

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

- - - - - X

Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
July 27, 2023
7:19 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JAMES PURCELL, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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Proceedings

CHAIRMAN JOHNSON: Sorry about that.
Good to see you.

MR. DeGENNARO: Hello, everybody. My name is Ken DeGennaro. I'm the civil engineer for the project from Brooker Engineering. My address is 74 Lafayette Avenue, Suffern, New York.

So we're here again before the Planning Board really to discuss the SEQR process and the EAF Part 3. That's the document that has been prepared and first submitted in February of 2023 for your Board to review the potential significant environmental impacts.

The items that we had been continuously discussing really centered around the visual impacts of the actual structure itself. And again, the structure is a four-story building from the front with commercial use on the ground floor, parking on the ground floor as well, parking garage, and three stories of residential units. And there are 86 units altogether, with I believe a one and two-bedroom mix, no three-bedrooms.

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Proceedings

During the course of the discussion and the plan modification from your Board and from the TAC committee, we have refined the architectural design, especially the facade along the front face. We introduced a ten-foot recess of the fourth floor along the front face to help bring down the scale of the building as it appears from Route 9W or Liberty Drive.

We have updated our visual simulations to represent that. That's now part of EAF Part 3. We hope that those plan modifications, in addition to lowering the building itself, in terms of the finished floor elevation, bringing that down to a lower elevation from the previous iterations that have been provided, we trust that that will address the Board's concerns and provide the mitigation of potential significant adverse impacts with respect to the building contrast to the surrounding area.

Additionally, we did perform a traffic impact study that was done by Harry Baker, a transportation engineer. That was submitted

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Proceedings

to the Board for review. It is included in the EAF Part 3. That has also been submitted to the DOT for their review.

And the scope of work, the intersections that were part of that traffic impact study were coordinated with the DOT before it was done, of course. So all of the potential problem areas were identified. The report from Harry Baker does say that there is no significant change in the level of service in the surrounding intersections as defined or requested by the DOT.

Those, you know, obviously, we still have to go before the Zoning Board of Appeals for the variances that are required for this project. But for tonight's meeting, I think we definitely wanted to focus on the EAF Part 3 and the potential significant adverse impacts of our mitigation.

CHAIRMAN JOHNSON: All right. And the DOT got the traffic plan, right?

MR. DeGENNARO: They did.

CHAIRMAN JOHNSON: Or the traffic study.

MR. DeGENNARO: Yes.

1 Proceedings

2 CHAIRMAN JOHNSON: I don't think we've
3 heard back their response yet. I don't think
4 that was --

5 BOARD MEMBER PURCELL: No.

6 CHAIRMAN JOHNSON: Okay. Max, do you
7 have any questions or comments on it?

8 MR. STACH: So, yeah. So just to
9 clarify where you are on the SEQOR process is
10 you have received a Part 3 environmental
11 assessment form received by the applicant,
12 deals with the applicant's responses to all
13 the potential impacts that were identified
14 for the project. I think the one piece
15 that's outstanding, as we discussed, is the
16 traffic. So it would be my recommendation
17 that either the applicant receives comment
18 back from DOT, or that before you would
19 consider a neg dec, you would peer review the
20 study that their traffic engineer prepared.

21 The other item of interest that
22 certainly seems to be of interest to the
23 Board is the impacts with community
24 character. So we had remarked recently that
25 the visuals that were provided, we thought

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Proceedings

that they should be amended because I don't think they accurately showed one of the building corners, if you remember. I think you did provide that correction from your architects. So the visuals do accurately represent what the structure is going to look like. But then that leads you to make the determination about whether or not that is going to be a significant impact.

So that's really where you are. You know, on all the impacts that were addressed, you have the applicant's response. If you agree with it, you can adopt the Part 3. But you don't have that traffic yet, so you can't really make that determination. On all the other impacts, you can make a determination if you need to.

CHAIRMAN JOHNSON: Okay. And John, as far as the peer review of the traffic report, is that something you can --

MR. O'ROURKE: Yes. It was submitted to, into our office. We're currently reviewing it now.

CHAIRMAN JOHNSON: Okay.

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Proceedings

MR. O'ROURKE: We'll have the results I'm hoping before your next TAC meeting.

CHAIRMAN JOHNSON: Okay. And date on that, Mary, do you know? Off the top of your --

THE CLERK: The TAC meeting?

MR. O'ROURKE: That is the 9th.

THE CLERK: No. 10th. 10th.

MR. O'ROURKE: 10th, confirmed.

CHAIRMAN JOHNSON: Okay. All right. Does any other Board Member have questions or comments for the applicant on this?

BOARD MEMBER PURCELL: No. I just want to wait for the traffic report to come back.

CHAIRMAN JOHNSON: Yeah, yeah. We're definitely not going to move forward without that.

BOARD MEMBER PURCELL: We also maybe want to look at getting --

PUBLIC SPEAKER: Can you speak into the mic?

BOARD MEMBER PURCELL: Sorry. I said maybe a possibility, if it's all said and done, maybe we want to hire our own

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Proceedings

consultant to do a traffic review on our end,
Planning Board.

CHAIRMAN JOHNSON: You mean a totally
separate study or just peer review of the one
that was issued?

BOARD MEMBER PURCELL: Separate study.
You know, our opinion interjected. See how
they feel about it. That's something the
Board can kick around and decide on that.

CHAIRMAN JOHNSON: Well, once we get the
peer review, is that something, we get the
peer review first and then move forward with
a separate study, or?

MR. O'ROURKE: I could ask our traffic
guy his recommendations on that.

BOARD MEMBER PURCELL: Sure.

MR. O'ROURKE: Once I think -- once he
completes the review, he'll have a better
idea if an independent third time review is
worth it, or he'll say no, this is pretty
standard and not recommend that.

BOARD MEMBER PURCELL: Okay. Great.

CHAIRMAN JOHNSON: Okay. So we'll wait
for peer review and his recommendation from

1 Proceedings

2 there.

3 MR. O'ROURKE: Uh-huh.

4 CHAIRMAN JOHNSON: Okay. So we're kind
5 of standing on the SEQOR at this point until
6 we receive the results from the, or the
7 commentary from DOT and the peer review of
8 the traffic study. All right.

9 MR. DeGENNARO: Certainly. Yes, we
10 would definitely expect that. We do request,
11 are there any other open issues in the
12 Board's opinion or consultants' opinion that
13 you might feel that the EAF has not
14 sufficiently addressed?

15 CHAIRMAN JOHNSON: Well, I don't think
16 the EAF addresses the size. And I'm sure
17 others still have questions and concerns with
18 the scale of the project. But like I said,
19 that's not part of the EAF.

20 MR. DeGENNARO: Okay.

21 BOARD MEMBER JASLOW: Ken, I just have
22 one question.

23 MR. DeGENNARO: Yes.

24 BOARD MEMBER JASLOW: Whatever happened
25 to the cantilever idea?

1 Proceedings

2 MR. DeGENNARO: We did look at that with
3 the architect. And it was a couple of
4 different reasons. The cantilever just would
5 obviously be very difficult to construct.
6 And that would -- the cantilever was
7 discussed along the interior U-shaped
8 courtyard on the north wing. And if we
9 brought the fourth floor out, it would affect
10 the site lines of the windows of the other
11 units, especially in the corner. And the
12 actual construction of that would add -- it
13 would just be cost prohibitive.

14 BOARD MEMBER JASLOW: But it would
15 really make the building look smaller.

16 MR. DeGENNARO: Which is why we provided
17 the visual impact, or the visual simulation
18 from the north side, and the increased
19 vegetation, and modified the parking spaces
20 in that area. And again, the thought process
21 definitely was considered. And the thought
22 process was that we offset the fourth floor
23 in the front of the building and the
24 northeast corner of the building.

25 As we are progressing towards the back

1 Proceedings
2 of the building, towards the west of the
3 building on that fourth floor, that's when we
4 are kind of coming up to grade. So we're
5 burying the first floor anyway. So it's
6 really only looking like a three-story
7 building.

8 And that's also set back so far into the
9 property that the scale of the building from
10 that perspective is already reduced because
11 it's far back from 9W, from Washburns Lane.
12 You have a key vantage points that it could
13 be done, anything could be done. But the
14 turn of that modification in terms of
15 esthetics and the visual impact was really
16 considered to be nominal based on the
17 negative impact to the habitable space and
18 the apartment layout.

19 BOARD MEMBER JASLOW: But you guys just
20 decided that. You're not -- you decided that
21 it's not going to work for you. It's not
22 going to make it look significantly smaller,
23 so we just ended it.

24 MR. DeGENNARO: We can provide some
25 documentation or a narrative response with,

1 Proceedings

2 you know, to support that from the architect
3 if that would assist the Board in, you know,
4 being confident that they fully evaluated
5 potential alternatives.

6 BOARD MEMBER JASLOW: Yeah. I mean, I
7 just would like, I would like to see what it
8 would look like because the day we were
9 talking about it a couple of meetings ago, it
10 really sounded like a solution to make the
11 building look smaller. That's all.

12 MR. DeGENNARO: Okay.

13 BOARD MEMBER JASLOW: Thank you.

14 CHAIRMAN JOHNSON: John, are you okay?
15 You've got comments for --

16 MR. O'ROURKE: Yeah. For the EAF,
17 generally their layout didn't change. We've
18 checked everything. And specifically on the
19 stormwater management, their soil testing was
20 better than they anticipated. So for the EAF
21 purposes, I'm fine with their design.
22 They'll probably go back and do some
23 modifications to make those areas smaller,
24 I'm assuming. But for the environmental
25 impact, they've addressed a worst case

1 Proceedings

2 scenario. So from that point of view, we
3 have no additional comments.

4 CHAIRMAN JOHNSON: Okay. Do any Board
5 Members have any additional comments?

6 BOARD MEMBER PURCELL: I'm just waiting
7 on the traffic study.

8 CHAIRMAN JOHNSON: All right.

9 BOARD MEMBER PURCELL: I have some
10 concerns on the -- and egresses, also.
11 There's so much, so much going on in that
12 area. So that's what I'm waiting on right
13 now.

14 CHAIRMAN JOHNSON: And John Hager?

15 MR. HAGER: I don't have any concerns.

16 CHAIRMAN JOHNSON: All right.

17 PUBLIC SPEAKER: We can't hear. Can't
18 hear.

19 PUBLIC SPEAKER: Can't hear you.

20 PUBLIC SPEAKER: Speak into the mics.

21 CHAIRMAN JOHNSON: He does not have any
22 concerns.

23 MR. HAGER: Sorry. I had no concerns.

24 CHAIRMAN JOHNSON: I think that's all
25 I've got. Yeah. Yeah, I think at this time,

1 Proceedings

2 we'll open the public hearing again and take
3 comments from the residents.

4 Okay. Please. Sign in, state your name
5 and address, please. And before we start the
6 public hearing, let's try to limit this to
7 about three minutes, and keep it respectful
8 and to the point, and address the Board.
9 Please.

10 MR. EACHUS: My name is Chris Eachus.
11 I'm a New York State Assemblyman,
12 99th District, which includes the beautiful
13 town of Stony Point.

14 I believe that 111 South Liberty Drive
15 project proposal is what really is the
16 definition of an abomination. The -- there
17 are so many things wrong with it, in three
18 minutes, I can't cover it all. I will tell
19 you this. I will tell you this, that since I
20 am with New York State, I will be sure that
21 the DOT gets to the traffic study as quickly
22 as possible. But I liked James's idea of an
23 independent traffic study.

24 Just traveling through that area, I have
25 no clue how they're stating that there won't

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Proceedings

be any effect to the intersections in that area. I mean, even if they are 86, and they're not, but even if they were 86 one-room apartments to this, we know that that comes with couples. And usually, they have two cars. So we're talking about over 150 cars that are added right in that specific area.

You know, it was very nice, the setback that he was talking about, to give the illusion of three floors. But it is four floors. It is four. And does our fire department have the equipment to fight that type of fire? Are they saying that they're going to pay for the equipment to fight that type of fire? No. Because they're only concerned with one thing, profit. That's all they care about.

This building -- and I'm going to wrap it up real quick -- but this building is just in total incongruence with that area. As we all know, there's no other four-story buildings in that area. There is no indication of affordability for these new

1 Proceedings

2 units.

3 And the final thing is, I think from all
4 the comments that you've heard already and
5 that you're going to here, that nobody is
6 going to speak up for this project except the
7 persons who are going to make money from it.
8 Please, do not approve this project. Thank
9 you.

10 CHAIRMAN JOHNSON: Thank you very much.

11 MR. CERRATI: Arthur Cerrati, 8 Michael
12 Court, here in Stony Point. Thank you, sir.
13 Appreciate that. We've been saying the same
14 thing. I'm sorry?

15 CHAIRMAN JOHNSON: Please sign in.

16 MR. CERRATI: I will. I will. I'm
17 timed right now. I want to make sure I got
18 my time.

19 CHAIRMAN JOHNSON: Not yet you're not.
20 I haven't started.

21 MR. CERRATI: We have a situation here
22 that everybody -- somebody on this Board just
23 said I have no concerns. And that concerns
24 me.

25 MR. HAGER: I'm not on the Board.

1 Proceedings

2 MR. CERRATI: Please.

3 BOARD MEMBER PURCELL: That was the
4 Building Inspector. At this time. At this
5 time --

6 MR. CERRATI: Okay.

7 BOARD MEMBER PURCELL: -- has no
8 concerns, so.

9 MR. CERRATI: That's a concern to me.

10 MR. HAGER: All right. I just want, I
11 want to make it clear. I am not a Board
12 Member. I'm sitting up here with the Board.
13 I'm not --

14 MR. CERRATI: But you're an influencer,
15 sir.

16 MR. HAGER: I'm not an influencer.

17 MR. CERRATI: Of course you are. If
18 you're not an influencer, why are you here?

19 CHAIRMAN JOHNSON: Can you please keep
20 it respectful?

21 MR. CERRATI: I am respectful. He said
22 he's not -- all he is is not a Board Member.
23 Doesn't matter.

24 Bottom line here is this. Somebody said
25 that. And there should be a concern when

1 Proceedings

2 this was first introduced. And I would love
3 to take a poll at this time, who thinks that
4 this is an acceptable project for our
5 community. And I don't expect any hands
6 here.

7 BOARD MEMBER PURCELL: I'll give you an
8 answer.

9 MR. CERRATI: Please.

10 BOARD MEMBER PURCELL: Right now,
11 this -- let's be clear. Understand that
12 projects come in front of Planning Boards.
13 It's by local codes that were passed by the
14 Town Board. This project got its infancy and
15 its birth because of the codes that are on
16 the books.

17 The Board's responsibility is to work
18 within the local codes that are put in front
19 of them when an applicant comes forward.
20 Whether we like the project or not, we have
21 to make sure to follow the local codes so we
22 don't get this village -- excuse me, this
23 town in litigation.

24 MR. CERRATI: Understood.

25 BOARD MEMBER PURCELL: So asking the

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Proceedings

opinion of an individual at this time as the project is still moving forward would be very difficult to answer because there's still a lot of things that need to be answered. But to be clear, because it's been a little bug for me, everybody has to understand very clearly, the local law gave this -- and it's not a blame on the Town Board. They did what they had to do at the time. These codes and laws were passed umpteen years ago.

But before people speak, they should understand how it got here first. It's very, very, very important to understand how this project got here. And we love the fact that people are here and talking, but they also have to understand how we got here. That's what's important.

So it shows we are concerned. We do care. But to get an opinion now when the process isn't even near done would be very difficult to give you. And our answer will be our vote when it comes.

MR. CERRATI: And I appreciate your answer.

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Proceedings

BOARD MEMBER PURCELL: No, no problem.

MR. CERRATI: Thank you very much for that.

BOARD MEMBER PURCELL: Thank you.

MR. CERRATI: But at the end of the day, we're still talking about variances. Why are they even on the Board? We should just completely shut down the variances, number one.

Number two, our officials said that the four-story building, no, it does not belong here. We have a beautiful project right next door that's within the limit. It looks wonderful. It fits into the character of our community. And that's what we need to maintain, is the character of our community. And I know everybody behind me, whether they speak tonight or not, is not in favor of this project for a million reasons.

So I was here two weeks ago. And I said the only reason why we're here is because they're looking to make money. I don't care about his money. I'm a businessman. I need to maximize my profits. I don't care about

1 Proceedings

2 his profits on the back of this community.

3 Now I'll sign and I'll leave.

4 CHAIRMAN JOHNSON: Thank you very much.
5 Appreciate it.

6 MR. CERRATI: Thank you.

7 CHAIRMAN JOHNSON: Oh, I'm sorry. I
8 can't see you behind the board. Come on up.

9 MS. CATALDO: Tracy Cataldo, 34 Nordica
10 Circle. I want to express my gratitude to
11 the Planning Board for their dedicated time
12 and attention to this matter.

13 However, I cannot emphasize enough that
14 I request that you reject the applicant's
15 request outright. There should be absolutely
16 no consideration given to granting any
17 conditional use permits or variance,
18 variances to this applicant for the current
19 state of the proposal.

20 The audacious plan to construct a
21 colossal four-story 86-unit apartment
22 building, a structure that rivals the height
23 of the Palisades Center Mall on the main
24 thoroughfare of our beloved town, is nothing
25 short of disastrous. To me, it's a bad faith

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Proceedings

proposal. If this monstrosity is allowed to be erected, it will irreversibly obliterate the essence and heritage of our town, leaving an indelible scar on its very core. The charm and character that define the uniqueness and allure of our beautiful town will be eroded, and the distinct footprint that has shaped our community will forever be lost.

CHAIRMAN JOHNSON: Thank you very much. Thank you. Please.

MR. REILLY: So I went back and read all of the transcripts from as far back as I could find them. And I was surprised to find that almost every one of you on the Planning Board from day one this have expressed concerns about the size of this project. Way back a year ago, in the June meeting, Chairman Johnson said yeah, I think personally it's way too much structure on way too little property.

At the September 22nd meeting, Board Member Jaslow said you look at the fabric of Stony Point and this proposal just doesn't

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Proceedings

fit in. It's like you're trying to cram something in. And it's like you're trying to fit a building in that doesn't fit the area. Board Member Rogers kicks in and says it's located in -- it sets a precedent. It's a very large structure. How do we as a Board feel about that as far as, you know, it's going to be quite big. Chairman Johnson agrees. It's too big for the footprint, I think. Board Member Purcell, nobody wants to look at a giant eyesore. You want to be able to conform to the natural setting that's already existing. Everything you should conform to what's already existing in the town.

Biehle and Johnson continued to express concerns about the size. Everybody is just scared of the size of this thing right now. Johnson, yeah, I think that's -- well, like I said, that's the big thing, is still the big thing.

In March, Board Member Jaslow repeats the same concerns he had in September. I really feel that like the building doesn't

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Proceedings

fit, and what you're proposing doesn't fit into the town. And you know, it kind of would stick out like a sore thumb. And something like if you look at our town, nothing is like that. Board Member Biehle supports Jaslow, saying the building is massive.

Then in April of this year, Board Member Jaslow again says, I mean, it just doesn't look like Stony Point and feel like Stony Point. The other Board Members join in, repeating their concerns about the size of the project. Board Member Alessi says my thoughts are just to echo what Jim and Eric were saying. My concern is just the overall size. Chairman Johnson says the consensus and the main complaint is just the massive size. Board Member Jaslow just says huge, huge, and it ends with Board Member Biehle saying massive.

So you folks on the Planning Board have the same concerns as the Rockland County Planning Department did when they disapproved this proposal for the, for the change in

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Proceedings

zoning. Unanimously. The same concerns that all the residents of this room have.

The project is too big. It's too massive. It doesn't fit in with the character of the town. So why grant the conditional use to this developer?

Developers are out to maximize their profits. That's what they do. But our Planning Board and Zoning Board are here to protect us from projects and developments that don't belong in Stony Point.

Vote it down. You've done your due diligence. You followed all the regulations. If it leads to litigation, so be it. We, the residents, will stand with you.

CHAIRMAN JOHNSON: Thank you very much. Please.

MR. REILLY: I took the sign in sheet.

MS. KASSNER: Oh, I need the sign in --

MR. REILLY: I took the sign in sheet.

BOARD MEMBER PURCELL: Did you take the pen, too?

MS. KASSNER: Okay, we'll find it.

BOARD MEMBER PURCELL: You need a pen?

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Proceedings

MS. KASSNER: I have a pen, but not the sheet. I still don't have the sheet.

THE CLERK: Here's a new one.

MS. KASSNER: Thanks, Mary. My name is Ellie Kassner, and I live on West Shore Drive in Tomkins Cove. It may seem like you're hearing the same sentiments over and over, not just tonight, but at the Town Board meeting and at the Zoning Board meeting. Thank you.

We're frustrated with last minute cancelations and location changes. Sometimes non, virtually non communication by the Town Board. But it also seems like Stony Pointers have come out against multiple projects in a row with similar sentiments. And this isn't a coincidence, and it isn't a fault of the townspeople, like those who have shown up here tonight to engage in our civic duty.

The project at 111 South Liberty Drive brings our lack -- into focus our lack of a real plan for the future of Stony Point. The Stony Point land use plan is almost 30 years old, which according to expert planners at

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Proceedings

the county level, is extremely antiquated.
In fact, last year, this Planning Board in
September, in the minutes, itself questions
the age and effectiveness of the master plan.
Furthermore, the Rockland County Planning
Department has written multiple letters
against this specific project based on its
issues with its, quote unquote, massive
scale.

What I'm concerned about is that with
all respect to you, that just the mechanics
of the Board, as an appointed Board, can
override the County critiques and comments
with a simple supermajority. We're asking
tonight that with the respect and the care
that you put and bring to the table to stand
with us as Stony Pointers, as you all are
yourselves, and reject -- I know the
variances aren't up on table here, but stand
with the Zoning Board. And besides just
having these open hearings for the sake of
having them, for the formality of it, truly
hear us as the people of Stony Point coming
out in extreme numbers to say that this

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Proceedings

project doesn't work well for us, and it's only working for the developers. Thank you.

CHAIRMAN JOHNSON: Thank you very much.

MS. O'CONNOR: First, good evening. Thank you for having this meeting. This building --

CHAIRMAN JOHNSON: Give us your name.

MS. O'CONNOR: I'm sorry. Deirdra O'Connor, Cross Creek Lane, Stony Point. I grew up in Haverstraw, and live in Stony Point and raised my children here.

First, I want to thank you for having this meeting. This building in itself is really a testament what the community members wanted, came out and spoke for, and you guys on the town all became part of as a collective initiative to make happen, so, and ensure that we maintain our golf course. So that's amazing.

What I want to talk about is I am concerned that the priority of both these major projects -- and I did attend the meetings for the other project as well, especially during Covid when it was Zoom, we

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Proceedings

did Zoom -- that the priority seems to be the esthetics and not the safety. Now, a comprehensive plan would really help to identify all the laws on it, and zoning, and for safety reasons, as well as demography reports, traffic reports, infrastructure, engineers, goals, essential questions that would identify five years, ten years, and the next 30 years, so that way projects wouldn't be -- we wouldn't be looking at them in a myopic form, but rather a whole form and collecting it.

So also, when we talk about laws, I know that was mentioned, there's the local laws, there's the state laws, there's the federal laws, and the county laws. So state trumps local. And federal laws pretty much trumps it all. And there are significant and rigorous rules that have to go with safety and evacuating planning.

So for example, the last builder spoke about, you know, moving the curb 20 feet down, and talking about landscaping, which I felt was more of a deflection than the actual

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Proceedings

real issue. And now we spoke about -- the gentleman on the Board mentioned how the flooding is no longer there, but it's up further. Okay, well, now we're adding another high capacity project next to schools. And we have to evaluate how does this impact our fire departments, our police departments, our schools, our infrastructure, our traffic, our environment, and our animals.

And so I'm really asking that we just take a step back before we say yea or nay to any of these projects. And that we work with the school superintendent, the police chief, the town engineers, the lawyers, the finance department, the environmentalists, the Board Members, the mayors, federal people that can get involved and help. And that's all free resources to the town as well.

And we create that comprehensive plan that identifies what we want as a community for the next five, ten, 20, 30 years, and then evaluate it every year. Are we meeting goals? Are we working towards that progress?

1 Proceedings

2 And what can we do with accountability
3 measures to ensure that we do, and to revise
4 it when needed.

5 So I think that we just need to take a
6 step back before we really overdo and can't
7 undo what's been done, and put the residents,
8 and children, schools, and buses that have to
9 get out when there are emergencies and
10 flooding, that we can't get to them, or the
11 residents, or the community, and we put first
12 responders' lives in jeopardy as well. So
13 I'm just asking that you please, let's do the
14 comprehensive plan, strategic plan first,
15 okay, if that's something that the Board
16 would consider. Thank you.

17 CHAIRMAN JOHNSON: Thank you very much.
18 Go ahead, Jim.

19 BOARD MEMBER PURCELL: Deirdra, just to
20 be very clear, you made a bold statement
21 about how federal and state and county trump
22 local laws. It's not true. Let me finish.

23 MS. O'CONNOR: Okay.

24 BOARD MEMBER PURCELL: I'm a former
25 mayor, eight years of experience. Local law

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Proceedings

is very important. Home rule is very important. That's why we have these Boards. That's why have these consultants, to protect and pass law to protect the community.

Federal law doesn't trump everybody, but locally they want to do and what you want to see built in the community. So yes, there are agencies we have to deal with.

Municipalities have to deal with it.

You're talking about a comprehensive plan. It's a great idea. It should be reviewed every year. It should be done in any municipality.

MS. O'CONNOR: By law, yeah, it's supposed to be by state, by state law.

BOARD MEMBER PURCELL: But the comments you're talking about, that should be directed towards the Town Board, understanding that they need to move forward. They're the ones that make the decision to move forward with a comprehensive plan. We all understand that. As I mentioned earlier, the Boards, the Zoning Boards and Planning Boards, only work with whatever the local municipality, the

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Proceedings

Town Board makes for local law.

So I appreciate it. Been there, done that. It's a long process. It needs to be done. Reviews need to happen. But that needs to be addressed to the Town Board. This Board understands that, but we only work with what was given to us.

And home rule is critical. Because if we don't protect home rule, and I'm talking about the Town Board making local laws to protect what they have, we let the federal government tell us what to do, we're ruined.

MS. O'CONNOR: Home rule -- sorry, go ahead.

BOARD MEMBER PURCELL: So home rule is important. To make a statement that federal laws trump everything, it's not true.

MS. O'CONNOR: Federal laws do trump when it comes to health, safety, and emergency evacuation. Federal laws do trump. It's the same thing with the school system. So if the Town puts in projects and doesn't do their due diligence, and there are flooding issues, because federal law is the

1 Proceedings

2 ones that are going to have to come in and is
3 going to have to find with FEMA. They're
4 going to have to come in and find all the
5 projects.

6 BOARD MEMBER PURCELL: That happens on a
7 daily basis.

8 MS. O'CONNOR: Just like --

9 BOARD MEMBER PURCELL: That's what our
10 consultants do on any project.

11 MS. O'CONNOR: Right. But federal law,
12 when it comes to health and safety, and the
13 constitution in New York State, and the 14th
14 Amendment, to ensure that all those have the
15 right to live in environments that are safe,
16 then federal law does trump all those laws.

17 BOARD MEMBER PURCELL: That's what
18 our -- our consultants do that.

19 MS. O'CONNOR: Right.

20 BOARD MEMBER PURCELL: We understand
21 those laws and we work with them. We have to
22 make sure we abide by them. When it comes to
23 building and --

24 PUBLIC SPEAKER: You're supposed to be
25 listening, not lecturing us.

1 Proceedings

2 BOARD MEMBER PURCELL: I'm not
3 lecturing, sir.

4 PUBLIC SPEAKER: Yeah, you are.

5 BOARD MEMBER PURCELL: No, I'm trying to
6 educate the public. I'm talking to Deirdra.
7 I'm talking to Deirdra. I'm trying to
8 educate the public to know what Boards go
9 through, and that Town Boards and Village
10 Boards are the ones that make those
11 decisions. What Deirdra is talking about is
12 very, very important. It's extremely
13 important. And reviews of comprehensive
14 plans should be done, in my opinion, every
15 six months, not every year, because things
16 change so fast. But local home rule is
17 critical to our survival. So I don't want
18 people thinking that federal law can tell us
19 what to do.

20 MS. O'CONNOR: No.

21 BOARD MEMBER PURCELL: Because health
22 and safety, yeah, that's all incorporated.
23 That's what our consultants do. That's what
24 our lawyers do to make sure exactly what
25 she's talking about is incorporated. It's

1 Proceedings

2 important.

3 MS. O'CONNOR: Right.

4 BOARD MEMBER PURCELL: The Town Board
5 needs to -- any Town Board meeting, not just
6 this one -- needs to do exactly what you're
7 talking about.

8 MS. O'CONNOR: I'll give you an example.
9 RLUIPA, for example, has been implemented
10 incorrectly by lots of towns.

11 CHAIRMAN JOHNSON: All right. This is,
12 this is not the forum to --

13 BOARD MEMBER PURCELL: No, I know. I
14 just wanted to make it clear.

15 MS. O'CONNOR: We -- I'll follow up with
16 you. I'll follow up with you.

17 BOARD MEMBER PURCELL: Absolutely.

18 MS. O'CONNOR: All right. Have a good
19 evening.

20 BOARD MEMBER PURCELL: Thank you,
21 Deirdra.

22 CHAIRMAN JOHNSON: Thank you very much.
23 Appreciate it. Thanks, Jim. Gentleman with
24 the beard.

25 MR. ROSADO: Good evening, Board. I'm

1 Proceedings

2 going to sign in here. My name is Angel
3 Rosado, a resident of 14 Wiles Drive,
4 Stony Point, New York.

5 So 14 Wiles Drive is approximately
6 1500 feet away from where this project is at.
7 I had the pleasure and honor of buying into
8 this community about three years ago. My
9 real estate agent is actually out in the
10 crowd, Lauren Muller, thanks to her.

11 And we saw 24 homes before we decided on
12 Stony Point being our town. And what made
13 Stony Point our town was that it had
14 character. Like Mr. Johnson said, EAF3
15 doesn't talk about character. On my way
16 here, my wife said maybe we don't put a pool
17 in next year if we're not going to be here a
18 long time, because this project doesn't fit
19 into the character that we bought into.

20 So it's not about this project only.
21 It's about the next project. If a variance
22 is granted to this one, that means the next
23 one is around the corner.

24 And it's not about what's going to
25 happen, right. These developers, they're

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Proceedings

doing their job. But I think the Board and the community is on one side. It's not us against the developers. It's us protecting our town. And I think we all want that.

And I'm not saying that a big building is going to bring danger. But I came from the Bronx, where every building is big. And guess what? We need a lot more cops out there in the Bronx because there's so many more people. What do you think is going to happen what you bring 80 families into this town?

The first thing I realized the first year I moved into this community is that you stay away from 9W between March and August because those bikers are annoying. What do you think is going to happen with 80 more families who may have two vehicles per apartment in a location that doesn't even have enough spaces for them? It's going to spill into my neighborhood, into where I live.

I don't want to feel unsafe walking with my son around the neighborhood. That's one

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Proceedings
of the best things I can do. I can send my son to walk around and get some fresh air without the worry that there's a stranger in this 80-apartment complex because I know my neighbors. I know Danny, I know Rob, I know Dave, because they're family. I know these people. In the Bronx, I didn't know a damn person because you're just another number. But here, everyone is a person. And this project doesn't fit with the character that we call Stony Point.

And you're not only affecting us now. You're affecting your kids, because guess what? This project is the first fabric. Then there's another one. Then there's another one. And before you know it, 30 years down the line, the property that you worked your ass off on -- excuse my language -- the property that you killed yourself for, the property that I moved with my mother-in-law for a year to save for will not be worth the same because we let this one project come in. Thank you, everyone, for your time.

1 Proceedings

2 CHAIRMAN JOHNSON: Thank you very much.

3 MR. POTANOVIC: Go ahead, Dave. Go
4 ahead.

5 CHAIRMAN JOHNSON: Go ahead.

6 MR. EVANGELISTA: Good evening. I'm
7 David Evangelista from 54 Wilderness Drive in
8 Stony Point. I have been a lifelong resident
9 of Stony Point, and I understand the
10 character and the town, and where it came
11 from, and where it's gone. I'm also -- I'm
12 from Stony Point, I'm a fairly simple person.
13 I like facts, documentation, and procedure.
14 Okay.

15 So I have a couple questions for you.
16 And I want to point out a couple things I
17 read that are facts, because the County put
18 them in writing, that I'm concerned about.
19 But I also want to point out something that
20 came up tonight. This idea about -- I
21 understand you can't not approve something if
22 it meets the code and it meets the regs.

23 But when you have this many citizens
24 coming out in opposition -- and you have
25 more, probably, it's a summer night, so it's

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Proceedings

probably more -- and you're a Member of this Board, you should be looking at every opportunity to use anything that is contrary to the regulation to vote against the project, right. That's your out.

They have every right to come. They have every right to ask. But if there's one item left that you can vote against, then you should do it, as that's what the residents of the town want that you're representing.

And with that said, I'm a little confused. I'm a little confused by a couple things. Even when the meeting started off, I understand you let Eagle Bay go first because they were here waiting. But I didn't understand what happened when this project presented looking for an approval. Whatever that was, no one in the room understood. Wasn't on the agenda. There was no action item on the agenda tonight for them seeking an approval. So what exactly was that?

And the reason I'm bringing it up is there's this conditional use term versus something in front of the Planning Board.

1 Proceedings

2 And I think maybe the public needs somebody,
3 whether it be Counsel or your consultant, to
4 explain what is the difference between
5 conditional use or just plain, a planning
6 approval. Is there a difference? What does
7 it mean? What does one mean versus the
8 other?

9 Because I'm looking at the code for
10 conditional use, and it seems to give the
11 Board a lot of latitude and flexibility on
12 how you cannot approve a project,
13 irrespective of what's in the code. It
14 actually says conditional uses are by
15 definition subject to a higher standard of
16 review. And it goes on.

17 The general conditions for conditional
18 use are as follows. And it talks about
19 reasons such as the project is just not in
20 harmony with the appropriate and orderly
21 development of the district in which it is.
22 Right. The location and size of such use
23 is -- it doesn't fit. The location and
24 height of the buildings will not hinder --
25 those cannot hinder or discourage development

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Proceedings

use of adjacent land and buildings. Right.

And it goes on. It says four right here on this handout that somebody left on the seats tonight. I didn't have this as part of my presentation, but here on a platter are ways you cannot approve this project without violating law. And as Pete says, if you have the ability to do it, do it. The town will stand behind you because I think everyone here is obviously opposed to the project, like somebody said earlier.

With that said, I did read the County's letters, March 21 to the Planning Board, July 5th to the Zoning Board, and I do have some concerns. When the County comes back with a letter on the first page that says disapprove in bold italics, it has two major reasons to disapprove. Well, I could hold myself up and stand behind the County.

Then they go on with another, if you count the two subsections and one bullet, there's 32 other worries they have on the project. That's a lot of things to overcome. But if you look at the things they want to

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Proceedings

overcome, it talks about this massive use. It talks about this, the size of the structures. It goes on about all the concerns.

But some of the ones that bother me a little bit was this recreational space, this ten by 20 per unit recreational space. And just to put that in proportion, for people who know, it's going to be football season, that's seven yards by three yards, roughly. Okay. Picture that. Seven yards, that's seven steps by three steps, roughly. Per unit.

Now, this is recreational use space. And the project is asking the Planning Board to consider the balconies on the units to count for this recreational space. Well, what am I doing in 20 by ten feet for recreation? Isn't the whole intent of this recreational use to have an area where you can go out and do something?

The whole idea is to have an area that's public or common to the building so people can go out and do, play catch with their

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Proceedings

kids, walk their dog, take a little stretch, do some yoga. If you count each of the 86 balconies to get the 200 feet per unit and a little bit on the roof, 20 by ten on the roof, how is that really recreational space meeting the intent of the law? Right? It doesn't.

All these little things, I can go on and on through these documents. The County Planning Board wrote basically the same stuff to the Zoning Board as they wrote to you back in March. But you can go through each of these items. And if I'm looking at the conditional use stuff, it looks like it just don't fit. And if it doesn't fit, as Nancy Reagan told the country, just say no. And I'll leave you with that.

CHAIRMAN JOHNSON: Thank you very much.

MR. HART: Hello again. My name is Greg Hart, 5 Rochelle Court.

So just a couple points I wanted to talk about today. A year ago, this Board, I talked to this Board about the spirit of the law. The intention the law as it was

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Proceedings

written, which was to help out -- my understanding is to help out businesses like B's Nest or Gyro Point Plus to be able to add some income when we were in a recession, right. I understand you guys did not make the law, and I don't believe in selective enforcement.

However, the spirit of the law was to help out existing businesses raise, you know, raise extra income. It was not for a developer to use a small little space as a garnish on a project, to put it in an area where it's not supposed to be. That's a business district.

I get you didn't make that law. And we will be going to the Town Board and asking them to get rid of that law, maybe grandfather people in. But for now, the spirit of that law was not how it's being used on this project. It wasn't.

And I, I'm from Suffern. I moved here a couple of years ago. I've lived in North Rockland for about half of my life. However, when I lived in Suffern, I lived in

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Proceedings

the one apartment building that was in downtown Suffern on Chestnut Street. In the few years since I've lived there, there have been many others that have popped up. And the precedent that a building like this sets is scary. I don't want to see that precedent.

And should, you know, the -- I know you're not the Zoning Board. But they're saying hey, we want to build this, you know, this building off of a loophole. However, that loophole, you know, they want variances against the loophole for the parking, for the green space. The very law that's being exploited to allow this to be built is -- they say oh, but we don't want to deal with the subsections of that law. We want variances against that. That's just ridiculous. Right.

Furthermore, I live really close. The view from northbound is still very upsetting. And Eagle Bay was saying oh, look, well, we'll have some trees and, you know, then we're going to put some bushes underneath it.

1 Proceedings

2 Well, they're saying we'll put some trees.
3 There was no concern about bushes or
4 completely blocking it out.

5 I get it's not -- my house isn't a
6 historical landmark. But are those trees,
7 they're going to be something that means they
8 have to be maintained, right? What if some
9 disease kills one of those trees? That goes
10 away. Is there any impetus to put in more
11 trees?

12 Other concerns I have, I don't know if
13 this has been addressed. Water pressure.
14 The water pressure on Rochelle Court is
15 awful. A plumber lived in my house and
16 installed this hack to boost the water
17 pressure that I had to pay to have undone
18 just so I could use two different water
19 sources in my house at once. Will this
20 affect my water pressure? Because it seems
21 like a lot of people using a lot of water
22 would affect it, right.

23 Never mind the traffic study that's not
24 in. But I imagine that will involve a light
25 at Washburns, which will have cars backed up,

1 Proceedings

2 stereos blasting while they wait. That's
3 nothing I want a part of. Right.

4 Beyond that, one other thing I'd like
5 you to take into consideration is someone
6 brought up a great point to me about the
7 amount of children that will be here. I have
8 a child. You know, I don't think people
9 should not have children whatsoever.

10 But it will cost Stony Point residents
11 over 20,000 per child to educate each child
12 that lives in that building, right, with
13 busing and everything. There's going to be,
14 what, 50, minimum of 50 children in that
15 building. Potentially more. That's a
16 million dollars. \$1 million. What's the tax
17 revenue going to look like?

18 So should this developer be able to line
19 their pocket by building this monstrosity to
20 every inch possible while we're going to be
21 footing the bill for years to come? I don't
22 think you should consider that. Thank you.

23 CHAIRMAN JOHNSON: Thank you very much.
24 George?

25 MR. POTANOVIC: I got a long name. I

1 Proceedings

2 got a long address.

3 Good evening, Members of the Board, and
4 members of the public. My name is George
5 Potanovic. I live at 597 Old Gate Hill Road
6 in Stony Point, and I'm president of SPACE,
7 the Stony Point Action Committee for the
8 Environment.

9 I have a letter that I prepared that
10 you'll get a copy of tomorrow with written
11 comments, but I'd like to read the letter for
12 your benefit tonight to listen to the
13 comments. I spent a bit of time on it, so it
14 might take a few more than three minutes.
15 And also for the benefit of the public who
16 may not see the letter, I'd like to have a
17 chance for the public to hear the concerns
18 that we have and we've identified from a lot
19 of the documents we FOILED from the Town
20 concerning this project. So we submit the
21 following comments for your consideration.

22 In its letter dated July 5, 2023, the
23 Rockland County Department of Planning noted
24 that the greatest allowed floor area, that
25 FAR, is 4.0, and the applicant for 111 South

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Proceedings

Liberty Drive is proposing 6.3 FAR, which far exceeds every use permitted in the BU district, the BU zoning district currently.

Number Two, the Rockland County Department of Planning also describes this proposed building as being oversized and massive in scale, especially when looked at in the context of the surrounding site.

In the difficult -- Number Three, it is difficult for the town's existing infrastructure to accommodate a mixed use building with significant residential density, and we must consider the cumulative impacts on local roads, stormwater impacts, and on the existing sewer that can become overburdened.

Number Four, we agree with the Rockland County Department of Health request that the applicant submit a downstream sewer capacity analysis. It should be based on the planned development impacts currently on our sewer capacity, those that have been approved and those that have not yet been built.

Number Five, due to the size and scale

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Proceedings

of this project as proposed, SPACE agrees with the, and supports the Rockland County Commissioner and the Department of Planning's unanimous vote to recommend disapproval of the site plan and conditional use permit requested for 111 South Liberty Drive.

We urge the Stony Point Planning Board and Stony Point Zoning Board of Appeals to accept the Rockland County recommendations to deny the proposed site plan and requested variances. SPACE suggests that approval of the current site plan and zoning variances is not in compliance with the intent and purpose of the conditional use permit and would set a bad precedent for the town.

Number Six, prior to approving any conditional use, the Planning Board shall determine the conformity of such use and proposed development with the Town of Stony Point's conditional use general regulations and standards in the town zoning code. That's Section 215-79 and 215-92. At the minimum requirement for that usage.

And in 215-79, in the general

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Proceedings

requirements, it says in the code, the proposed use shall be of such location, size, and character that will be in harmony with the appropriate and orderly development of the district in which it is proposed and be situated, and shall not be detrimental to the site or adjacent properties in accordance with the zoning classification of such properties. Our comment on that is the Rockland County Department of Planning characteristics, development of this oversized -- it considers it to be oversized and a massive structure. And due to the size and scale, it's an overdevelopment of the site. That's what they put in their comments to you.

And B, the location and size of such use and nature of intensity of operations involved or conducted in connection therewith is site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic from each use and assembly of persons in connection will not be hazardous. So the comment is the New York

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Proceedings

State Department of Transportation in its letter dated March 21st, it was mentioned tonight, and the Rockland County Department of Highways requested that an applicant provide a traffic study.

So traffic study should really be available for us, I think, at this public hearing so we have something to base our comments on. That's a significant issue, traffic. And here, we're having a public hearing and don't have a traffic study to see.

The surrounding traffic infrastructure. SPACE suggests that the applicant pay for and the town hire an independent traffic person, as was suggested by Mr. Purcell, engineering firm to conduct a study. We can't just have the applicant hire a traffic study. I mean, we should have an independent study done.

And then your question was, Mr. Johnson, they go to the state. Both studies or both reviews go to the state. Let the state transportation figure out what they believe is to be the correct information. Because an

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Proceedings

applicant is going to hire -- they're paying, they're paying for the traffic study. Who knows what kind of information we're going to get in that traffic study? I think it's important for the Town to have an independent traffic study so we get confidence in the facts that are being presented in that traffic study.

And C, the location and height of buildings, and location and nature to the height of walls, fences, and the nature to the extent of landscaping on the site shall be that the use will not hinder or discourage the development and use of adjacent buildings. The comment here is the applicant is requesting a third variance for the height of a proposed eight-foot retaining wall.

The proposed use will not require such additional public facilities or services to create such physical burdens -- fiscal burdens on the Town greater than those characteristics, uses permitted by right. Okay, that's a question as to whether that's going to pass school costs on to us, traffic

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Proceedings

costs, road widening. Who knows what kind of costs we could end up paying for as residents as a result of this project.

Section 215-92 is the conditional use and special permit standards. A parking requirement of two parking spaces per residential unit is required, okay. And it goes on to describe what that is.

The comment is the applicant does not have sufficient space to provide two parking spaces per unit as proposed, as proposed and requested in the -- they're requesting variances from the Town Zoning Board. The applicant purchased the property knowing the permitted use for the parking requirements for the code. The request for variances is an indication of overdevelopment of the site. The request for variances is a self-created hardship and should be denied.

I realize this Board is not making that decision. But the Zoning Board is looking what you're doing, and you're looking at what they're doing. The Zoning Board should not give the variance, and we're under no

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Proceedings

obligation to give variances for a piece of property. The developer should build within the current code and not be asking for variances.

Number D.

CHAIRMAN JOHNSON: George?

MR. POTANOVIC: Yes?

CHAIRMAN JOHNSON: Can you summarize?

MR. POTANOVIC: Yeah, I want to finish.

I really do. This is --

CHAIRMAN JOHNSON: I get it.

MR. POTANOVIC: At the least, a 200 -- there's supposed to be 200 square feet of unpaved outdoor recreational space, as was mentioned. How does that provide extra recreational space on the roof, and whether that requirement for outdoor space as outlined in town code required for a conditional permit. Okay.

As mentioned earlier, the applicant's request for the FAR, okay. It seems that 111 South Drive as proposed does not conform with the Stony Point conditional use regulations and standards, at the minimum standards that

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Proceedings

are being requested for such uses. And therefore, the request to the Planning Board, which you make that decision, to grant a conditional use permit should be denied.

I'm getting right to the end here.

Number Eight, full environmental assessment form, which we were saying we want to talk about tonight. The comment on the full environmental assessment form is the EAF Part 1 in Page 3 talks about in the use permitted or allowed by special or conditional permit, the answer is yes, okay. Is it a use that's allowed by a conditional permit? Well, I guess it's allowed if you approved it in the EAF. It's not saying that you have approved it. I understand.

The EAF Part 1 and Part 2 says the details identify a wall being requested. The wall that the variance is being asked for is eight-foot by 120 feet. We're talking about a significant size wall. The EAF Part 1 and 4 --

CHAIRMAN JOHNSON: George, I don't want to cut you off, but we're trying to limit --

1 Proceedings

2 MR. POTANOVIC: I have two other pieces
3 to say.

4 CHAIRMAN JOHNSON: -- as possible.

5 MR. POTANOVIC: I understand.

6 CHAIRMAN JOHNSON: And we're running up
7 against the wall.

8 MR. POTANOVIC: Okay.

9 CHAIRMAN JOHNSON: There's other
10 applicants on the agenda.

11 MR. POTANOVIC: Okay. So one other
12 question -- this is important, okay. One of
13 the questions that's asked in the EAF is
14 underground -- it's ground work, okay, that
15 the surface water. It says in the EAF Part 1
16 that the surface water is only two feet below
17 the surface.

18 And yet, I believe, if I'm understanding
19 it right, the applicant is asking for
20 excavation to put parking underneath, if
21 that's true, or as to bring the building
22 down. Isn't that going to interfere with
23 two feet of surface water that's only
24 two feet below the surface? That's what it
25 says in the EAF. And it also says in the EAF

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Proceedings

that there won't be excavation. But now it seems that there is going to be excavations in the EAF.

CHAIRMAN JOHNSON: George. We really do.

MR. POTANOVIC: Okay, I understand.

CHAIRMAN JOHNSON: I don't want to be rude, but we really need to move it along.

MR. POTANOVIC: I appreciate your, I appreciate your consideration. You'll get them in writing in the morning. Thank you very much.

BOARD MEMBER PURCELL: Thank you very much.

CHAIRMAN JOHNSON: Thank you, George. All right. In light of the fact that we've got six other applicants on the agenda this evening, we're going to continue the public hearing for next month's Planning Board. You're always welcome to put in the written comments as well. But we're going to postpone the public hearing for 111 South Liberty until next month's meeting. All right?

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Proceedings

PUBLIC SPEAKER: What date? When?

BOARD MEMBER PURCELL: What's the date?

MR. JULIAN: I think I might be the last speaker. Hello. My name is Greg Julian, and I live in Tomkins Cove, 15 Ridgetop Drive.

CHAIRMAN JOHNSON: Can we keep it to three minutes?

MR. JULIAN: I respect the three minutes.

CHAIRMAN JOHNSON: Thanks.

MR. JULIAN: Even though it's unconstitutional. I, I -- my profession is a political scientist. As such, for 46 years, I've been in Rockland County looking at government and participating in government.

Mr. Purcell was correct that home rule is really the basis of government in New York. But that home rule specifically is empowering the 57 counties and the five boroughs to be the conduit of home rule, and the other parts of government, villages, boroughs, cities work through the home rule grant the county.

We had a Board of Supervisors in

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Proceedings

Rockland County. We had five towns. That was the way county government was created. I think that 1982, I worked on the, developing the laws of how Rockland County was going to run. But very unique in this is that the refusal of the town supervisors, who are the governance of the county, to give the county the authority to actually make rules.

So Rockland County was stuck. We would hire incredibly professional people. The Planning Board Commissioner, who is trained to teach us and talk to us on how to adhere to the law, but it doesn't have legitimacy on the towns because the political power of this county rests with the towns.

So the best advice that we have gotten, the damn thing is too big, we cannot listen to because it was the original intent of this county to keep the towns stronger, even though we spend our tax dollars to get benefits from people like Doug Sturts (ph) who consistently has come before this Board in opinions saying that you're out of order, you're building too much, there's wetlands.

1 Proceedings

2 And it's ironic that eagle's nest comes up
3 before this place because we were here at the
4 same time, the same place, yelling at the
5 same reasons, the damn thing is too big.

6 And you now have an opportunity. We've,
7 we rejected New Planet Energy, crazy as it
8 was. Twice in the past three years, the
9 people of Stony Point have said no to huge
10 land -- this place, and not have 550
11 buildings. You're hearing this building not
12 because of the town wanting it, but because
13 the people demanded that we take this
14 building, and keep it back, and take it back
15 for the people.

16 You have an opportunity. I don't know
17 how you people were selected. I have never
18 seen in my -- the Town Board coming out and
19 saying well, gee, who wants to be on the
20 Board. But you now are on the Board. And
21 you hold this future of this town in your
22 hands. And it takes a lot of guts and
23 courage because you're going to have to undo
24 the last 20 years of what's been happening.
25 And I just pray that you see and look at the

1 Proceedings

2 history.

3 We had a resiliency after Sandy. We
4 did, we put out, the town gathered. We gave
5 an incredible plan. We presented it to the
6 state. \$3 million we were given to bid on.
7 What did we do? Our supervisor ignored it.
8 He didn't follow through. We got eagle's
9 nest, whatever, Eagle Bay, whatever it is.

10 We can undo the bad things that have
11 happened. Try not to be political on this
12 one. It's not political. It's civic
13 engagement. This is civic engagement. It's
14 not Democrats versus Republicans. It's
15 Stony Point united. Stony Point united to do
16 the right thing for the public.

17 CHAIRMAN JOHNSON: Thank you, Greg. All
18 right. As I said, that's going to conclude
19 the public hearing for 111 South Liberty for
20 the evening. And what's that?

21 BOARD MEMBER JASLOW: Make a motion to
22 extend the meeting.

23 CHAIRMAN JOHNSON: I got a motion. Do I
24 have a second? I got a motion and a second.
25 All in favor?

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Proceedings

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? All
right.

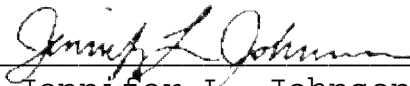
(Time noted: 8:24 p.m.)

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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.



Jennifer L. Johnson

