

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

OF

111 SOUTH LIBERTY DRIVE

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Town of Stony Point  
RHO Building  
5 Clubhouse Lane  
Stony Point, New York  
April 28, 2022  
8:30 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN  
KERRI ALESSI, BOARD MEMBER  
ROLAND BIEHLE, BOARD MEMBER  
JAKE CATALDO, BOARD MEMBER  
MICHAEL FERGUSON, BOARD MEMBER  
ERIC JASLOW, BOARD MEMBER  
JERRY ROGERS, BOARD MEMBER

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Proceedings

CHAIRMAN JOHNSON: All right. Next on the agenda we've got 111 South Liberty. Okay. Thanks, John. All right. Do we have a date for this set up? Do you have --

MR. DeGENNARO: We do not have a date, and that's what we wanted to talk about tonight.

CHAIRMAN JOHNSON: Okay. Well, it's not going to happen this Saturday, right?

MR. DeGENNARO: No. Hopefully not.

CHAIRMAN JOHNSON: All right. When -- does it have to be on a weekend for this?

THE CLERK: I think you have to just set it up, and then leave it there for a day or two.

CHAIRMAN JOHNSON: Okay.

THE CLERK: Or two days, so everyone can see it. Isn't that what they did at ARB, at Eagle Bay?

BOARD MEMBER JASLOW: Eagle Bay was up for a couple of days.

MR. O'ROURKE: You can do that with -- are you -- I'm sorry, are you doing the

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2 balloon test, or you're going to do a crane?

3 MR. DeGENNARO: A crane. We're going to  
4 have the lifts.

5 MR. O'ROURKE: Okay. So you could leave  
6 that up.

7 MR. DeGENNARO: Yes.

8 MR. O'ROURKE: Balloon, you can't leave  
9 up. Crane, yes.

10 MR. DeGENNARO: So we're going to set  
11 the two cranes up at the front corners of the  
12 building. And we can leave that up.

13 CHAIRMAN JOHNSON: Okay. Let's get a  
14 calendar out. How much lead time are you  
15 guys going to need?

16 MR. DeGENNARO: A week.

17 CHAIRMAN JOHNSON: Nobody's available  
18 next Saturday, right? Let's see.

19 THE CLERK: If he puts up the crane, do  
20 you have to be there all in one day? If he  
21 puts up the cranes, do you all have to be  
22 there on one day and you're going to all look  
23 at it?

24 CHAIRMAN JOHNSON: I imagine it's pretty  
25 expensive to leave a crane sitting around for

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2 two to three days.

3 THE CLERK: I don't know. That's what  
4 they did down at Eagle Bay. That's what I'm  
5 just saying.

6 CHAIRMAN JOHNSON: Yeah.

7 MR. DeGENNARO: Since there are  
8 renderings on the site too, we would prefer,  
9 if possible, to schedule a meeting with the  
10 majority of the Board. You know, we can  
11 leave it up for a day or two. But it's just,  
12 you know, a preference to do it during the  
13 week when everyone's available as much as  
14 possible.

15 CHAIRMAN JOHNSON: During the week when  
16 everyone's available.

17 MR. STACH: I think we usually do it on  
18 the weekend.

19 MR. DeGENNARO: Okay.

20 MR. STACH: And I think we usually do it  
21 at least for four hours.

22 MR. DeGENNARO: Okay.

23 MR. STACH: And you publish it in the  
24 town website so that the public can also  
25 observe it.

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MR. DeGENNARO: Okay.

MR. STACH: If you do it during the week, people are at work. The Eagle Bay place did keep it up. But I think when we did the cell tower up in Tomkins area.

THE CLERK: I don't remember the cell tower.

MR. O'ROURKE: Yeah, we did that.

THE CLERK: I don't remember that one.

MR. STACH: I don't think we did -- I think we did that, like, one day. Usually it's done four hours.

BOARD MEMBER JASLOW: The pictures.

MR. STACH: Yeah.

BOARD MEMBER JASLOW: Distributed the pictures.

MR. STACH: Usually you do, like, ten to two or ten to four.

BOARD MEMBER CATALDO: Does it have to be before the TAC meeting?

MR. STACH: I don't think so. I don't see, I mean --

BOARD MEMBER CATALDO: We think that we could give them a little bit of time.

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2 MR. STACH: Yeah. I don't think this is  
3 critical to get, to get done before the TAC  
4 meeting.

5 MR. DeGENNARO: Okay.

6 MR. STACH: But it is important to get  
7 it advertised on the town website and --

8 BOARD MEMBER FERGUSON: How soon will  
9 they need it?

10 MR. STACH: I think as long as it's,  
11 like, ten days or so before it's done. And  
12 usually you schedule it for a date and a rain  
13 date. But if it's -- actually, if it's  
14 lifts, it's not as critical. Usually they're  
15 doing balloons, you need a rain date. The  
16 wind would --

17 BOARD MEMBER FERGUSON: The crane  
18 doesn't matter.

19 MR. STACH: The crane doesn't matter if  
20 it's raining. Well, if it's horrible, you  
21 don't want to do it. But as long as it's  
22 relatively -- so I would suggest you do it on  
23 two, two consecutive Saturdays. One with the  
24 rain date, so.

25 MR. DeGENNARO: Okay.

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2 MR. STACH: And when you're available to  
3 go see it.

4 MR. O'ROURKE: I'd probably say, if you  
5 want, probably sooner rather than later  
6 because before the leaves pop.

7 MR. STACH: Yeah. It needs to be  
8 sooner. I agree. It should be no later than  
9 three, three weeks.

10 CHAIRMAN JOHNSON: 14th or the 21st. Or  
11 14th and the 21.

12 BOARD MEMBER CATALDO: Yeah. Set one as  
13 the rain date.

14 MR. STACH: Or set the 14th, and then  
15 the rain date of the 21st.

16 CHAIRMAN JOHNSON: Yeah.

17 MR. STACH: And you'll verify, you'll  
18 have some red flag on the lift or something,  
19 or a balloon or something --

20 MR. DeGENNARO: Uh-huh.

21 MR. STACH: -- and you'll verify that  
22 height.

23 MR. DeGENNARO: Yes.

24 MR. STACH: Okay.

25 MR. DeGENNARO: And then we'll take

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pictures from the five locations that we had showing this map. Three from the corners on 9W. Well, two on the corners and one in the center. One from Govan Drive behind, and another one from Walter Drive.

MR. STACH: The only thing --

BOARD MEMBER JASLOW: I think you should do one, like, farther south on 9W. Like kind of by where, like, the intersection of Filors and --

BOARD MEMBER FERGUSON: Washburns.

BOARD MEMBER JASLOW: Yeah. And one closer, like, to where Deli Central is, like by where the lot, commuter lot is. So when you're coming down 9W, you can see.

MR. STACH: So the commuter lot is one. And then Filors, is that where you're thinking?

BOARD MEMBER JASLOW: Maybe more like in, like, the Aldi parking lot.

MR. STACH: The Aldi parking lot?

BOARD MEMBER JASLOW: Because there's plenty of room there.

MR. STACH: Yeah. You have to view it



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open up there before you hit the trees. So  
yeah, that's probably a good spot.

MR. DeGENNARO: Aldi parking lot?

MR. STACH: Yeah. Up along the, up  
along Route 9W --

MR. DeGENNARO: Okay.

MR. STACH: -- from the Aldi parking  
lot.

BOARD MEMBER FERGUSON: Maybe Stubbe  
Drive.

BOARD MEMBER CATALDO: I was going to  
say even if they could go into Battalion  
Drive, because Liberty Ridge, you can go  
towards the apartment building, towards the  
back, and see what it would look like.

MR. STACH: It's going down the hill.

BOARD MEMBER CATALDO: Yeah. It's going  
to be way over their buildings.

CHAIRMAN JOHNSON: Yeah.

BOARD MEMBER CATALDO: I mean, the  
apartment buildings at the end of Battalion.  
That might be a good --

MR. STACH: So you got that one?

MR. DeGENNARO: I'm sorry, what was

1 Proceedings

2 that?

3 MR. STACH: End of Battalion.

4 BOARD MEMBER CATALDO: End of Battalion  
5 Drive, the apartment building and Liberty  
6 Ridge. That's the last building.

7 MR. STACH: That's more or less right  
8 across the street.

9 BOARD MEMBER JASLOW: Like up Washburns,  
10 like towards where the tire wholesale place  
11 would be so you can see coming down  
12 Washburns.

13 BOARD MEMBER FERGUSON: Up a little, up  
14 a little higher.

15 BOARD MEMBER JASLOW: Yeah.

16 MR. STACH: So I looked at some topo  
17 maps. I think it's fine to add these. I  
18 don't think you're going to see these.

19 BOARD MEMBER JASLOW: You don't?

20 MR. STACH: Not really, yeah. I mean,  
21 we got to remember what we're talking about  
22 here in terms of height. The trees around  
23 this site are probably 70 feet around. I  
24 think where you're going to find it --

25 CHAIRMAN JOHNSON: It's going to remain,

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2 though.

3 MR. STACH: Well, that's a good point.

4 BOARD MEMBER FERGUSON: Like you're at  
5 the elevation.

6 MR. STACH: And I think the south, to  
7 the south you keep rising over the site. To  
8 the, to the north, maybe on Washburns, you  
9 might --

10 BOARD MEMBER FERGUSON: What's the total  
11 height of the building with the --

12 MR. DeGENNARO: It's 40 feet.

13 BOARD MEMBER FERGUSON: And then you  
14 have mechanicals on the roof, something  
15 around it.

16 MR. DeGENNARO: Yeah. It's a parapet  
17 wall.

18 BOARD MEMBER FERGUSON: 48 feet.

19 MR. DeGENNARO: Not that tall. Maybe  
20 the elevator bulkhead would get it up to that  
21 height. But the mechanicals are going to be  
22 lower in height. Probably show it by the  
23 parapet.

24 MR. STACH: You're going to have a  
25 recreational --

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MR. DeGENNARO: Yes.

MR. STACH: -- area on the roof.

MR. DeGENNARO: Yes.

MR. STACH: Also, can you -- I think to correctly size it from Govan, I think you need to do something on that corner.

MR. DeGENNARO: To correctly size it?

MR. STACH: In other words, you're going to take a picture from Govan.

MR. DeGENNARO: Right.

MR. STACH: And you're going to be taking a picture of the balloon in front of the building, which is going to have a lower angular height than if you put it at the back of the building, which is closer, right?

MR. DeGENNARO: Uh-huh.

MR. STACH: So I think you need, you might -- I'm not saying you have to get a whole other crane or lift. But I think at some point, you need to put that, one of those lifts at the back and take that Govan picture.

CHAIRMAN JOHNSON: Yeah.

MR. DeGENNARO: Okay.

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2 MR. O'ROURKE: Or you could, you could  
3 take pictures and visually input his  
4 rendering, right, from that spot. Because  
5 how else are you going to do it? You're  
6 either going to do a photo rendering or  
7 you're going to do another crane. How else  
8 is he going to give you that back piece?

9 MR. STACH: The back piece is going to  
10 be by photo rendering. It would be easier to  
11 verify if he, if he put the lift up at the  
12 back. Then you have to talk about, like,  
13 whatever program he's using for the  
14 rendering, we have to verify that it's using  
15 the right depth focal length.

16 MR. O'ROURKE: Yeah.

17 MR. STACH: And I think that's -- it  
18 might be easier to take a picture.

19 MR. O'ROURKE: The depth, again,  
20 remember, there's a big gap, right. It's got  
21 two long, hard sides. So it's not like -- so  
22 he'd either have to put, honestly, several  
23 cranes in the back if you're going to get  
24 that.

25 MR. STACH: Well, I think he only needs

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2 to put one.

3 BOARD MEMBER FERGUSON: Put the crane in  
4 the middle.

5 MR. STACH: I think, I think --

6 MR. DeGENNARO: We were planning on  
7 doing two at each front corner.

8 MR. STACH: But you're doing the two  
9 front corners.

10 MR. DeGENNARO: Yes.

11 MR. STACH: What I'm saying is I would  
12 suggest you also do one on the southwest  
13 corner of that upper wing that comes back  
14 toward Govan. The northerly wing that goes  
15 back to Govan.

16 MR. DeGENNARO: Okay, so a third crane.

17 MR. STACH: Third crane.

18 BOARD MEMBER FERGUSON: Or one crane,  
19 put it in the middle and just move it over.  
20 It's only 48 feet. You got a hundred foot  
21 crane, why do you have to --

22 MR. STACH: It's probably easier just to  
23 do a third crane. I know there's an expense.  
24 So I'm saying you got to move one. When you  
25 do the Govan picture, Waldron, I would have

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one of those at the back corner. Because when you're going to do a rendering, you're going to be verifying height, right?

MR. DeGENNARO: Yes.

MR. STACH: So you're going to want it on the corner on your Waldron side, not on your other side for that angle.

MR. DeGENNARO: Okay. So in terms of, like, setting up and mobilizing and leaving it in place for four, leaving the assembly in place for four hours, how would that --

MR. STACH: The front one.

MR. DeGENNARO: For four hours, and then move it and go to the back.

MR. STACH: And then when you take your pictures from Govan and Waldron, if you're not going to have a third crane, you're going to have to move the lift to the back and take those two pictures.

MR. DeGENNARO: Got it.

BOARD MEMBER FERGUSON: Now, the way the site is, can you put the crane inside that corner? There's stuff in the way there now.

MR. STACH: Isn't that just a big open

1 Proceedings

2 green field right now?

3 BOARD MEMBER FERGUSON: At the north end  
4 it is. Once you go into there, you're at the  
5 trees and the shacks.

6 MR. STACH: Is it? Because look here.  
7 You can usually see it. The building's right  
8 here and right --

9 BOARD MEMBER FERGUSON: This is all one  
10 level.

11 MR. STACH: This is, this is still -- I  
12 think this is still open field, maybe.

13 BOARD MEMBER FERGUSON: Right here, but  
14 not over here.

15 MR. STACH: Right. So I'm saying put it  
16 here, take the picture from here. And then  
17 when he does his rendering, he's going to set  
18 this point and show you this is what the  
19 building looks like and see if I got it at  
20 the right height. That's the way I would do  
21 it.

22 CHAIRMAN JOHNSON: Okay, so I've got  
23 dates of 5/14 and 5/21. Correct?

24 MR. DeGENNARO: Correct.

25 CHAIRMAN JOHNSON: Okay.



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2 BOARD MEMBER ALESSI: What time?

3 CHAIRMAN JOHNSON: Ten to two.

4 THE CLERK: 5/14, and the rain date is  
5 5/21, or?

6 BOARD MEMBER CATALDO: Yes.

7 THE CLERK: It's going to be for two  
8 weekends.

9 CHAIRMAN JOHNSON: Yeah. Two  
10 consecutive Saturdays.

11 BOARD MEMBER JASLOW: Well, one is a  
12 rain date.

13 CHAIRMAN JOHNSON: Right. Yeah, so --

14 BOARD MEMBER JASLOW: 21st is a rain  
15 date.

16 CHAIRMAN JOHNSON: Yeah.

17 MR. STACH: And we're only asking you  
18 for four hours.

19 MR. DeGENNARO: Okay.

20 CHAIRMAN JOHNSON: And the timing on  
21 that, ten to two?

22 MR. STACH: I would suggest ten to two,  
23 if the Board agrees.

24 CHAIRMAN JOHNSON: Does that work for  
25 you guys?

1 Proceedings

2 BOARD MEMBER CATALDO: We have to  
3 publish it to the public, or does --

4 MR. STACH: We usually put it on the  
5 website.

6 BOARD MEMBER CATALDO: Oh, okay. Plenty  
7 of time for the public, too.

8 THE CLERK: I will also send out my  
9 agenda mailing list.

10 MR. STACH: Okay.

11 MR. O'ROURKE: What was the date? I  
12 thought you said you didn't want a weekend,  
13 right? Or you do?

14 MR. STACH: I do.

15 MR. O'ROURKE: Okay. So it would be the  
16 14th, with the rain date on the 21st.

17 CHAIRMAN JOHNSON: Correct.

18 THE CLERK: Ten to two. So I'm going to  
19 put it in. Who is going to write up for the  
20 website, that whole thing, notice?

21 CHAIRMAN JOHNSON: I'm sorry.

22 MR. STACH: For the website? I can put  
23 that together.

24 THE CLERK: Okay.

25 MR. STACH: I have it still from the

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2 last time we did it.

3 CHAIRMAN JOHNSON: All right. So we're  
4 clear on the locations of the balloons or  
5 lifts, clear on the location for the  
6 pictures, and date and times, right?

7 MR. DeGENNARO: Yes.

8 CHAIRMAN JOHNSON: All right. All  
9 right. So this is a Type II action, correct?

10 MR. STACH: No. This is unlisted  
11 action.

12 CHAIRMAN JOHNSON: Oh, unlisted action,  
13 okay. And I guess we're going to need a  
14 referral to the ARB and the ZBA?

15 BOARD MEMBER ROGERS: Certainly ZBA.

16 THE CLERK: Do you want to do that right  
17 now?

18 CHAIRMAN JOHNSON: I don't know that we  
19 need to do that right now. I think we ought  
20 to --

21 MR. O'ROURKE: Yeah, I would -- they're  
22 working on revised plans.

23 CHAIRMAN JOHNSON: Right.

24 MR. O'ROURKE: They've had those  
25 comments for a while. And again, you're

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having the balloon test. I don't think it gains you anything. I think the Board would probably be more comfortable after you've seen it and you've seen those plans.

CHAIRMAN JOHNSON: Yeah.

MR. STACH: I did provide a draft FEAF Part 2 identifying potential impacts. I did have a question that I posed at the TAC meeting about -- because the EAF Part 1 identified that there was going to be no net export of soils, but you verified that there actually will be?

MR. DeGENNARO: Yes.

MR. STACH: So I think it's appropriate to adopt the EAF Part 2 as I approved it. I had identified several impacts to land from construction; impacts to groundwater from additional demand on water supply; impacts on esthetic resources for construction of the building that's obviously different from the surrounding area; impact on historical and archaeological resources, because the site is designated as potentially historic -- I'm sorry, archaeological; and impact on

1 Proceedings

2 transportation.

3 So this particular building is generally  
4 below the thresholds that SEQR would require  
5 you to look at traffic congestion caused by  
6 additional traffic. However, the proposed  
7 location of the site entrance is in a  
8 location that I think you should look at both  
9 site distance and also the adequacy of the  
10 current left turn lanes to make sure that  
11 they're adequate to support the new traffic.

12 MR. DeGENNARO: Yeah. The left-hand  
13 turn lane, that's the northbound.

14 MR. STACH: Yeah.

15 MR. DeGENNARO: It's shared. It's about  
16 300 feet long. So I don't think stacking  
17 will be an issue, but we could expand on  
18 that.

19 MR. STACH: To me, it's more than  
20 stacking. It's do you have enough volume now  
21 turning that they really should be having a  
22 dedicated left turn instead of a shared left  
23 turn, is the -- and DOT. So this project  
24 will be subject to a DOT --

25 MR. DeGENNARO: Okay.

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MR. STACH: -- curb permit. So they're going to tell you one way or the other.

Impact on energy, more than a hundred thousand square feet of building area is proposed. So they have to deal with the impact on energy for that.

Noise, odor and light. We want to make sure that your lights are not shining onto adjacent property or the night sky.

And consistency with community character. Namely, we want to, we want to see architecturally how this is going to relate to the surrounding area in addition to the visual analysis. And also, what does this mean for community services, namely school, police, ambulance. So we want to know how many people are going to live here, and how are they fiscally going to impact the town in terms of their school child costs versus their school tax revenue.

MR. DeGENNARO: Okay.

MR. STACH: And those are my recommendations for SEQR Part Two.

CHAIRMAN JOHNSON: All right. Thank

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2 you.

3 MR. STACH: You're welcome. So if you  
4 agree, you could adopt that. And that will  
5 allow the applicant to begin preparing  
6 responses on those issues to eventually be  
7 put into a Part 3.

8 CHAIRMAN JOHNSON: All right. I'll make  
9 a motion to adopt. Do I have a second?

10 BOARD MEMBER ALESSI: I'll second.

11 CHAIRMAN JOHNSON: Okay, Kerri.

12 MR. HAGER: Mary?

13 THE CLERK: What?

14 CHAIRMAN JOHNSON: Did you get that?

15 THE CLERK: Yes.

16 CHAIRMAN JOHNSON: Okay. All right.

17 BOARD MEMBER ROGERS: Just had a  
18 question for you. There was a letter from  
19 the Department of Planning in the County  
20 dated March 16th. Have you seen that yet?  
21 It was copied to you. It's about four pages.  
22 I don't know if you responded yet.

23 MR. DeGENNARO: We did not respond to  
24 that.

25 BOARD MEMBER ROGERS: You haven't

1 Proceedings

2 responded to that.

3 MR. DeGENNARO: No.

4 BOARD MEMBER ROGERS: All right. Also,  
5 just to continue on what Max was saying,  
6 reading over the Part 2, the full  
7 environmental assessment form, you have a  
8 consistency with the community character. In  
9 Letter E, the proposed action is inconsistent  
10 with the predominant architectural scale and  
11 character. You've ticked off moderate to  
12 large impact. So you're admitting that there  
13 is a large --

14 MR. STACH: That's me.

15 BOARD MEMBER ROGERS: -- impact to the  
16 area?

17 MR. STACH: I filled out that form.

18 BOARD MEMBER ROGERS: You filled that  
19 out?

20 MR. STACH: Yeah. That's what the Board  
21 has adopted.

22 BOARD MEMBER ROGERS: All right.

23 THE CLERK: Anything else?

24 CHAIRMAN JOHNSON: Do any of the  
25 consultants have any questions or comments?



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John, John?

MR. O'ROURKE: Good.

CHAIRMAN JOHNSON: Good. Any other Board Members? Okay. I guess that's it.

MR. DeGENNARO: Thank you very much.

CHAIRMAN JOHNSON: Thank you. Appreciate it.

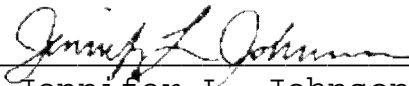
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Proceedings

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

  
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Jennifer L. Johnson

