

# *Town of Stony Point*

Department of Planning

74 EAST MAIN STREET  
STONY POINT, NEW YORK 10980

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Adopted : August 24, 2017

## PLANNING BOARD MINUTES July 27, 2017 RHO BUILDING at 7:00 P.M.

### Present:

Eric Jaslow, Member  
Peter Muller, Member  
Gene Kraese, Member  
Gerry Rogers, Member - absent  
Michael Ferguson, Member  
Paul Joachim, Member  
Thomas Gubitosa, Chairman

Steve Honan, Esq.  
Special Counsel

Town Planner  
Adriana Beltrani

## PLANNING BOARD AGENDA JULY 27, 2017 RHO BUILDING at 7:00 P.M.

### APPLICATIONS:

1. New Planet Sustainable Fuels - SBL 20.02-11-25,26.27,28, 20.04-11-3,5,2 Site Plan, located on the East end of Holt Drive 1800 feet East of Route 9W
  - Presentation
2. Stony Point Ambulance Corps Facility – Electronic Sign SBL 2017-2-16 Site Plan located at 47 South Liberty Drive on the western side of Route 9W
  - Sign Application - FINAL
3. Magee and JB Realty of Rockland Co. SBL 19.01-1-1,37,38 Lot Line Change located on the East Side of Old Gate Hill Lane 1000 feet south of Stella Ct
  - New Application – Lot Line Change

4. Dunkin Donut/Mini Mart at Willow Grove Road – SBL 19.02-4-28 Site Plan located on the north side of Willow Grove Road and the East side of Algonquin Drive

- Set Public Hearing for September 28, 2017

Other Business:

Executive Session: Legal Interpretation  
Minutes of June 22, 2017

Chairman: First on the agenda is New Planet Sustainable Fuels which will be giving a presentation.

Presentation is available on PDF form

New Planet Sustainable Fuels - SBL 20.02-11-25,26.27,28, 20.04-11-3,5,2 Site Plan, located on the East end of Holt Drive 1800 feet East of Route 9W

- Presentation

Chairman: Next on the agenda is Stony Point Ambulance Corps Electronic Sign which is here for final resolution.

Stony Point Ambulance Corps Facility – Electronic Sign SBL 2017-2-16 Site Plan located at 47 South Liberty Drive on the western side of Route 9W

- Sign Application – FINAL

**MOTION: FINAL RESOLUTION FOR ELECTRONIC SIGN**

Made by Gerry Rogers and Michael Ferguson

Roll Call vote all in favor

## **RESOLUTION**

### **GRANTING**

#### **APPROVAL OF A SIGN PERMIT FOR A LIGHT-EMITTING DIODE (LED) SIGN**

**For The Project**

**STONY POINT AMBULANCE CORPS INC.**

**BY APPLICATION OF:** Stony Point Ambulance Corps, 47 South Liberty Drive,  
Stony Point, New York 10980.

WHEREAS, an application for a sign permit, dated March 29, 2017, was submitted to the Building Inspector and thereafter referred to this Board pursuant to Town Code Section 215-57 (B) for approval of an LED Sign pursuant to Local Law No. 1 of 2017, and for permission by the Stony Point Ambulance Corps, as a qualified Emergency Service Organization & First Responder, to install and operate an LED sign in the location previously approved for a sign on a duly filed Site Plan entitled “Stony Point Ambulance”, together with a submitted proposed “Sign Plan” for the project designated “STONY POINT AMBULANCE CORP INC” consisting

of one (1) sheet, prepared by, Atzl, Nasher & Zigler, P.C., dated June 12, 2017 (hereinafter, Subject Application); and concerning premises located at 47 South Liberty Drive, Stony Point, New York 10980 and designated as Section 20.07, Block 2, Lot 16 on the Tax Map of the Town of Stony Point, County of Rockland, located in a BU Zoning District, and consisting of 0.89 acres (hereinafter, Subject Premises); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, the Planning Board at a meeting on July 27, 2017 determined that this was a Type II Action and determined that the proposed action will not result in any significant adverse environmental impacts; and

WHEREAS, this application was presented to the Planning Board at a regularly scheduled meeting of the Board conducted and held on July 27, 2017, at 7:00 p.m. at which date and time due consideration and deliberation was had on this application.

NOW, THEREFORE, be it

RESOLVED that the Subject Application presented by the applicant, Stony Point Ambulance Corps, concerning the Subject Premises, be and hereby is approved, and the Chairman is hereby authorized to sign same and to permit same to be filed in the office of the Town Clerk, upon payment of any and all outstanding fees to the Town, subject and conditioned upon the following:

1. The placement, style and characteristics of the LED Sign shall be in conformance with the "Sign Plan" submitted.
2. The installation, placement, design, use and operation of the LED sign shall in all respects conform to the Town of Stony Point Code.
3. Compliance with all other applicable site plan requirements set forth in the site plan regulations of the Town of Stony Point and consistent with the General Notes on the Applicant's existing and previously approved site plan.
4. The Building Inspector shall verify compliance with all Town codes, rules and requirements and thereafter shall issue a sign permit to the Applicant.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call on July 27, 2017, which resulted as follows:

There being six ( 6 ) votes in favor of the motion, zero ( 0 ) votes against the motion and zero ( 0 ) abstentions thereto, the Chairman declared the motion carried and the Resolution was thereupon duly adopted.

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Members Present:				
Gene Kraese	_x_	_____	_____	_____
Gerry Rogers	_x_	_____	_____	_____
Peter Muller	_x_	_____	_____	_____
Michael Ferguson	_x_	_____	_____	_____
Eric Jaslow	_x_	_____	_____	_____

Paul Joachim	_____	_____	_____	___x___
Thomas Gubitosa, Chairman	__x__	_____	_____	_____

The Resolution was thereupon duly adopted.

Chairman of the Planning Board  
Town of Stony Point

Filed in the Office of the Clerk of the Town of Stony Point this 1st day of August, 2017

Clerk	Barbara Oyer, Deputy Town Town of Stony Point
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Chairman: Next on the agenda is Magee and JB Realty of Rockland Co. for Final on a Lot Line Change.

Magee and JB Realty of Rockland Co. SBL 19.01-1-1,37,38 Lot Line Change located on the East Side of Old Gate Hill Lane 1000 feet south of Stella Ct

- New Application – Lot Line Change

**RESOLUTION**  
**GRANTING**  
**A LOT LINE CHANGE**  
**FOR THE PROJECT**  
**LINDA MAGEE AND JB REALTY OF ROCKLAND**

**APPLICATION OF: Linda Magee and JB Realty of Rockland**

WHEREAS, an application has been submitted to the Planning Board of the Town of Stony Point seeking approval of an Application received July 7, 2017 for

a lot merger and lot line change between three (3) existing adjoining lots, designated as Section 19.01, Block 1, Lot(s) 37, 38 and 1 on the Town of Stony Point Tax Map; and upon a submitted plan entitled "Lot Line Change" consisting of one sheet, prepared by Atzl, Nasher & Zigler, P.C., dated June 4, 2017 and last revised on July 26, 2017; and affecting the above described premises which parcels are located in RR Zoning District; and

WHEREAS, to the Town of Stony Point Code Section 191-7.B, classifies this as a Type II action for purposes of the New York State Environmental Quality Review Act and no further environmental review is required; and

WHEREAS, a duly noticed public hearing was not required pursuant to Town of Stony Point Code Section 191-7.B; and

WHEREAS, the lots created by this application will be in compliance with the bulk provisions of the Town of Stony Point Zoning Code; and

WHEREAS, no referral to the Rockland County Department of Planning was required because of this proposed lot line change; and

WHEREAS, a public meeting before this Board was conducted on July 27, 2017 at 7:00 p.m., at which date and time the applicant appeared by their representative Ryan Nasher, P.E., of Atzl, Nasher & Zigler, P.C. and explained the Application to the Planning Board.

NOW, THEREFORE, be it

RESOLVED that the plan submitted for approval on an Application for a lot merger and lot line change between three (3) existing adjoining lots designated as Section 19.01 Block 1 Lots 37, 38 and 1 on the Town of Stony Point Tax Map, and upon a submitted plan entitled "Lot Line Change" consisting of one sheet, prepared by Atzl, Nasher & Zigler, P.C., dated June 19, 2017, and last revised July 26, 2017; and affecting the above mentioned premises which parcels are located in the RR Zoning District; be and hereby is approved.

BE IT FURTHER RESOLVED that and the Chairman is hereby authorized to sign the plan and to permit same to be filed in the office of the Rockland County Clerk as a subdivision plan pursuant to the requirements of the Town of Stony Point Code Section 191-15, upon compliance with all provisions of the Town Code and payment of any and all outstanding fees to the Town.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

There being six ( 6 ) votes in favor of the motion, zero ( 0 ) votes against the motion and zero ( 0 ) abstentions thereto, the Chairman declared the motion carried and the Resolution was thereupon duly adopted.

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Members Present:				
Gene Kraese	<u>_x_</u>	_____	_____	_____
Gerry Rogers	<u>_x_</u>	_____	_____	_____
Peter Muller	<u>_x_</u>	_____	_____	_____
Michael Ferguson	<u>_x_</u>	_____	_____	_____
Eric Jaslow	<u>_x_</u>	_____	_____	_____
Paul Joachim	_____	_____	_____	<u>_x_</u>
Thomas Gubitosa, Chairman	<u>_x_</u>	_____	_____	_____

THOMAS GUBITOSA, Chairman  
Town of Stony Point Planning Board

Filed in the Office of the Clerk of the Town of Stony Point on this 1<sup>st</sup> day of August 2017.

Barbara Oyer, Deputy Town Clerk  
Town of Stony Point

Chairman: Next on the agenda is Dunkin Donuts to set a Public Hearing for September 28, 2017

Dunkin Donut/Mini Mart at Willow Grove Road – SBL 19.02-4-28 Site Plan located on the north side of Willow Grove Road and the East side of Algonquin Drive

- Set Public Hearing for September 28, 2017

MOTION: SET PUBLIC HEARING FOR DUNKIN DONUTS FOR SEPTEMBER 28, 2017

Made by Peter Muller and seconded by Gene Kraese

Executive Session

MOTION ADOPT MINUTES OF JUNE 22, 2017

Made by Gene Kraese and seconded by Eric Jaslow

Close Planning Board Meeting.

Respectfully submitted,  
Mary Pagano, Clerk to the Board