

1 STATE OF NEW YORK : COUNTY OF ROCKLAND

2 TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

4 OF

MINISCEONGO YACHT CLUB

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Town of Stony Point

6 RHO Building

5 Clubhouse Lane

7 Stony Point, New York

June 28, 2018

8 7:34 p.m.

9 BEFORE:

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EUGENE KRAESE, ACTING CHAIRMAN

11 MICHAEL FERGUSON, BOARD MEMBER

PAUL JOACHIM, BOARD MEMBER

12 JERRY ROGERS, BOARD MEMBER

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3 CHAIRMAN KRAESE: Next on the agenda,  
4 Minisceongo Yacht Club. All right, just  
5 state your name, please, for the record.

6 MR. ROCKS: Good evening. My name is  
7 Dennis Rocks. I'm from Brooker Engineering,  
8 consulting engineers for the applicant. I'm  
9 joined tonight with Ed Gutierrez, membership  
10 from the Minisceongo Yacht Club.

11 This application is for site plan  
12 approval. And it's essentially, the proposed  
13 action is a clubhouse replacement. So  
14 there's an existing clubhouse that has  
15 reached the end of its lifespan, and we are  
16 replacing that clubhouse. That's the action.

17 It's close to a 12-acre site. And there  
18 is no intensity, no change in the intensity  
19 of the use. So in other words, nothing is  
20 going to change at this site except that  
21 there's going to be a new clubhouse. There's  
22 no new members, no change in anything.

23 And so we'd just like you folks to know  
24 that it's, the yacht club, they're a  
25 community-based organization. They try to be

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2 good neighbors. They're a family-oriented  
3 club. They do their best to provide a safe  
4 facility. Safety is huge. They have kids.  
5 And like I said, it's a family-based  
6 environment.

7 And this application might be somewhat  
8 unique in that a lot of applicants you get,  
9 they're proposing things, and they indicate  
10 their intentions and what's going to happen,  
11 what they plan to do, and everybody hopes for  
12 the best. But you know, you can only  
13 anticipate so much, and you don't know how  
14 things are going to work out.

15 In this case, hopefully the Board will  
16 have a comfort level because this is an  
17 existing facility. And essentially, what you  
18 see is what you get. So we hope that that  
19 helps you folks when you're trying to do  
20 right by your community.

21 So we understand that the Board is not  
22 in a position to grant site plan approval  
23 tonight. However, if there's anything we can  
24 do to put ourselves in that position for  
25 July 31st, we'll see how things go tonight,

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2 that's what we're asking for. That's in  
3 our -- our best wish is that that's what we'd  
4 like to see happen.

5 So if I can take you from last month to  
6 this month. So when we came in last month,  
7 our application was very clubhouse-centric;  
8 in other words, we were very focused on the  
9 action. Demolition of the existing  
10 clubhouse, construction of the new clubhouse.  
11 That's the action.

12 But we learned that there is not an  
13 existing site plan for this site. And so  
14 what that required us to do was to take a  
15 step back, and to give you folks some  
16 background information on how this site  
17 works, what's going on. And so that's what  
18 we've endeavored to do.

19 So in terms of the application from last  
20 month to this month, there's very little that  
21 has changed. The clubhouse hasn't changed at  
22 all. There was a minor revision to the ADA  
23 parking spaces, and then there was the  
24 addition of a refuse containment structure.

25 But the true changes to the site plan

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2 were informational and intended to let you  
3 folks take a macro view on how the site  
4 functions. So what we did is we provided a  
5 parking analysis. And the parking analysis  
6 is based upon the number of boat slips. And  
7 we showed the boat slips.

8 We showed the parking spaces. Some of  
9 the parking spaces are permanent, and they  
10 are painted on asphalt. Others are not.  
11 They're in gravel parking spaces.

12 We showed you signage. We showed you  
13 illumination. And we described some of the  
14 out buildings, what they are, how big they  
15 are. And so what we've endeavored to do is  
16 to really let you understand what's there now  
17 and how it functions.

18 Now, because it's an existing site,  
19 we're not really in a good position to meet  
20 all of the requirements typically associated  
21 with a site plan because they're there. It's  
22 really not possible to provide all the  
23 details and information of how the site will  
24 be built because it is built. And so what  
25 we've done is we've gone through the

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2 regulations, and we've indicated each item  
3 that we're asking for relief from because the  
4 existing nature of the facility.

5 And so I'd be happy to walk through  
6 that. I'd be happy to walk through some of  
7 the agency reviews. I'd be happy to answer  
8 any questions. However you folks wish to  
9 proceed.

10 CHAIRMAN KRAESE: Okay. Just for my  
11 information, could you go over to the map for  
12 a second? What is right below the clubhouse  
13 to the left, in that pocket? Yeah, what is  
14 that? Go ahead.

15 MR. ROCKS: That's the refuse  
16 containment structure.

17 CHAIRMAN KRAESE: Oh, okay. Go above  
18 that.

19 BOARD MEMBER JOACHIM: Straight up from  
20 that.

21 MR. ROCKS: Yes. These are three ADA  
22 parking spaces. And so the number of ADA  
23 parking spaces are based upon a ratio of the  
24 total. And then there's also a requirement  
25 for a van accessible one. And so we met

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2 that. Based upon the total number of 75  
3 parking spaces, there are three ADA spaces  
4 required, one of which needs to be van  
5 accessible.

6 CHAIRMAN KRAESE: Do Members have any  
7 other questions? How about behind me?

8 MR. STACH: I think at the last meeting,  
9 we asked the applicant to submit some  
10 additional information. We have received  
11 that information, including a floor plan  
12 layout that verifies that the proposed  
13 structure is under 4,000 square feet.  
14 Therefore, under SEQRA, it is a Type II  
15 action.

16 CHAIRMAN KRAESE: Okay. Well, I think  
17 the first thing we'd like to do is set a site  
18 visit. We'd like to set a site visit. Is  
19 July 7th okay with the Board? 8:00 at the  
20 site? Is that okay with the applicant?

21 MR. ROCKS: Yes, it is.

22 CHAIRMAN KRAESE: What we'd like you to  
23 do is stake out the building for us.

24 MR. ROCKS: Yes, sir.

25 CHAIRMAN KRAESE: So we have an idea of

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2 exactly where it's going to be. We get an  
3 idea of how big it's going to be. I don't  
4 except you to stake out a grassy area for  
5 parking, but give us an overall, a  
6 conversation of what you have intended for  
7 parking on the grass in the area.

8 MR. ROCKS: Sure.

9 CHAIRMAN KRAESE: Because I see there's  
10 grass on the site.

11 MR. ROCKS: Yeah.

12 CHAIRMAN KRAESE: That day.

13 MR. ROCKS: Oh, that day?

14 CHAIRMAN KRAESE: Yeah, that day. I  
15 make a motion that we set a public hearing  
16 for July 31st.

17 BOARD MEMBER JOACHIM: I second it.

18 CHAIRMAN KRAESE: All in favor?

19 (Response of aye was given.)

20 CHAIRMAN KRAESE: I think at this time,  
21 I make a motion to send this to the ARB.

22 BOARD MEMBER JOACHIM: Second.

23 CHAIRMAN KRAESE: Motion made, second.  
24 So talk to the secretary, she'll set up for  
25 the ARB.



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2 MR. ROCKS: Very good.

3 CHAIRMAN KRAESE: So I guess at this  
4 point, that's it, we're done.

5 MR. ROCKS: Thank you very much.

6 CHAIRMAN KRAESE: Do you have any  
7 questions for us?8 MR. ROCKS: No, sir. We're just, we're  
9 hoping for the best next month. Thank you.

10 CHAIRMAN KRAESE: Thank you.

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

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Jennifer L. Johnson