

STATE OF NEW YORK : COUNTY OF ROCKLAND
TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

OF

NEW PLANET SUSTAINABLE FUELS

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Town of Stony Point RHO Building

Thursday

February 26, 2015

7:00 p.m.

MEMBERS:

THOMAS GUBITOSA, CHAIRMAN

PETER MULLER, VICE-CHAIRMAN

EUGENE KRAESE, BOARD MEMBER

ERIC JASLOW, BOARD MEMBER

GERRY ROGERS, BOARD MEMBER

MICHAEL FERGUSON, BOARD MEMBER

APPEARANCES:

MAX STACH, Town Planner

STEPHEN MANDRACCHIA, ESQ., Co-Counsel for Applicant

DAVIS M. ZIGLER, P.L.S., Engineer

MARY PAGANO, Clerk to the Planning Board

ROCKLAND & ORANGE REPORTING

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New City, New York 10956

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PROCEEDINGS

CHAIRMAN GUBITOSA: Please stand for
the Pledge of Allegiance.

(Pledge of Allegiance)

CHAIRMAN GUBITOSA: Mary, please call
the roll.

PLANNING BOARD CLERK: Mr. Jaslow.

BOARD MEMBER JASLOW: Here.

PLANNING BOARD CLERK: Mr. Muller.

VICE-CHAIRMAN MULLER: Here.

PLANNING BOARD CLERK: Mr. Puccio.

BOARD MEMBER PUCCIO: Here.

PLANNING BOARD CLERK: Mr. Ferguson.

BOARD MEMBER FERGUSON: Here.

PLANNING BOARD CLERK: Mr. Rogers.

BOARD MEMBER ROGERS: Here.

PLANNING BOARD CLERK: Mr. Kraese.

BOARD MEMBER KRAESE: Here.

PLANNING BOARD CLERK: Chairman
Gubitosa.

CHAIRMAN GUBITOSA: Here. All right.
Before we start, if you have your cell phones
on, just put it on vibrate or silent.

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PROCEEDINGS

The first item on the agenda is going to be an update for New Planet Sustainable Fuels. Mike will recuse himself just for this one.

MR. MANDRACCHIA: Good evening. Stephen Mandracchia for the applicant. Just an update onto where we are with regard to the application. As you know, there has been three applications that have been filed. One is seeking the zone change of Lot 30. One was seeking amendments to the code and one is site plan approval.

The applicant met with the DEC. Went through all of these applications. As you know, the DEC has elected to be Lead Agency and we've worked that out with the town, so they are now designated Lead Agency. And I emphasize they will work with the town, specifically with regard to the portion of the application that deals with the site plan application amendments.

We had a very long discussion with them, our entire team and with the entire DEC team. Following that application, that

PROCEEDINGS

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2 meeting, the applicant sat down and we
3 determined to revise the site plan
4 application to some extent. Primarily to
5 remove the 30 Holt Drive which is the wetland
6 parcel altogether, taking it completely out
7 of the application and actually revised the
8 plan to eliminate any involvement with any
9 wetlands in any of the parcels, including the
10 buffer zone and including any steep slopes
11 which might be impacted.

12 So as a result of that, the applicant
13 is going to withdraw the application seeking
14 the zone change for Lot 30 and we are going
15 to submit a revised amended site plan
16 application to drop 30 and add two other
17 parcels that are owned by affiliates of one
18 of the applicants. One of those affiliates
19 is a different entity so they have to be
20 added on and joined to the application which
21 is not a problem, but we are talking about
22 adding 25 through 41 of Holt Drive which are
23 the two approved parcels directly to the east
24 of 50. That's currently occupied by the
25 church in one building and there are, I

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PROCEEDINGS

think, three other buildings on the other parcel which are to various extents occupied.

We anticipate that we will have a revised site plan in time to be on for the next public meeting in a month, and to be available for the TAC meeting in the middle of the month.

That's where we are right now. Of course, we will revise the final assessment form and anything else that goes with it and coordinate all that with the DEC as well.

CHAIRMAN GUBITOSA: All right. I know I talked to Dave. The meeting about the wetlands was like two weeks ago, three weeks ago.

MR. MANDRACCHIA: The meeting we had on the whole application was about two or three weeks ago. There was another meeting last week with the DEC where we talked about limiting the wetland parcel. That is on the way right now. Plans are being revised to reflect the new site plan and as soon as they are available they will be submitted to the town and DEC and we will move that along.

PROCEEDINGS

Ultimately we believe that will eliminate a lot of evidence, potential concerns we have with regard to the permitting application in particular and we will facilitate and hopefully expedite the determination, the SEQRA determination as well.

CHAIRMAN GUBITOSA: All right, good. Bill, any questions?

MR. SHEEHAN: No.

CHAIRMAN GUBITOSA: Board, any questions? Hearing none, we will see you hopefully next month with the revised plan.

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THE FOREGOING IS CERTIFIED to be a true
and correct transcription of the original
stenographic minutes to the best of my
ability.

X Patrick DeGiorgio

PATRICK M. DEGIORGIO

