

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

- - - - - X

IN THE MATTER

OF

111 SOUTH LIBERTY DRIVE

- - - - - X

Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
June 22, 2023
7:19 p.m.

BEFORE:

JAMES PURCELL, ACTING CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER

ROCKLAND & ORANGE REPORTING

2 Congers Road, Suite 2

New City, New York 10956

(845) 634-4200

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

CHAIRMAN PURCELL: Right now, we are actually in public violation. Too many people in the room. With the Building Department, it's a violation of fire code, okay, because we only have one egress.

What we're going to do, we're going to move to the senior room all the way in the back. It's double the size, so we can accommodate as many people as possible so we can get moving with the 111, because there's just way too many people. It's very unsafe.

Folks, folks, folks. Please. We're trying to accommodate everybody. It's a great turnout. It's good to see a lot of people in the community out here with their concerns. But we have to also look at public safety first and foremost. If something happens, we could be in a lot of trouble. The Building Inspector is here.

So we can slowly move these tables and chairs. Don't know if there's going to be enough. We have to set up the dais over there. And we're going to have to yell

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

because there's no speakers in the room, so we will have to keep it quiet.

(Recess taken.)

CHAIRMAN PURCELL: Folks. I have a big mouth, but I don't have a microphone. Good evening, everybody. If I could please have quiet in the room.

Since there's such a large turnout tonight, we will proceed with the presentation with the applicant. The applicant will be limited to 15 minutes. Then the public comment will start. We're going to run that for one hour because we have other applicants that have to be seen tonight.

The public comment will remain open until the next month. In the interim, we're going to look to have a larger venue for the next meeting, like the middle school or somewhere else. We'll have to arrange that in the interim. But we want to start the process tonight so everybody can get an understanding of what's going on.

You know, there's a lot of people. It's

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

a pretty cool turnout. I like it. But we have to understand, we got to keep up with other applicants. And there's a lot of people that are going to have comment. But we would like the larger venue, safer venue, so we're going to get started.

And while we will have to make a motion to continue to keep the public comment open, in the interim, anybody has comments they want to write in, email, whatever, they can send them to the Town, and they will be accepted and reviewed, okay. So nobody is going to be shut out, okay.

But it's, you know, it's a little overwhelming in a sense. I've been on the Board a short period of time. And some of the Board Members said they've never seen a crowd this big in the Town of Stony Point. So it just shows everybody's paying attention to the community. That's great.

So what we want to do is we want to get started with 111. They'll give their presentation. Please listen. Unfortunately, we don't have microphones here or speakers.

1 Proceedings

2 It is echoing a little bit more than I
3 thought. But we want to get it started so
4 everybody, you know, can get a feel for
5 what's going on, and we will continue.

6 So thank you, everybody, for being
7 patient while we made the adjustment. We did
8 have public safety concerns. We had some
9 fire issues with the amount of people because
10 we only have one egress.

11 So there's one exit here to your left in
12 the front. And then there's a sidewalk down
13 the back. And the other exit is out the back
14 towards where you came in. So if there's any
15 issues, please, you know, exit if you have
16 to. But with the grace of the good Lord,
17 nothing is going to happen except a good, a
18 good, nice, professional meeting. So
19 everybody, thank you.

20 So first, 111. Would you like to start
21 your presentation? Wait, hold on.

22 THE CLERK: Roll call.

23 CHAIRMAN PURCELL: I'm sorry. I forgot
24 roll call. We need to do the roll call,
25 please. Mary?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

THE CLERK: Pledge of Allegiance.

CHAIRMAN PURCELL: Pledge of Allegiance,
please.

(Whereupon, the Pledge of Allegiance was
recited.)

CHAIRMAN PURCELL: Thank you. Roll call
please, Mary.

THE CLERK: Mr. Ferguson?

BOARD MEMBER FERGUSON: Here.

THE CLERK: Mrs. Alessi?

BOARD MEMBER ALESSI: Here.

THE CLERK: Mr. Jaslow?

BOARD MEMBER JASLOW: Here.

THE CLERK: Mr. Biehle?

BOARD MEMBER BIEHLE: Here.

THE CLERK: Chairman Purcell?

CHAIRMAN PURCELL: Yeah. Yes, present.
Ira, one second.

Also, in public comment, I just want
everybody to know, we're going to -- we'll
put this on hold because I know there's
probably a lot more people here. So we'll
take people one at a time.

The address will be three minutes. It

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

will be timed. This is not a question and answer. This is a public comment. The comments will be absorbed, reviewed by the applicant, and reviewed by the Board. And the -- some of the questions in time will be answered by the applicant.

So just to let everybody know, it's not a Q and A. And it's three minutes on comments. And the comment has to be directed towards the project 111 Liberty Street. It has to stay within the theme of the meeting, okay. Anything else?

MR. HONAN: Yes. And just realize that you must make your comment and direct it to the Planning Board itself. This is not a question and answer time. All of your comments and/or questions will be taken down by our stenographer, and they will be given to the applicant to address at a later meeting. Oh, and also, there's a sign up sheet.

CHAIRMAN PURCELL: Well, you know what? You know, there's so many people there. We're just going to -- if they can raise

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

their hand, because we have a one-hour time limit because again, we have other applicants that we do have to deal with tonight. So I'd like to thank everybody for their patience. And 111 Liberty -- okay. 111 Liberty, if you want to start, I'll just leave this up there.

I'll just leave that, Ira, so people can sign in.

MR. EMANUEL: Good evening, Mr. Chairman, Members, members of the public. My name is Ira Emanuel. I'm the attorney for the applicant. I have with me this evening Ken DeGennaro from Brooker Engineering, who is the engineering consultant for the applicant, and Ari Aufgang, who is the architect for the applicant.

Normally, when I do a presentation, I will face the Board. But if I do that, none of you will be able to hear me. So I'm going to do this sort of halfway type of thing, try to project, and hopefully, everybody can hear what I have to say. I'm going to say very, very little because I'm the attorney. All I know is what these guys tell me.

1 Proceedings

2 But just from a matter of background,
3 okay, this is a project that we have been
4 working on since the winter of 2021. It's a
5 project that is on Route 9W between Filors
6 and Washburns Lane in a BU zoning district.

7 The use that is proposed, which is for
8 ground level retail -- or commercial, more
9 accurately -- with apartments above is
10 allowed in that zone by a special permit from
11 this Planning Board. There are things that
12 we have to provide and approve. But if we
13 provide, if we meet all the conditions, okay,
14 then we are entitled to this special permit.

15 The project calls for 86 units of
16 housing, one and two-bedroom units.

17 CHAIRMAN PURCELL: Ira, hold on one
18 second. Folks, I just want to clear it for
19 the record. The Planning Board did not
20 approve the special zoning, special use. It
21 was the Town Board. The Planning Board
22 doesn't do that, okay. I just want to let
23 you know.

24 THE CLERK: Oh, I'm sorry. My
25 apologies.

1 Proceedings

2 CHAIRMAN PURCELL: I just want to
3 correct it for the record, okay. Thank you.

4 MR. EMANUEL: 86 units of housing, one
5 and two-bedroom units, and a little over 9300
6 square feet of commercial space on the ground
7 floor. We do need some minor variances, none
8 of which have to do with the building, but
9 have to do with the overall layout. Some
10 intrusions into the side yard for parking
11 areas and driveways, and with respect to a
12 retaining wall.

13 Don't have to tell anybody, or I
14 shouldn't have to tell anybody that there is
15 a housing crisis in this area. And the need
16 for, the need for housing, the need for
17 housing is acute. Housing for young singles,
18 housing for young marrieds, housing for
19 seniors who want to leave their big houses.
20 And one of the reasons why we have a problem
21 with a housing crisis is because there is no
22 place for people to go. This is an attempt
23 by the Town Board in allowing this type of
24 use to try to address some of that crisis.

25 With that, I'm going to give it over

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

because we want to keep this short. I'm going to give it over to Ken DeGennaro, our engineer, and he's going to walk you through the project.

MR. DeGENNARO: Hi. My name is Ken DeGennaro. I'm from Brooker Engineering. The address is 74 Lafayette Avenue, Suffern, New York.

So again, the project, 86 units of a, for a four-story building located on the west side of Route 9W. It also has frontage in the rear on Govan Street. Access to the site is strictly via Route 9W. It's located in the northeast corner of the parcel. There is an emergency access only on Govan Street. That's not for regular vehicular use.

It's four stories. Commercial on the first floor, residential one and two-bedroom mixed on the floors two through four. And while this is the first public hearing for this project before the Planning Board, like our attorney Mr. Emanuel said, this project has been before the land use boards and TAC meetings for some time.

1 Proceedings

2 We first started in November of 2020
3 before TAC. We proposed two concept plans
4 for review. At that time, the unit count was
5 100 units. We had a one-story building, and
6 then a version with two separate buildings.
7 Feedback from TAC, the project kind of
8 aligned with the one-story building, and we
9 progressed that plan.

10 We appeared before the ZBA in February,
11 March, and through September. I believe four
12 different meetings for interpretations of the
13 zoning code. And those were resolved. The
14 project continued forward.

15 We first appeared before the Planning
16 Board in January of 2022. There were
17 concerns about the height of the building,
18 the prominence of the building, and the
19 visual impact.

20 The project was redesigned. We have our
21 architect here, it's going to follow me.
22 He's going to discuss how the project was
23 redesigned to decrease the visual aesthetic
24 of the building and the prominence of
25 Route 9W.

1 Proceedings

2 Two key changes that were made in
3 September of 2022 were to lower the building
4 elevation by five feet so it's more cut into
5 the sloping hillside. And the fourth story
6 was recessed, so it's not a full facade along
7 the front face of the building. The top
8 floor is recessed by ten feet to decrease the
9 prominence.

10 In order to assess those visual impacts,
11 we prepared visual simulations of the site.
12 We did a balloon test where we, you know,
13 literally floated very large balloons into
14 the sky to represent the height of the
15 building. With that, we added simulations of
16 what the building would look like on to
17 those, on to those photographs. And those
18 were, I believe, five or six different areas
19 that were decided by the Planning Board that
20 should be analyzed.

21 That has all been submitted to the Town.
22 It's part of the record for review. It's
23 part of the public record. Everyone can look
24 at that.

25 The other engineering issues are

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

straightforward. Utilities are all available. Stormwater management is always a concern. We will meet the requirements of the DEC and the Town consultants by providing post construction stormwater quantity and quality mitigation that's subject to review and approval by the Town.

So that's really the big picture site development elements we're here to discuss. And with that, we have Ari Aufgang, who's the project architect. He'll walk you through the architecture.

CHAIRMAN PURCELL: Guys, if you want pull that easel up there a little more so the public can see instead of being behind it. Thank you. Thank you.

Folks, folks, please. We need to keep it moving. Thank you.

MR. AUFANG: I want to start by saying obviously, these should have been bigger. We had no idea this was the room we're going to be in. Those will be -- hopefully, these will be posted on the website so folks can look up the images. I think there is a way

1 Proceedings

2 to put a repository, we can put PDFs. In
3 general --

4 PUBLIC SPEAKER: We can't hear.

5 CHAIRMAN PURCELL: Please speak to --

6 MR. AUFANG: Oh.

7 CHAIRMAN PURCELL: We're good.

8 MR. AUFANG: So my associates gave you
9 most of the data about the project. As they
10 mentioned, ground floor commercial use, just
11 under 10,000 square feet, set back off of the
12 road. 86 units above, with one and two
13 bedrooms. The combination is 19 one-bedroom
14 apartments and 67 two-bedroom, two-bath
15 apartments.

16 There will be parking on-site,
17 approximately two parking spaces per
18 apartment. So sufficient for the population
19 that we believe will be here. The hopes is
20 that these units will serve the purpose of
21 allowing young couples, young families, older
22 folks who want to downsize stay in the town,
23 have a place to go without having to maintain
24 a large home.

25 The second floor is the first floor of

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

units. The entrance to the residences are actually in the back of the building off the parking lot. There is indoor bike storage at grade level, which we feel would be very useful. There's a large recreation room that could be used for parties or meetings in the building.

Every apartment will have in-unit laundry, washer and dryer. There's actually an accessible roof on the top of this building. It's about 12,000 feet of accessible space that could be used for all sorts of passive recreation. And the additional roof space on the rest of the building will be plant (inaudible) solar panels for a green roof.

The facade of the building is designed, it's contemporary colonial design. We really tried to take colors from the neighborhood. We tried to take materials from the neighborhood. Two different styles of windows, rectangular windows and arched windows, all with separated divided lights to really give it that colonial feel, and the

1 Proceedings

2 colors as well.

3 As they mentioned earlier, we've done
4 these, what we call montages. There was a
5 particular concern what the building is going
6 to look like behind the shopping center next
7 door. So we did a montage. And we actually
8 added trees in the parking lot between the
9 building and the shopping center. That
10 actually took up a few spots, which is one of
11 the reasons why we went from 88 units to 86.
12 The site plan has been updated to include
13 landscaping, as I just mentioned, the
14 softening of the boundary of the property
15 between the building and the shopping center.

16 The setbacks that were mentioned
17 earlier, the ten-foot setbacks, these aerial
18 views -- I mean, obviously, no one is ever
19 going to see the building from this angle
20 besides from looking at Google Earth. But we
21 wanted to show it to show the setback of the
22 street. So while the building is ultimately
23 four floors, the majority of the face of the
24 building is only three stories.

25 In the back, when the property slopes

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

up, the building is only three stories. So the retail, since it's only about 10,000 feet, fronts the road in the parking lot. And the back of the building on the high side of the hill is only a three-story building.

So as was mentioned, there's no variances required for the bulk of this particular building. There is a special permit for the use. But the bulk is totally conforming with what's permitted in the master plan for the Town and the zoning of the Town.

As far as energy efficiency and green, every building designed in my office -- oh, I should mention, I know I was supposed to mention, I'm out of Suffern, 74 Lafayette Avenue also.

So with every building we design in my office, we go with a suite of energy efficiency features. This particular building so far, we're planning on including all Energy Star appliances; responsible low flow plumbing fixtures; a well-insulated

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

facade; as we mentioned, potential for a green roof outside of the recreation area; and very high performance windows.

Security in a project like this is always a major concern. So there will be ample lighting and security cameras in the public areas. But all of the lighting will be designed to be what's called dark sky conforming. So the light will stay on the property. So there's no concern of the light spilling off of the property on to neighboring properties. But it will be sufficient to properly light the outdoor areas around the building.

The changes that were done for today's meeting also included lowering the building. I just wanted to mention lowering the building does make the construction more complicated. But I felt that our client really is trying to conform with the comments of the TAC Board by doing that, by volunteering to lower the building into the ground, even though the original proposal was not at the maximum height that's permitted by

1 Proceedings

2 current zoning.

3 In the interests of time, that's the
4 entire presentation.

5 CHAIRMAN PURCELL: That's it?

6 MR. AUFANG: That's it.

7 CHAIRMAN PURCELL: Wow, okay. Thank you
8 very much for your time.

9 MR. AUFANG: Thank you.

10 CHAIRMAN PURCELL: Before we start,
11 though, with the public speaking, just to be
12 clear, this project has not been approved
13 yet. And there are many issues that have
14 studies that are going on that still have
15 been answered. So there's still, there's
16 still a process going on. I wanted the
17 public to be aware of that.

18 So what I'd like to do is again, I'm
19 going to reiterate, we're going to do one
20 hour of public comment. And we'll do three
21 minutes. Let me set the timer here.

22 MR. HONAN: Mr. Chairman?

23 CHAIRMAN PURCELL: And I'm going to call
24 the people that signed up first because I did
25 make the announcement earlier.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

MR. HONAN: Mr. Chairman?

CHAIRMAN PURCELL: Yes.

MR. HONAN: If you could just open the public hearing. A motion to open.

CHAIRMAN PURCELL: Yeah. Yeah, I just wanted to say something.

MR. HONAN: Okay.

CHAIRMAN PURCELL: The reason why I'm going to go off this list is because I did ask people. Did not expect such a large crowd. So again, since we're limiting, we're going to start with those that came here early, signed up first. And then we'll get going. So I need a motion to open the public hearing.

BOARD MEMBER JASLOW: I'll make the motion.

BOARD MEMBER ALESSI: Second.

BOARD MEMBER BIEHLE: Second.

CHAIRMAN PURCELL: All in favor?

(Response of aye was given.)

CHAIRMAN PURCELL: Opposed? So carried. So, Dorothy Nagle of 26 Govan.

MS. NAGLE: So I'm not clear on whether

1 Proceedings

2 a retaining wall is planned on the
3 applicant's property on the Govan side.

4 BOARD MEMBER BIEHLE: Somebody's water
5 is spilling.

6 CHAIRMAN PURCELL: Oops.

7 MS. NAGLE: But in any case, I propose
8 that before the planning on this project
9 continues, it be redrawn to close off any
10 entrance to Govan Drive, and a wall built in
11 a U shape along 22 Govan, Govan Drive, and 14
12 Govan. I'd like to -- can I actually show it
13 on the picture? Or -- yeah, can I take this
14 one down?

15 CHAIRMAN PURCELL: Go ahead.

16 MS. NAGLE: Yeah. This one. Might do
17 it. No, I think this one. Yeah.

18 Yeah, so what I'm talking about is these
19 are the homes on Govan. So a U-shaped wall
20 at the back of that property, right. It
21 would be acoustically engineered to protect
22 Govan from the noise expected from the
23 construction, and then later, garbage trucks,
24 passenger vehicles, rooftop HVAC. Yeah,
25 that's there. And recreational gatherings,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

music.

And the wall would need to be aesthetically pleasing as currently, the view is rolling hills of grass, trees, barns, and brick. So the rural Stony Point feel must be preserved at all costs. This wall would partially preserve the view for some of the property owners on Govan, and exclude traffic and safety concerns for all of Govan.

I'm opposed to this project on many levels, and I don't think the property owners on Govan should be exposed to this massive project that will affect the value of their homes, quality of life now and forever.

It's been more than a year since we first looked at this proposed project, and this last version does not show any substantial change in the size or scope of the construction. Last June, 2022, during a planning meeting on this project, the expert opinion offered by the Chairman was that this project is too much structure and way too little property. I think that opinion is entirely correct, then and now. And that's

1 Proceedings

2 the end of my comments.

3 CHAIRMAN PURCELL: Okay. Okay. George
4 Mulligan, 4 Liberty Square Mall.

5 MR. MULLIGAN: I guess I should stand
6 sort of like this. I know we're supposed to
7 be addressing the Board.

8 BOARD MEMBER BIEHLE: She's recording
9 everything. So if she can hear you, we're
10 good.

11 MR. MULLIGAN: Very good. So I'm
12 George M. Mulligan. I'm a unit owner in
13 Liberty Square, Number 4. I'm also a
14 lifelong resident of the town of Stony Point.
15 I also have been a continuous volunteer in
16 this town since I was a senior in college.
17 So I have a lot of vested -- so I have a big
18 vested interest in living here my whole life,
19 and volunteering my entire adult life in what
20 happens in this community.

21 The thing that has puzzled me here, with
22 the last economic downturn that we had in the
23 US back in 2008, property owners had come
24 forward to Town Board members to say we need
25 help, okay, in paying our expenses. And at

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

that time, the Town Board considered it and did change zoning. They were changing the zoning to accommodate commercial structures that were already in existence, okay, by allowing them to build above them, okay.

What is presented here, back in 2000 -- you know, after 2008, when the Town Board changed the law, was never contemplated. So in this rendering that I had originally picked up, right, in attending few of these meetings, I was shocked when I had seen this. I was, I was shocked.

And I would say when you are looking at what the current zoning permits, okay, what is being presented was not the intent. And you see many times in legal cases, okay, when they go to court, they're looking at legislative intent for interpretation. And, and this is not what I'm -- this is not what I am seeing right now, okay, was the intent of the Town Board.

Also, when you have massive building projects like this, I don't know if you've been really paying attention, our emergency

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

services, and especially the fire department, are getting thinner and thinner and thinner. So I would say -- right, we're at a planning meeting -- are they planning to pay for fire service here in the town of Stony Point?

Right now, Rockland County, 338,000 people, is completely, as of right now, volunteer. There's not a paid firefighter. That's going to be changing. And it's going to continue to change if we don't really zero in on what we're creating with these projects, okay.

CHAIRMAN PURCELL: George, wrap it up. You're past the time.

MR. POTANOVIC: Let him speak. It's more than three minutes.

BOARD MEMBER JASLOW: George. George, stay out of it.

MR. POTANOVIC: This is a public hearing.

CHAIRMAN PURCELL: Order. Yes, and we have a lot of people.

MR. POTANOVIC: Listen to the public.

CHAIRMAN PURCELL: Excuse me. Order.

We've had a lot of people that want to speak,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

and we're going to continue the public hearing. It's not a good time, George, so.

MR. POTANOVIC: Well, the hearing --

CHAIRMAN PURCELL: Let the gentleman, let the gentleman speak. Give him 30 seconds, please, George.

MR. MULLIGAN: Okay. So I do have a number of things that I wanted to cover. I thought it was a public hearing, so I didn't know we were going to be timed, to be honest.

CHAIRMAN PURCELL: Well, unfortunately, George, with all the people here.

MR. MULLIGAN: So, folks, I'm trying, right. I'm trying. Okay. With a large group like this, I'm trying.

So, so I will mention in my last 30 seconds, okay, because I do have a whole list of things I was going to speak to, okay, I took a look at the US census population for Stony Point. So another sort of perplexing thing is when we talk about a need, okay, in 2010, the US census population for Stony Point was 15,059. 2020, the last census was 14,813. So our population, the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

population, according to the United States census, is not going up here. So again, I will --

CHAIRMAN PURCELL: Thank you, George. I appreciate it.

MR. MULLIGAN: I have to stop right now.

CHAIRMAN PURCELL: You can submit, George, too, all your comments.

MR. MULLIGAN: Well, I'd like to speak if you have another public hearing.

MS. LARKIN SCHWARZ: I have three minutes. I'm on there. Can I give two to him? Excuse me, sir. I have three minutes. I signed up after him. I'd be glad to give him two of mine.

CHAIRMAN PURCELL: That's fine. Folks, it's fine. Please, we need to get through this for everybody. We apologize for the delay. This was not expected. We had to make changes, okay. But the public comment, no matter how many we get in, will be done in one hour. Okay, everybody understand that. Thank you very much, everybody. Go ahead.

MR. MULLIGAN: Okay. That's good.

1 Proceedings

2 CHAIRMAN PURCELL: Yeah. Go ahead,
3 George.

4 MR. MULLIGAN: Thank you.

5 CHAIRMAN PURCELL: Thank you.

6 MR. MULLIGAN: So the next thing I was
7 going to address, okay, are current vacancies
8 in the town of Stony Point. Because I'm
9 trying to figure out, why do we need
10 commercial space, right?

11 So again, just being here, Shop Rite has
12 never in that plaza been fully rented ever
13 since they built it. There is vacancy in the
14 Aldi shopping plaza, okay. There is
15 multiple, a lot of square footage of vacancy
16 in Colonial Plaza, okay. There's a current
17 vacancy in Patriot Square in addition, in
18 addition to the old 7-11 which has not been
19 rented, okay. Look at the vacancy in Stony
20 Ridge Plaza in Tomkins Cove. So I'm sitting
21 back, analytically looking at this, saying
22 where is the need for more commercial space?

23 So then, then I was looking at already
24 approved construction here. Look at
25 Eagle Bay. Look at the number of units. And

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

we discussed this in the fire department how,
how we are the process of upgrading equipment
for that. Now, that project hasn't started.
That is a very large project. Guess what?
It's residential.

Look at Ba Mar right now, okay. Okay.
Look at the number of units there. That is
residential, okay. So where is the need,
with those units approved, of more
residential property here in the town?

CHAIRMAN PURCELL: Thirty seconds,
George.

MR. MULLIGAN: In addition, in addition,
I don't know how many of you are aware of
this, but that site was deemed by the DEC
many years ago to be a Level Two hazardous
waste site. Okay.

CHAIRMAN PURCELL: Wrap it up, please,
George.

MR. MULLIGAN: Yeah. So in a little
wrap up here, okay, I don't know if the Town
has undertaken any specific traffic studies
or not. I don't know if the Town has
undertaken any, any current drainage studies

1 Proceedings

2 or not. But I can tell you right now, you
3 know, I would not be in favor of this
4 project. Thank you.

5 CHAIRMAN PURCELL: George Potanovic, 89,
6 whatever it says, Old Gate Hill Road,
7 Stony Point.

8 MR. POTANOVIC: Good evening, Members of
9 the Board, members of the public. My name is
10 George Potanovic. I live at 597 Old Gate
11 Hill Road in Stony Point, and I'm president
12 of the Stony Point Action Committee for the
13 Environment, SPACE.

14 I think the residents should be given
15 more than three minutes at a public hearing.
16 So I oppose the idea that the Town Planning
17 Board is limiting it. Three minutes is at
18 the Town Board meeting, but this is a public
19 hearing. You came out tonight and you
20 deserve to be heard. I don't care if it
21 takes more than an hour. You're here
22 tonight.

23 The Rockland County Department of
24 Planning did a review of this. I have a copy
25 of their report from March 16. They

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

recommended disapproving this project because they considered it to be an oversized structure, and it must be reduced in size to satisfy the intentions of the zoning code.

Realize that while this project is in front of this Planning Board, it's also in front of the Zoning Board, and they're asking for four variances having to do with parking, the west side drive, the bulk requirements. And so they're supposed to have two units of parking per residential unit. We heard that from the planners.

But they don't have two units of residential parking per unit. It's 80-something units, right. You got 160 parking spaces. And they're asking for some of the area that encroaches on residential to be used for parking. They're not supposed to, according to the zoning code. They're not supposed to allow additional parking based on the residential area, only the commercial area. So they don't have enough room for the parking. So that means the number of units should be reduced just based

1 Proceedings

2 on that.

3 Why would the Town give variances?

4 Variances, if you don't know what they are,
5 are exceptions to the zoning code. We pass
6 zoning codes. People go to public hearings.
7 They listen to what the people say. And they
8 pass certain laws that allow this to be built
9 here, that to be built there. But now, when
10 someone comes in for a variance, what they're
11 looking for is basically for them to break
12 the law and give them an exception.

13 So there's four different exceptions
14 that are being asked for on this project that
15 are currently before the Zoning Department.
16 So the Zoning Board meets on, I believe the
17 second, or the first and third, I believe
18 Thursday. So you can go to the next Zoning
19 Board meeting and listen to them discuss
20 that. It's not for a public hearing that I
21 see. It's considered a new application.

22 So the -- aside from the parking, the
23 Department of Planning is also saying that
24 there's a 9.7 waiver they're asking for, that
25 the conditions -- there's a review completed

1 Proceedings
2 by New York State Department of
3 Transportation. This is a state highway.

4 I put in what's called a Freedom of
5 Information request for copies of this County
6 review. And that's why (inaudible) because I
7 put it out there. I don't know if this is
8 the most recent one. It is from March. I
9 asked if there was more recent ones, I'd like
10 to see them.

11 But also, if there's a review by the
12 Department of Transportation, they have a say
13 so in this as well because this is a state
14 road. And they're not supposed to encroach
15 on the state road in order to allow parking
16 for this project. And also, so I'm just in
17 stating that there's other documents that are
18 on file that we haven't had access to yet.

19 CHAIRMAN PURCELL: George, one more
20 minute.

21 MR. POTANOVIC: Right. Based on
22 conditional use permits, they're supposed to
23 meet certain criteria. And it seems like
24 they're not meeting the net floor -- the
25 floor area ratio, the 200 square feet of

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

unpaved outdoor parking. I'm not sure if they've met the recreational space. There's many different conditions.

And the purpose of this conditional use is to do something that's adapting to what the Town's intentions are. Like, the proposal shall be of such location, size, and character that it will be in harmony with the appropriate and orderly development of the district in which it's being proposed.

That's what the conditional use is. This is what they're asking for. And this is not in compliance with the use of what we want in that area. It's overuse of the area. And as was pointed out, we have a lot of projects that have been approved, including Eagle Bay, and Ba Mar, and other --

CHAIRMAN PURCELL: Ten seconds, George.

MR. POTANOVIC: And those projects are already bringing a lot of residential into the town that we haven't seen the impact of yet. So this is in addition to that. So we have to think about the cumulative impact of something like this.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

I'm going to have written comments. I encourage everybody to attend the next Planning Board meeting, which is always the fourth Thursday. So you got a July meeting coming up in July, the fourth Thursday in July. And stay on top of this. It's good that you're out tonight. I really appreciate everybody.

CHAIRMAN PURCELL: Tony Nicholas.

MR. NICOLOSI: Nicolosi.

CHAIRMAN PURCELL: Tony Nicolosi, 12 Jobson Way.

MR. NICOLOSI: Yes. I actually thought I was just signing in. That's okay.

CHAIRMAN PURCELL: You were a good student in class.

MR. NICOLOSI: You know what, I didn't come prepared like everybody else did. But I have to tell you, I've been in Rockland County 36 years. I moved from Bergen County 36 years ago to come to this special place, Stony Point. And what I'm worried about is it's changing.

I have three older kids, and they all

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

tell me we're not going to stay in
Rockland County. Two have already left. The
third is probably going to leave. And my
wife says to me, couple more years, we're
going to sell our house and get out of here.
I love it here. I don't want to leave.

George, where are you? So I didn't come
prepared to review this project. Actually, a
good friend of mine who's in the audience, I
see him, sent me a text tonight and I had to
be here. And this is a great turnout.

But a couple comments on what George
said. One is we don't need additional
residential housing. People are leaving,
okay. And people every day are looking to
get out.

So we don't have a housing crisis here.
We do have a rateable crisis. We need to
bring, we need to become like a New City, or
a Bergen County, Allendale, Mahwah, where
people want restaurants, okay.

But we don't need more ratables in this
unit because as George said, we have plenty
of opportunities and space that we need to

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

fill. So we have to make Stony Point a destination where people want to go out to dinner, instead of just the Pancake Factory, or the Hogan's diner. So we don't need housing.

George, I'm going to give you the rest of my time back. But all I can say is I am passionate about this town. I love it. I don't ever want to leave. But I want to keep it the way it is. I appreciate it.

CHAIRMAN PURCELL: Kevin P. Maher, 130 Central Highway.

MR. MAHER: Yes, I'm Kevin Maher. Some of you know me as the former Town Engineer. And as that, I think I have a pretty good idea of the character of this neighborhood. And as a licensed professional engineer with over 40 years of experience in land development, this project is a disaster.

The Journal News published an article that they sent to me on their email site, Lohud dot com, where they talked about several communities in Westchester County that have faced similar applications like

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

this. Thumbs down. Chappaqua, all the big, all the big towns, big expensive towns in Westchester County basically gave the Italian salute and told them to take the job (inaudible).

So what you got here is definitely an overuse of the property, in my professional opinion. There's no doubt about it. But I do have to tip my hat to Mr. O'Rourke. He did come with up a great idea in order to lower the height of the building by taking it from a U-shaped building and filling in the area with apartments. That was a great idea, John. I didn't think about it. Good idea. It shows he was thinking the right way.

But this project is definitely overkill. We need the traffic reports more than anything else, because I can tell you when the old Fiesta Cancun site was being rebuilt, I got the developer to put a traffic signal in at Washburns Lane. He agreed with it right on the spot.

The only reason why it didn't get approved is the people opposed the idea of a

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

gas station there. The project went away.
But to put a traffic signal in there for that
smaller project, can you imagine what you're
going to get with this?

So I'll save the rest of the time for
other people. I will submit more written
comments because I do have more detailed
points that I want to bring out to the Board.

CHAIRMAN PURCELL: Thank you, Kevin.

Young lady sitting down there.

MS. ROBERTS: Me?

CHAIRMAN PURCELL: Yes. You asked
patiently to speak. Can you just state your
name, please?

MS. ROBERTS: Theresa Roberts,
34 Nordica Circle. I wasn't prepared,
either, so.

My input is that this sounds like an
apartment building. I know you're not
allowed to answer, but the two projects the
other gentleman spoke of, Eagle Bay and
Ba Mar, are not rentals. They are owned
property. One is condos, one are trailers.

Stony Point is a bedroom community.

1 Proceedings

2 It's not -- it's often called a suburb, but
3 it is not a suburb. Suburbs have to back up
4 to a city. We do not.

5 Bedroom communities are supposed to
6 maintain a certain amount of rural
7 characteristics that inserting this large
8 apartment complex, which is -- again, I'm
9 assuming -- is going to take away from not
10 only that neighborhood, but from also our
11 town, our town's character, our town's charm.
12 And this sounds like a very high density
13 structure. And again, like I said, it's a
14 bedroom community and bedroom community
15 neighborhood.

16 And I know it was already stated, but I
17 had wrote it, there is not a housing shortage
18 in Stony Point. I think what he's referring
19 to is New York City, which has become a
20 sanctuary city, and they are having those
21 problems. It may be spilling over here, but
22 we are not a sanctuary town. We are a
23 bedroom community. And we want to maintain
24 one. And that's it.

25 CHAIRMAN PURCELL: Hold up a hand. That

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

hand there went up first, young man. Come on up. Please, when you come up, state your name for the stenographer, and your address.

MR. MEANS: Good evening. My name is Jesse Means, 12 Central Drive. I just want to give quickly the perspective of someone who is relatively new to Stony Point.

I came here two years ago to buy a place of my dreams. I came here with my family. And my mother came here to visit last year and said wow, you've moved to Mayberry. That was the best compliment that I could have gotten from her. I've tried to get plugged in to the community, and I was fortunate enough to do a show at the local theater, the Penguin Theater, last summer.

A project of this scope is going to change a lot. Central Drive looks on to 9W, Liberty Drive. Commuting hours are difficult for me to go to the supermarket already. And this is going to open on to 9W.

I paid well over asking to get my, the home of my dreams. And this, there's no way that this is going to bring up the property

1 Proceedings

2 value. And I'm not the only person who has
3 paid well over asking. And gladly so.

4 I am not in support of this project.
5 And I know, and I know from my block, I am
6 not alone. Thank you.

7 CHAIRMAN PURCELL: Thank you.

8 MS. O'CONNOR: Good evening. My name is
9 Deirdra O'Connor. I want to first thank you.
10 I'm on Cross Creek in Stony Point. I am a
11 resident for over 40 years in both Haverstraw
12 and Stony Point, and raised my children here
13 proudly.

14 We have a very amazing community. It is
15 inclusive. It is welcoming. And we love our
16 communities and our children and everyone
17 within it. And so we want to maintain all of
18 that that goes with anything that we put into
19 our communities.

20 So the question that I would ask, one
21 way to do that is the town comprehensive
22 strategic plan. And that is something that I
23 have been asking the Town to do now for
24 years. It's extremely important. I believe
25 there are also state laws that regulate that

1 Proceedings

2 should be done.

3 It needs to have short and longterm
4 goals. It needs to be done collectively with
5 the school superintendent, with the police
6 chief, with the engineer, with the
7 environmentalists, with the town lawyers. It
8 needs to address health and safety. And
9 really, and it needs to also include
10 demography reports, infrastructure, traffic.

11 Making these decisions without that
12 report is irresponsible. It's a lack of due
13 diligence. And the lawyer was very smart
14 today for the developing team because he made
15 it clear, anything that he's not aware of
16 really is that he doesn't know. So if the
17 comprehensive strategic plan doesn't, is not
18 in place, then he cannot advise his clients
19 about laws that are not being implemented
20 correctly and appropriately.

21 Unfortunately, the due diligence will
22 then fall on the Town Board, whether you are
23 in those seats or not in those seats at that
24 current time. We have seen things that have
25 been done improperly in Rockland and the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

outcomes of that on our fire system, on our police system, and lives. We need to do things in a way that is of high integrity, of high quality. And we need to make sure that we're communicating with all the appropriate people.

Also, assisted living was something Stony Point discussed years ago. There was a plan in place. And it ended up that our seniors were not interested in assisted living and chose to stay into their homes because it was so much more expensive than actually selling their homes.

So again -- and we had no input with this. So it's really important that we be included in the input as well because you are only one brain, and you cannot know everything that needs to be known in all the laws, especially when it comes to schools and the capacity of this impacting our schools. And I sent my children to both public and private schools. And they've gotten an excellent education. And every single child, I don't care from what culture, what

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

background, they deserve an excellent, proper education that meets federal and state laws.

So the only way to do that is to make sure the schools are planned and prepared. And building this high density is going to have a lot of children, obviously, with two bedrooms. So we need to be prepared in order to provide the type of proper instruction that they need, and also traffic and everything else.

Now, I'm also -- I moved from the Bronx as a young child. And my parents did move up here. They were former immigrants. Worked their asses off to have a house in Rockland County. And certainly, there is positives and negatives to rural and suburban and urban communities. And we can not continue to change every community into an urban community because then the balance doesn't exist for the environment that we need for animals, our trees, our health, our safety.

I also had a family member in the hospital this week. It was packed. It was

1 Proceedings

2 heartbreaking. The number of people that
3 were in the hallways for days was
4 unbelievable.

5 CHAIRMAN PURCELL: Ten seconds. You
6 have ten seconds.

7 MS. O'CONNOR: Okay. So anyway, I do
8 want to thank you because I know these jobs
9 are hard. But really, the collective
10 collaboration and the expertise with people
11 in the community and out of the community are
12 so important so that we can also support you
13 to be successful in what you do as well. So
14 thank you.

15 CHAIRMAN PURCELL: Thank you, Deirdra.
16 Yeah, come on up. You're green, it's green,
17 right? It's way off. Oh, Geralyn.

18 MS. FLAHERTY: Hello, good evening. My
19 name is Geralyn Flaherty, and I have been a
20 resident of Stony Point for the last 56
21 years.

22 This proposal talks about wanting to
23 build these apartments so that we can keep
24 our children here. I'm a parent of two
25 children who are now adult children looking

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

to stay in Stony Point. My daughter is a volunteer firefighter, to what Mr. Mulligan talked about, being overwhelmed and overburdened. What's going to keep them here is opportunity and a sense of community.

Having all of these new whatever's going to come into these apartments filter in and filter out is not going to create the sense of community. We are the community. So it's not the apartments. I oppose this project, and I think there are other things we can do for the existing members and their families to make sure this is the place we want to stay and not the place we want to leave.

CHAIRMAN PURCELL: Thank you, Geralyn.

MS. McGRADY: Hi. My name is Jennifer McGrady. I live at 28 High Ridge Road, Stony Point, obviously.

My family have been here for well over a hundred years. I am 11 generations deep. I have seen change to this community that has been great. I have seen the change that has come to -- I have seen the mountain on the top of 210 go from being green in my

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

childhood to being full of houses. I've seen property get approved with, you know, Stony Point will approve you to build six houses on something the size of a postage stamp here.

This is insane. I have worked here. I am almost 50 years old. I have lived here my entire life. I chose to keep my kids here. My husband is from here. I wouldn't want to ever leave. And now the things that I'm seeing, the changes that I'm seeing in this community, I don't, I don't, I don't know that I want to stay. I don't want to leave. I love this community. I'm very sorry.

This is my backyard. This is my backyard. My kids are grown now, and I don't really have to worry about the schools and the this and the that. But bringing this many people to such a small area, where are you putting them in school?

Our fire department canceled Wing Day this year because we can't get the volunteers. We don't have it. We just don't have it. Volunteers are not here. You're

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

talking about all these people that are just going to keep coming and coming and coming. We didn't pass, we didn't pass the building up here at -- I don't even know if it was our property or Haverstraw's, but Letchworth never passed the property to build the housing up here.

People are leaving in droves. My neighborhood alone, my neighborhood, my neighbors are here, my neighbors are here. My friends are here. You heard people say my name as I walked up. My clients are here. I have been here for years and I don't want to go. But this is pushing us out. This is pushing these people out who have been here for generations and generations.

Look at them. Look at the age of the people, the range that goes here. My daughter came today. She's 24 years old. She wants to be here. She wants to live here. She works for North Rockland School District. She grew up in it. We stayed here because we love North Rockland. But the things that I have seen happen to Haverstraw

1 Proceedings

2 alone, we're scared to death. This room of
3 people are scared to death of what's going to
4 happen to Stony Point.

5 My grandfather is responsible, one of
6 the men responsible for building that Little
7 League field right there. My grandfather was
8 the head of baseball here, was president of
9 Little League. My grandfather worked for the
10 parks and towns his whole life here. He
11 raised ten children here, 23 grandchildren,
12 and I can't even count how many
13 great-grandchildren. And you know how many
14 are still here? Me and my sister. They
15 couldn't afford it.

16 It's gotten ridiculous over the years.
17 My house alone, the taxes on my house, I used
18 to live in West Haverstraw, but I wanted to
19 come back to Stony Point. I came back to
20 Stony Point. You're not making it easy for
21 me to stay.

22 CHAIRMAN PURCELL: Fifteen seconds.

23 MS. McGRADY: That's all I have to say.

24 CHAIRMAN PURCELL: Thank you.

25 MR. HART: Greg Hart, 5 Rochelle Court.

1 Proceedings

2 I apologize, I'm not very good at public
3 speaking.

4 But I was here for the meeting that
5 happened last year, I believe, about what was
6 going to happen with this project. We
7 mentioned things about the spirit of the law,
8 about how building on top of that was kind of
9 a loophole that was being exploited. We
10 discussed about how it was wrong to get rid
11 of the green space requirements and put it on
12 the roof. These were all things that were
13 clearly voiced to the developers that were
14 not listened to.

15 To lower it a few feet, that's nothing.
16 I live on Rochelle Court. The other view
17 there from the side, looking over the plaza,
18 is my nightmare. There are multiple floors
19 that would be looking into my backyard, would
20 be watching my child swim in our pool, right.
21 That's what this will do to me and my family.

22 I am from Ramapo. I moved. My address
23 was in Monsey. And the overdevelopment, I
24 saw what happened. Right. And I had to
25 leave because I wanted what's here, right. I

1 Proceedings

2 wanted a place where everybody knows each
3 other and likes each other.

4 I go back, I go back to -- I actually
5 work in Suffern where I went to high school.
6 I can go into the local 7-11. I can go into
7 Sutter's Mill that's been there since before
8 I was born. I don't know a single person
9 because they're all gone, because of the
10 development that happened. Right. They're
11 all gone.

12 So I invested everything I have to be
13 able to live in this community. And then to
14 see this happening, to set a precedent. And
15 they can say all they want about the need for
16 housing, but this is a for-profit developer
17 trying to maximize their profit by seeking
18 variances to expand and make as much as
19 profit as possible. They can make money
20 building plenty of things there. It doesn't
21 need to be variances and things where people
22 will be staring out their window into my
23 backyard.

24 So I think that the view from, you know,
25 the amount of traffic that will, coming

1 Proceedings

2 through, is something we need to look at.

3 But that view into my backyard is something

4 I'm going to fight every single day.

5 CHAIRMAN PURCELL: Come on up, young

6 man.

7 MR. CERRATI: You know, they say --

8 Arthur Cerrati, 8 Michael Court. They say

9 the road to hell is paved with good

10 intentions. And the intention here is to

11 build and develop. That's usually a very

12 good thing.

13 But what's happening in our economy

14 today, we're seeing downturns left and right.

15 And with that, the big question is, we have a

16 high density project, and with that high

17 density project, what happens to those units

18 when people vacate. It's not a home where

19 you sell and you can move on, and somebody's

20 got a vested interest like everybody I've

21 heard.

22 I've been in this community for 50

23 years. And my kids, too, are leaving.

24 They've left. They're gone. We have to

25 protect what we have left.

1 Proceedings

2 And my biggest fear is that once this
3 happens, and who knows what happens
4 tomorrow -- you're a business. You guys are
5 businesses. I own a business. You got to
6 make money. What do you do next when the
7 shit hits the fan? I don't want to see what
8 comes in there next. That's the biggest fear
9 I got.

10 There were so many great comments and
11 questions asked. I had a hundred of them,
12 but you guys nailed most of them. So thank
13 you very much. I appreciate your time. I
14 would really strongly consider what's going
15 to happen with this development. This is
16 going to be the boil on our ass right now.
17 We better be careful.

18 CHAIRMAN PURCELL: Anybody else like to
19 speak? I see another -- I see a hand, but I
20 don't see a face. Come on up.

21 MS. HIRSCH: Wow, there is a lot of
22 people here today.

23 CHAIRMAN PURCELL: Could you please
24 state your name?

25 MS. HIRSCH: Oh. I'm Stephanie Hirsch.

1 Proceedings

2 I'm from 2 Harrison Street in Stony Point.

3 CHAIRMAN PURCELL: Thank you.

4 MS. HIRSCH: I just wanted to say as a
5 27 year old who was born and raised in
6 Stony Point, I don't want to live there.
7 What, to pay \$3,000 a month for a new
8 apartment in the middle of Stony Point that
9 is -- I don't think anyone that I know in our
10 age group would want to live there.

11 And it just, it seems like you got,
12 like, what's the point of pushing all of
13 these people out of Stony Point? Like,
14 there's such a community here, clearly. And
15 you're just okay with pushing all of these
16 people out.

17 And we all know how this is going to go.
18 We all know how it's going to go. We all
19 know the point of this. And it's just, it's
20 so irritating because I would love to stay
21 here, and I would like to raise a family
22 here. I love Stony Point. And it has a
23 special characteristic to it. It has trees.

24 I remember I would get dropped off from
25 friends who aren't from here and they're,

1 Proceedings

2 like, where do you live, you live in the
3 middle of nowhere. You live in the woods.
4 And I was like, yeah. But you know, that's
5 what makes this place special.

6 And then we're going to knock down all
7 of those trees and build apartments. Not
8 everywhere has to become these, like, big
9 apartment buildings and all the stuff. Like,
10 we have a small community and it's so perfect
11 the way it is. Why do we have to change it?
12 Like, I don't like it.

13 And this is coming from a 27 year old.
14 Like, I could only imagine how these people
15 feel who have been here forever. It's just,
16 it's so sad. We would love -- so many of my
17 friends that live in Stony Point would love
18 to stay here and raise families here. It's
19 such a nice place.

20 And this is totally, like, I talked to
21 my mom. And I'm, like, so where are we going
22 to go when all this happens? Where are we
23 going to go? Are we going to go, you know,
24 Florida, South Carolina? Like, where do we
25 go, because Rockland County as a whole is

1 Proceedings

2 being destroyed.

3 And this is probably the only spot that
4 is, like, still kind of safe. And we're just
5 getting, like, run out. It's honestly awful.
6 I'm just over it. It's so messed up.

7 MS. CERRATI-BATES: My name is Serafina
8 Cerrati-Bates and I'm at 52 Franck Road. I
9 had no intention of standing -- actually,
10 seeing all you of, I really had no intention.
11 This project caters to only the developers,
12 who, by the way, I noticed one walk out and
13 the other one's been on the phone the entire
14 time. This project does not cater to one of
15 us in this room and anyone out there.

16 CHAIRMAN PURCELL: Anybody else that
17 would like to speak?

18 PUBLIC SPEAKER: No.

19 CHAIRMAN PURCELL: You guys want to go
20 home already? Everybody sure?

21 MS. TISO: My name is Frances Tiso. I
22 live on 37 Fonda Drive in Stony Point.

23 I've lived in Stony Point since I was 12
24 years old. I came up from the Bronx with my
25 parents because we wanted to live in the

1 Proceedings

2 country. And this is the country.

3 I live two blocks away from this
4 monstrosity that's being proposed to be
5 built. I am in -- I'm devastated. My son
6 just told me he's having a baby, and living
7 in my house. It, like, blows my mind that
8 this, this is esthetically okay with
9 everybody. I mean, come on, really. Look at
10 this thing. It's horrible.

11 And not even that, before it's being
12 built, what is going -- what about the
13 construction vehicles and all this stuff
14 that -- and Washburns Lane, are you kidding
15 me? You try to get out of there any day of
16 the week, any time of the day. You can't get
17 out. What is this going to make things like?

18 This just -- it's disgusting. And I
19 hope to God that you, our elected officials
20 and Board Members, look at this for
21 everything that it's worth, not just the
22 money and all that stuff. Look at it for us
23 people. We, we are the people who pay your
24 jobs. We pay taxes. Don't let it happen.

25 Don't let it happen because I want to

1 Proceedings

2 stay here. My parents are buried up here. I
3 want to stay. But something like this could
4 make a big change for me and the new Tisos
5 that are coming around.

6 MR. VON HOLT: I won't take three
7 minutes, I'll just take a minute.

8 CHAIRMAN PURCELL: Your name, sir?

9 MR. VON HOLT: David Von Holt,
10 2 Mountainside Lane. We started out in the
11 other room with about 30 chairs. Now look at
12 the room. I mean, what else needs to be
13 said? There's -- nobody in this room is for
14 this project.

15 I grew up in Pearl River. I've been up
16 here now for almost 39 years. And I love
17 this community. And my boys all played
18 Little League.

19 And this is just for the benefit of the
20 builders and the lawyers involved. That's
21 all the benefit. That's the only people
22 who's going to benefit.

23 And I don't remember who said it, but
24 what happens when whoever (inaudible) their
25 apartment, what happens when they move out?

1 Proceedings

2 Who is coming in? All right. So, we do pay
3 your jobs and you really should listen.

4 CHAIRMAN PURCELL: That man's coming up.
5 I'll get you next.

6 MR. CARLUCCI: Hi. My name is Paul
7 Carlucci. I've been up here since --

8 CHAIRMAN PURCELL: Folks, please. Let
9 the gentleman speak.

10 MR. CARLUCCI: I've been, I've come up
11 here from the Bronx. Lot of people have.
12 I've been here since '75. My kids grew up
13 here. My son's in the military. He's
14 actually on one of the flags on the poles.
15 They've gone to the schools. My wife has
16 worked for the schools. I used to volunteer
17 for stuff.

18 I'm looking here. Most of the
19 questions -- I read the list here before I
20 came in, and most of them have all been
21 addressed. But I think we really got to take
22 a look at what is happening.

23 I remember coming up here, if I was
24 coming up home from work from the Bronx,
25 8:00, 9:00, if I saw three cars, four cars, I

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

saw a lot of cars coming. Now, I don't care what day or night, you're coming, you got a whole line of cars here. 9W seems to be the new Cross Bronx Expressway, bumper to bumper. I mean, it's getting to be insane.

And I don't, I don't want to be staying here. My grandkids are here. Everybody wants to be here. But stuff like this going on, we got to understand what we want and value.

Yeah, we need some place for commercial. We need a center, we don't have to go across Rockland County to go shopping. What we don't need is a huge complex sitting way up in the sky over here that's going to jam up 9W even more. How are they going to come there?

And who is checking all the infrastructure? How about the power that's got to be coming in here? They're going to have to build new substations. All right. Where is that plan coming from, or what is that going to do for our taxes?

Then you got to go to sewers. What's

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

happening? Can that support the sewers? Can that support the water? We're already overburdened, from my understanding. May be wrong on the sewage part of it. Okay. And now we're going to add more.

And now we got the schools. What we're always talking about at the schools is the classes are getting bigger and bigger, and they're always looking for new teachers back and forth. God bless, hopefully these families do have children. We're all blessed with children. But what is that going to do with our school systems? What is it going to do with our taxes? What's going to happen with all that?

And now you're going to see, how are they going to come off of 9W? How are you going to travel on 9W? I don't see any way they're going to make it bigger for turn lanes, or make it bigger to accept more traffic.

I think this thing really has to be really looked at and revised. Maybe want to build a little complex like they used to have

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

over here which is now the medical building.
Something like that for stores first. That
would be great.

But to build a building complex with
three, four stories up there. No, that's not
Stony Point. That's not why I moved up here
from the Bronx in '75. That's, what, 43
years, 48 years I'm here. That's not the
Stony Point I want or I know. And my
grandkids are here.

So I'll fight this any way I can. This
is not going to happen. Your infrastructure
is going to be destroyed. It's going to come
down. We'll have to rebuild it. All our
taxes go a little higher. For what? Because
somebody wants to make a, you know -- find an
area that's going to support it. Stony
Point's got land. Don't have to be sitting
on 9W, destroying everybody's way of
traveling around. It makes no sense.

CHAIRMAN PURCELL: Thank you. Sir, the
gentleman in the suit coat. And then
after -- then you're next, sir.

MR. HIGGINS: Garrett Higgins, 33 Benson

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

Point Court, Stony Point. So what we've seen here is a developer with his plan; a Board that has a job and responsibility. In doing your job and responsibility, you need to take into consideration the Rockland County plan. That was, I think back in 2011. So I'm hoping you're familiar with that.

One thing that sticks out of that plan, it says encourage smart growth while preserving quality of life and existing community and neighborhood character. That's the opposite of what this project does. It's the opposite.

With that being said, I understand the need for additional housing. But look at Rockland County as a whole. We mentioned some project. But there are some projects in other areas other than Stony Point, very close, that are being built. Some that are in litigation. Pomona, for one of them. The Patrick Farm, right. That's been in litigation for years. All right.

I don't think we need additional housing. I think we need to preserve our

1 Proceedings
2 community. So when you're considering that,
3 I recommend you look at the Rockland County
4 plan and listen to -- I know this is going to
5 be open for public comment for a while now.
6 Really take in the public's comments because
7 what you're hearing here is the need to
8 preserve, as it says right in the
9 Rockland County plan.

10 So I know it's not an easy job. I know
11 developers got to develop. I know landowners
12 want to maximize their profits. However, a
13 good neighbor doesn't come into a community
14 and say you'll listen to me, I'm going to
15 build what I want. No. I'm going to help
16 meld myself into the community. And that's
17 what I expect the Board to do.

18 MR. DOYLE: Paul Doyle, 14 Jerben Drive.
19 I grew up in Westchester County. And as you
20 can all see, I'm in a wheelchair. I've been
21 injured for about 28 years. And as you can
22 imagine, you know, there's certain struggles
23 that come along with this. And trying to
24 achieve the American dream, which is loosely
25 referred to now as home ownership, has become

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

more difficult for everyone economically, but also for someone like myself.

I ended up here because I found the house of my dreams. And not just a beautiful move-in ready house, but one that was wheelchair accessible. And that's a difficult thing to find. I don't know, many of you probably have looked through Zillow. But you're not looking for the kinds of things that I'm looking for.

So I found this house. And like the gentleman that spoke earlier, I bought it last year and I clearly overpaid. We're at much higher interest rates now. And you know, the value of the house fortunately hasn't fallen, so. But I am concerned how this is going to play out over the next several years.

Aside from my own personal concerns, growing up in Westchester, and just in a general sense being a historically-minded person, I look at Stony Point as a very unique place. This is the gateway to West Point. It's -- these are hallowed

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

grounds dating all the way back to the founding of the nation in 1776 and the Revolutionary War. You've got the Stony Point Battlefield here. The Washington-Wayne look out. And behind Hoyer's ice cream, which is unfortunately closed, you have the treason house.

These are, these are historic landmarks. And I'm deeply concerned, not as, not only just as a resident of Stony Point, but as an American citizen, that these landmarks need to be preserved. And I think that the local character, as it remains, has to be maintained, and that this building would essentially be an eyesore.

If you look at towns like Tarrytown, and I can reiterate what the gentleman said earlier about certain towns over there, Bronxville, Scarsdale, Chappaqua, Bedford, Pound Ridge, these types of things wouldn't happen. And they have, they have historical landmarks there as well. Push them all the way out over into Connecticut and the general area, all related to the Revolutionary War.

1 Proceedings

2 And I'm deeply concerned as an American,
3 that these need to be preserved and
4 respected. And I think that the Town as it
5 is needs to stay the way that it is to ensure
6 that. Thank you.

7 CHAIRMAN PURCELL: Thank you. Excuse
8 me. Is there anyone else who would like to
9 speak?

10 MR. GEIGER: Ed Geiger, 30 Nordica
11 Circle, Stony Point. One question. How much
12 are these apartments going to cost?

13 PUBLIC SPEAKER: Rent. How much rent?

14 MR. GEIGER: How much -- you're going to
15 rent.

16 CHAIRMAN PURCELL: Ed, unfortunately,
17 it's not a question and answer. It's just a
18 public comment.

19 MR. GEIGER: Nobody knows?

20 CHAIRMAN PURCELL: There's still a
21 process going on. There's -- this is not a
22 question and answer.

23 MR. GEIGER: Sorry.

24 CHAIRMAN PURCELL: Thank you, Ed. Is
25 there anybody else that would like to speak?

1 Proceedings

2 MS. ROGERS: Marge Rogers, 409 Battalion
3 Drive.

4 CHAIRMAN PURCELL: Folks, folks.

5 MS. ROGERS: 409 Battalion Drive. I'm
6 in Liberty Ridge. And I'm going to tell you,
7 you can't get -- you're talking about the
8 traffic on 9W. You can't get out of there.
9 You have to wait a good five, ten minutes, no
10 matter which way you're going.

11 So if they're going to have the exit on
12 to 9W, it will be impossible, absolutely
13 impossible for us to get in and out. And
14 with the traffic, because you can't -- right
15 now, it's so bad. So that's my problem with
16 this whole thing. Plus, the building itself
17 is pretty ugly, so.

18 CHAIRMAN PURCELL: Thank you.

19 MR. FLAHERTY: Want me to close it for
20 you?

21 CHAIRMAN PURCELL: We're getting close,
22 Des.

23 MR. FLAHERTY: I'm going to talk to the
24 people.

25 CHAIRMAN PURCELL: You have to give name

1 Proceedings

2 and address.

3 MR. FLAHERTY: Des Flaherty, 507
4 Battalion Drive, Stony Point. I look in
5 here. I'm an old man. But I probably had
6 most of your kids in Little League all those
7 years. I drove a bus for 50 years,
8 Haverstraw Transit, I'm pretty sure I had
9 them on my bus. They played sports, I know I
10 had them on my bus.

11 But somebody else was talking before.
12 The biggest thing is you can't even get down
13 to Shop Rite or any of the stores down there.
14 If you come out at the wrong time, forget
15 about it. All right. I've been living up
16 here 55 years. I know everybody in the town.
17 But this is no good.

18 Like I said, I'm an old bastard. 35
19 years, I was living on Tamarac Lane. I got
20 lucky and I moved into the best place in
21 town, Liberty Ridge. And I got a lot of
22 my -- a lot of people that live in Liberty
23 Ridge are in here now. You can ask any one
24 of them how hard it is to get the hell out of
25 there in their car.

1 Proceedings

2 Now, you can imagine that across the
3 street, they're going to be coming out the
4 other way. Now, everybody in Liberty Ridge
5 probably is all -- I'm going to be 84.
6 Everybody in there is probably in their 70s
7 or 80s.

8 PUBLIC SPEAKER: We don't even buy green
9 bananas in there.

10 MR. FLAHERTY: So they're going to be
11 coming out of there from this development.
12 And all these old people. And I consider
13 myself a great driver. I drove a bus for 50
14 years. Some of the women in there are a
15 little shaky.

16 That's all. I think this thing should
17 be dumped. Thank you, gentlemen.

18 CHAIRMAN PURCELL: Thanks, Des. There
19 is eight minutes left in the hour. Is there
20 anybody else that would like to speak?

21 MR. NICOLOSI: Can I get ten, can I get
22 ten seconds back that I didn't use?

23 CHAIRMAN PURCELL: Come on up, ten
24 second man.

25 MR. NICOLOSI: All right. Tony Nicolosi

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

again. I did not -- I want to thank the Board, but I did not conclude my comments by saying that I oppose this project. And for the rust of my friends here, does anybody in here want this to happen?

So let's just let, let's just let the minutes reflect that overwhelmingly, there's not one person in this room that approves of this. Thank you.

CHAIRMAN PURCELL: Thank you.

MR. ZIZIK: Bob Zizik, 1 Munssee Court. I oppose this project for all of the reasons that have been stated before. But what I wanted to say now, and I will address my comments to the Planning Board and to the Town Board, when are you going to bring us projects that benefit this community? All we're doing is we're voting, we're voting on projects that just come out of the blue with very little input. You know, let's sell the golf course. Let's put up so many, you know, apartment buildings in the Letchworth property. Which don't benefit this community.

1 Proceedings

2 I'm going to give you a good example
3 that happened this week. I've been
4 volunteering at the North Rockland food
5 pantry over at the United Methodist church
6 for the past nine years, since I retired. We
7 closed our doors this week because they're
8 selling the building. We went to the Town
9 Board, the Town Supervisor, and asked for
10 help. Can we relocate someplace? You got
11 space here. What we were told was the people
12 can go find pantries in another town.

13 Is that what we want here? My heart, my
14 heart breaks for the 150 families that the
15 food pantry has been serving. Not only the
16 nine years I've served, but for 20 years
17 before that. And that's the answer we got.

18 So, stop bringing these types of
19 proposals to us. Help us. This town needs
20 ratables. We need to keep these people in
21 their homes. They can't afford this. Can't
22 afford this. So please, take that message
23 back to the Town Board as well. Thank you.

24 MS. LARKIN SCHWARZ: Sir, can I have my
25 one minute back now?

1 Proceedings

2 CHAIRMAN PURCELL: How about three?

3 We'll give you four for good behavior.

4 MS. LARKIN SCHWARZ: Thank you.

5 BOARD MEMBER JASLOW: Five, because

6 that's all that's left.

7 CHAIRMAN PURCELL: All right, five, but

8 that's all that's left.

9 MS. LARKIN SCHWARZ: I'm Maureen Larkin

10 Schwarz. My family's been here forever. My

11 father had wee little business, a wee little

12 garage in Tomkins Cove for too many years.

13 And I'm the youngest of five.

14 CHAIRMAN PURCELL: You have to, on

15 behalf -- you have to move yourself.

16 MS. LARKIN SCHWARZ: Maureen Larkin

17 Schwarz, 7 Mountainside Lane. So I've been

18 here for a long time. That was kind of

19 basically it.

20 I lived in East Ramapo. And there were

21 special projects, and variances, and

22 multidwelling houses, and affordable housing.

23 And so I moved to Airmont. Not a good idea,

24 okay.

25 I worked on -- I was the chairman of the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

open space committee there, fought really hard to save some of the green, you know. I served on the Village Board. I am not a politician. I hated it. Trying to fight to keep my kids in Central Ramapo School District. I am never moving to Pearl River.

And I'm finally back home. And I love this community. And I love the fact that we are the gateway to Harriman, and the gateway to West Point, and all of those things.

We have enough affordable housing in Rockland County, okay. We even have affordable housing right here in North Rockland. We have a mobile home park, two of them, which are really nice mobile home parks. And we have Liberty Ridge. So we have things here.

We're not on the train line. So we're not going to have commuters like, you know, like they might in Ramapo. We don't need that kind of affordable housing here. What we need is to preserve this little piece of heaven that we have, and we need your help to do that. We're counting on you.

1 Proceedings

2 And the thing, one thing I know for
3 sure, if I had a crystal ball, what I know
4 about and why I picked this area as my,
5 hopefully my last stop in Rockland County is
6 that we will stand our ground. We will. And
7 we are so counting on you to help us do that.

8 CHAIRMAN PURCELL: Thank you, Maureen.

9 MS. LARKIN SCHWARZ: Thank you.

10 CHAIRMAN PURCELL: Is there anybody else
11 that would like to speak? Yes. Come on up
12 young man.

13 MR. LIGHT: Louis Light, 19 Van Buren,
14 Stony Point. So I've listened to a lot of
15 what was said. A lot of emotion. A lot of
16 factual things. Infrastructure. Services.

17 You know what I find interesting. We
18 built senior citizen housing that's single
19 level. Why are we bringing in four-story
20 housing for people that we don't even know?

21 You know, they tell us that we, we're
22 going to provide space so people don't move
23 out. But a gentleman, the first speaker said
24 our population went down in ten years. So
25 what do we need this extra housing for?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

There's commercial space available. What do we need this commercial space for?

You know, I've been in this town for 45 years. Raised three children. Yeah. My wife keeps telling me, you know, we need to look to move. I don't want to move.

But if this changes, if this goes in, yeah, I think the complexion of the town is going to change. And as other people say, we're looking to the Town. We're looking to your committee. We're looking to the Town Board to make this thing right. Thank you.

CHAIRMAN PURCELL: Okay. So I'm going to need -- everybody is good, right? We did our one hour. I appreciate everybody's time and effort. And it's really, really controlled. And actually, everybody got to get to speak. So I really appreciate everybody's patience.

So I need to make a motion to keep the public hearing, to accept other written comments sent to the Planning Board, any other comments from the public, keep it open to the next Planning Board meeting, public

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

hearing. I need a motion.

BOARD MEMBER BIEHLE: I'll make a motion.

BOARD MEMBER JASLOW: I'll second.

CHAIRMAN PURCELL: Call the question.
All in favor?

(Response of aye was given.)

CHAIRMAN PURCELL: Opposed? So carried.
Everybody, thank you for your time.

MR. STACH: You have to give the date and time. It is July 27th at 7:00.

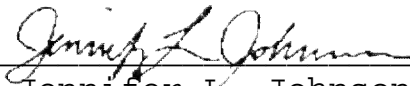
(Time noted: 9:03 p.m.)

oOo

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

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



Jennifer L. Johnson

