

STATE OF NEW YORK : COUNTY OF ROCKLAND.

TOWN OF STONY POINT: PLANNING BOARD

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IN THE MATTER

OF

111 SOUTH LIBERTY DRIVE

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
Thursday
February 24, 2022
7:00 p.m.

BEFORE:

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

APPEARANCES:

STEPHEN M. HONAN, ESQ., Special Counsel
JONATHAN LOCKMAN, Town Engineer
JOHN O'ROURKE, P.L.S, Town Planner
JOHN HAGER, Building Inspector

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THE CHAIRMAN: Thank you very much.
First on the agenda we've got 111 South
Liberty Drive. Give us a summary for the
public record, please.

MR. DeGENNARO: My name is Ken
DeGennaro, I'm from Brooker Engineering
we're the engineers for the applicant. So
for the site plan for 111 Liberty Drive,
this is the first time we're here before the
Planning Board to introduce the project.
We've been before the TAC I think five times
and we did have to go to ZBA for
interpretation on floor area ratio and for
outdoor recreation areas. So we got that
direction from the ZBA and we're here
tonight.

The project is located on Route 9W and
it's a 4.3 acre parcel. It's located in the
B-U zone. There is a section of the code,
section 215-92.2 that allows residential
mixed used projects in the B-U zone so we're
using that bulk of the zoning requirements
from the section of code. The project is a

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2 four-story building with commercial and
3 garage parking on the first floor and three
4 stories of residential units. There are 88
5 units proposed and they will be a mix of one
6 bedroom and two bedrooms. The project
7 access to the site will be via 9W and there
8 is emergency access to Govan Drive in the
9 rear as well, but that's just for emergency
10 access.

11 The plans that were submitted are
12 slightly above concept level. It's not a
13 full detailed level, but we'll get to that
14 when it's appropriate, yeah. So again we
15 wanted to introduce the project and we were
16 hoping to set a date for a Planning Board
17 site visit and have the Planning Board
18 declared lead agency as well. If there's
19 any questions happy to answer them.

20 THE CHAIRMAN: Anybody on the board have
21 any questions right now?

22 MR. BIEHLE: Yeah, I saw the rendering.
23 The rendering doesn't really show what the
24 plans show; right? The rendering is like --

25 THE CHAIRMAN: Yeah, the existing

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2 building and this shows trees. It looks
3 like it's showing a lot of trees to the
4 north.

5 MR. DeGENNARO: The building facade is
6 what is proposed. In terms of landscaping,
7 you're right, that's just what --

8 MR. BIEHLE: It's a lot closer to that
9 building to that behind than this shows;
10 right? I went to see it.

11 MR. DeGENNARO: We can definitely add
12 that to the rendering, the adjacent
13 properties, sure. That would be helpful.
14 But we will -- one of the components of the
15 site plan is we will presenting a full
16 landscaping plan as well.

17 MR. FERGUSON: All the existing
18 structures are coming down?

19 THE CHAIRMAN: Correct. And that's just
20 the property by the billboard, not the
21 property to the south the little (inaudible)
22 building?

23 MR. DeGENNARO: That's correct.

24 MR. JASLOW: John, what's the minimum
25 square footage for a two-bedroom apartment,

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2 do you know offhand?

3 MR. HAGER: I believe this requirement
4 for the special exception use is nine
5 hundred. Most of the other dwelling units
6 in this Town don't have a minimum, but I
7 believe in that section the special
8 exception of the code is used and it's a 900
9 square foot minimum.

10 MR. JASLOW: You're pretty much -- it
11 looked like most of them are in the nine
12 hundred range.

13 MR. DeGENNARO: I believe nine hundred
14 to maybe eleven hundred.

15 MR. JASLOW: Yeah, I looked at the
16 layout, I was just curious what the minimum
17 was. Thank you.

18 MR. DeGENNARO: Sure.

19 MR. CATALDO: I have one. On the
20 emergency access to Govan, I was looking, is
21 there going to be a barrier or what's going
22 to be? I noticed it's blocked from the
23 parking lot there, there's cars, is it just
24 going to be a paved area blocked in case of
25 emergency or is it gonna be blocked with

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2 barriers?

3 MR. DeGENNARO: We were thinking like
4 grass green surface. So it wouldn't
5 necessarily be pavement and there would be a
6 crash gate to prevent vehicular access. And
7 we would certainly coordinate those details
8 with your Board and the fire inspector as
9 well.

10 MR. BIEHLE: Total number of parking
11 spaces?

12 MR. DeGENNARO: Yes. So that is
13 something that we will be requesting a
14 waiver for. And let me see. So with the
15 plan one of the criteria is all of the uses
16 on the first story have to go toward the
17 commercial use. So the way that the
18 topography works we do have space for 24
19 underground within the garage, but those
20 have to be designated for the commercial.
21 They can't be allocated for residential. So
22 the total requirement is 176 spaces and we
23 are providing 143 spaces. There is a
24 section in the code -- and that's based on
25 two spaces per unit. This is a section in

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2 the code that allows the Planning Board a
3 waive of up to I think 25 percent reduction
4 of the two per unit. So we are at an
5 18 percent reduction by providing the 143
6 spaces.

7 MR. BIEHLE: So, this is the commercial
8 side?

9 MR. DeGENNARO: It does. That's the
10 requirement. That is what it is. It's a
11 waiver off the residential 2.0 per unit
12 requirement.

13 THE CHAIRMAN: Two per unit?

14 MR. DeGENNARO: I'm sorry. We're
15 providing a total of 194 spaces. The 143
16 space is residential and then you have 51
17 for the commercial.

18 MR. BIEHLE: Do they plan to designate
19 for apartment or how it is -- how are you
20 using it, how are you going to avoid
21 visitors coming in?

22 MR. DeGENNARO: I mean, in some respects
23 after hours it would be nice for overflow to
24 be able to use that if necessary, but we can
25 certainly, you know, post signage to

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2 designate the spots visitor only or, you
3 know, designate them per the apartments.

4 MR. BIEHLE: Is the plan to designate
5 them for apartments?

6 MR. DeGENNARO: We weren't planning on
7 that, but if that's something that the
8 Planning Board feels would make a better
9 project then we would certainly --

10 MR. BIEHLE: Then it become a free for
11 all. You have people using the parking
12 there and then you have a guy who walks in
13 and has an apartment there doesn't have a
14 parking spot. That's my concern cause I've
15 seen it happen. And I've seen it place go
16 to designation for that reason.

17 MR. DeGENNARO: Right. So I'll check
18 with the owner. I certainly -- it hasn't
19 come up, but I don't think he would be
20 opposed to that. Might make for smoother
21 operations on the site.

22 MR. FERGUSON: What kind of commercial
23 are they interested in having?

24 MR. DeGENNARO: That they haven't really
25 decided.

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2 MR. FERGUSON: Well, is it gonna be an
3 office or a 24 hours a day or is it a pizza
4 place?

5 MR. DeGENNARO: I think they were
6 thinking more like an office type use not
7 restaurant use.

8 MR. JASLOW: Cause each one's like six
9 thousand seer feet the offices; correct?

10 MR. DeGENNARO: Correct.

11 THE CHAIRMAN: I'm assuming you got the
12 County Highway Department's letter today?

13 MR. DeGENNARO: I did not.

14 THE CHAIRMAN: You will.

15 MR. DeGENNARO: Okay. That will be fun.
16 One item that we discussed at TAC for the
17 Planning Board site visit in terms of our
18 stake out, we talked about staking out
19 corners of the building and at those
20 locations, cause there is a fair amount of
21 Earth road involved, it is a mild slope,
22 it's gonna be cut and fills. So flags will
23 also indicate the cut and fill requirement
24 of those locations and we will survey the
25 center line of the road behind. I guess we

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2 could do the road in front.

3 THE CHAIRMAN: Yeah, and then the
4 driveway will be marked out?

5 MR. DeGENNARO: Yeah, we'll mark out the
6 center line for that.

7 MR. BIEHLE: Are you gonna balance the
8 site or make stuff on off site?

9 MR. DeGENNARO: Export site.

10 MR. CATALDO: When you enter off 9W and
11 there's those 18 residential spots right in
12 front right on the right side, there's no
13 residential entrance on that side of the
14 building. I see only office entrance, where
15 would the residents from those spots --
16 would they have to go around, would there be
17 an access on that side?

18 MR. DeGENNARO: Um, we'll go to the
19 architecturals to provide an access. It's
20 not very --

21 MR. CATALDO: You don't want people
22 walking -- yeah, the main entrance road on
23 that side is unsafe.

24 MR. DeGENNARO: Yeah, mm-hmm. Good
25 point.

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2 MR. FERGUSON: How many elevators; do
3 you know?

4 MR. DeGENNARO: It will be two side by
5 side at the same location.

6 MR. FERGUSON: Is there a mechanical
7 floor or will most of the mechanical be on
8 the roof?

9 MR. DeGENNARO: Both. There is
10 mechanicals on the first floor, but there
11 will be some mechanical on the roof as well.

12 MR. ROGERS: How will that be on the
13 roof blocked off on the main recreation
14 space?

15 MR. DeGENNARO: I think typically the
16 recreation space is like a platform patio
17 and then a flat roof with a parapet and then
18 the rest of the mechanical would be offset
19 from that not necessarily with a barricade,
20 but just on regular roof surface as opposed
21 to patio.

22 MR. BIEHLE: The equipment on the roof,
23 are you gonna put screening up there, are
24 these big units?

25 MR. DeGENNARO: I don't believe that

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2 they're big. There is parapet wall
3 surrounding the perimeter.

4 MR. BIEHLE: So you won't see the
5 equipment from the roads?

6 MR. DeGENNARO: We can get a perspective
7 of that.

8 THE CHAIRMAN: John, you got anything?

9 MR. LOCKMAN: Yeah. The discussion was
10 had at our initial TAC meeting, these plans
11 are conceptual, you know. They have -- the
12 layout plans need a lot more work obviously,
13 we gave them comments, but all those that
14 you mentioned, the noise, there's gonna be
15 visual impacts, there's just starting the
16 process so we're aware of those. I think
17 they're all very good comments from the
18 Board. Especially the sidewalk around the
19 building.

20 So generally we give them comments and
21 as they said the next step really is the
22 Board to be your eyes on this site cause I
23 know we all drive by it a thousand times a
24 day, you never really look up there and you
25 never want to probably drive through there.

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2 It's a pretty rough site. So I think that's
3 probably the next thing for them to take it
4 out and then this Board to take a look at
5 it.

6 THE CHAIRMAN: All right. John, you
7 have anything?

8 MR. HAGER: No, not at this time I
9 don't.

10 THE CHAIRMAN: Site visit March 5th,
11 it's a Saturday that work for everybody?
12 March 5th work for you?

13 MR. BIEHLE: Yeah, it works.

14 MR. HONAN: What time?

15 THE CHAIRMAN: 8:30, March 5th,
16 Saturday.

17 MR. DeGENNARO: Okay.

18 THE CHAIRMAN: That give you enough time
19 to stake everything out?

20 MR. DeGENNARO: Yes, yeah.

21 THE CHAIRMAN: And you'll have somebody
22 on site if we've got questions?

23 MR. DeGENNARO: Yes, either myself or
24 another engineer in the office.

25 MS. ALESSI: Do we pull in off Govan?

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2 THE CHAIRMAN: No. What's the access
3 right now, would it just be easier to park
4 in the lot to the north and walk over?

5 MR. DeGENNARO: Probably.

6 THE CHAIRMAN: Yeah.

7 MR. BIEHLE: The building's empty now or
8 does somebody own them?

9 MR. DeGENNARO: That I'm not sure of.

10 MR. LOCKMAN: Yeah, there's -- there's
11 tenants there. Yeah, Dozer Group.

12 MR. O'ROURKE: Mr. Chairman, did you get
13 a copy of the notice of intent?

14 THE CHAIRMAN: I'm sure I did, what's
15 the date on those?

16 MR. O'ROURKE: Dated February 24th,
17 today's date, but he sent it on
18 February 18th.

19 THE CHAIRMAN: Maybe I did not. All
20 right. Thank you. We need a motion to go
21 as lead agency.

22 MR. ROGERS: I'll make the motion.

23 MR. FERGUSON: I'll second the motion.

24 THE CHAIRMAN: So we'll be lead agency
25 and all in favor?

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(Response of aye was given.)

THE CHAIRMAN: Okay. Then this notice of intent right there so that's us. Thank you very much, Ken.

MR. DeGENNARO: Thank you.

(Time noted 7:21 p.m.)

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

Melissa Pezzullo

Melissa Pezzullo

