m.)

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CERTIFICATE

STATE OF NEW YORK                    )  
  ) SS:  
COUNTY OF ORANGE                    )

I, KARI L. REED, a Shorthand Reporter  
(Stenotype) and Notary Public within and for  
the State of New York, do hereby certify:

I reported the proceedings in the  
within-entitled matter and that the within  
transcript is a true record of such  
proceedings.

I further certify that I am not related,  
by blood or marriage, to any of the parties in  
this matter and that I am in no way interested  
in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my  
hand this 23rd day of March 2024.

*Kari L Reed*

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KARI L. REED