

STATE OF NEW YORK : COUNTY OF ROCKLAND
TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
SAINSBURY'S "C" STORE

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
January 28, 2021
7:46 p.m.
(via Zoom)

BEFORE :

EUGENE KRAESE, ACTING CHAIRMAN
KERRI ALESSI, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
MARK JOHNSON, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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CHAIRMAN KRAESE: Next on the agenda is the Sainsbury C Store. We're going to do a review. How are we going to address this? We got a letter from one of the close residents in the area.

MR. HONAN: Yeah. My understanding is that this matter is on for a continued public hearing. So at the appropriate time that you designate, we can open up the public hearing and hear from the public if they have any comment on this.

CHAIRMAN KRAESE: Okay. Let's get back down to the -- yes, I understand. Okay. So at this time, I think we'll open up the public hearing. And see what comments we have.

MR. HONAN: If anyone wishes to, to speak, they can raise their hand electronically. And I have, looks like a question from -- let's see.

THE CLERK: Erika Piscopiello. She was the one that sent us the letter that she wanted to discuss tonight.

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2 MR. HONAN: Yes.

3 THE CLERK: She's down on the bottom.

4 MR. HONAN: Okay.

5 THE CLERK: It was on before, but I
6 don't know what happened.

7 MR. HONAN: Yeah, I thought I saw her
8 with a, an inquiry. But I don't see her, I
9 don't see her window here.

10 MS. PISCOPIELLO: I'm here.

11 MR. HONAN: All right, very good. Could
12 you just state your name and your address for
13 the record? Then you can make a statement.

14 MS. PISCOPIELLO: Surely, yes. Good
15 evening, everyone. It's Erika Piscopiello,
16 and my husband Antonio is here. We're at
17 131 Route 210, Stony Point.

18 So I, as Mary mentioned, I sent the
19 letter with a few concerns for this project.
20 For the most part, we don't have any major
21 concerns, with the exception of the hours of
22 operation. That's a sticking point.

23 We are currently scheduled to be the
24 proposed hours of operation of 5:00 a.m. to
25 11:00 p.m. And as I stated in our letter,

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2 you know, all the previous businesses that
3 were there before were open early, but they
4 were usually closed by 7:00 p.m. The
5 proposed hours will only allow for six
6 overnight hours of sleep or rest without
7 noise or movement in the parking lot. And
8 the lights will also result in disrupting our
9 early morning and evening routines.

10 So also, please note that the view from
11 the parking lot is a direct view into the
12 second story of our home, where there are
13 bedrooms and a bathroom in that front
14 located. So it's not really feasible for us
15 to have our curtains closed or blinds down
16 for 18 hours a day so that, you know, there's
17 not a, you know, so that no one's looking up
18 into our window. So, you know, it's most
19 problematic in the evenings, you know, when
20 it's dark out and then the lights are on,
21 where there's a more direct view.

22 So that is my main, main concern, are
23 the hours of operation. I'm not, you know --
24 besides that, the fencing, that's something
25 that we can discuss offline. But for the

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2 most part, for the public, I think that those
3 hours of operation in a residential
4 neighborhood are really not looking -- they
5 don't, they don't sit well with me.

6 CHAIRMAN KRAESE: Okay. Steve, do you
7 want to say something? Are we going to
8 address this?

9 MR. HONAN: Well, we'll see if there's
10 any other comments from the, from the
11 community. I have one here, Alicia
12 Rodriguez.

13 MS. RODRIGUEZ: Hi, everyone. Good
14 evening.

15 MR. HONAN: And where do you -- could
16 you just state your name and your address for
17 the record, please?

18 MS. RODRIGUEZ: Sure. It's Alicia
19 Rodriguez, and I'm here with my husband
20 Robert Rodriguez. Our address is 9 Anton
21 Court, and it's also right off of the site
22 where the Sainsbury Store will be built. Our
23 backyard, or our side yard is directly in
24 front of the current structure where the
25 Sainsbury store will be. And it's adjacent

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2 right to the parking lot.

3 I have the exact same concerns as Erika.
4 We -- they actually have view into our first
5 floor. And because the parking lot is right
6 off of our, off the side of our home, the
7 trucks and the, I'm going to say the traffic
8 from 5:00 a.m. to 11:00 p.m. is a major
9 concern as well. I work from home. And my
10 husband, he's actually, he's a public
11 service. And again, I don't think six hours
12 is sufficient, as Erika said.

13 CHAIRMAN KRAESE: Okay. Steve?

14 MR. HONAN: Okay, let me see if anyone
15 else has raised their hand.

16 MR. MEJIA: Hello, I'm not sure --
17 hello?

18 MR. HONAN: Yes, hello.

19 MR. MEJIA: Yeah, hi. My name is Ronald
20 Mejia. I live at 8 Anton Court. I'm right
21 next to the Rodriguezes. And I have a lot of
22 the same concerns.

23 We're first responders, and the hours
24 that we work are crazy. And to come home and
25 only be able to get six hours of sleep I

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2 think is a little, you know, disheartening.

3 And I'm concerned with the parking lot,
4 with the way that the cars would come in,
5 especially that late at night. I think the
6 light, lighting into our living room or our
7 kitchen, it would be unfortunate, you know.

8 But my main concern is the hours that
9 it's open. There was another place there
10 before, I think the name was Riggio's. And
11 it would close early. We didn't have a
12 problem. You know, it's enough time to get
13 home and have a nice dinner and maybe go to
14 sleep. But I think the additional hours that
15 this place is proposing is not conducive to
16 having a good, you know -- we moved to
17 Stony Point because it was a quiet
18 neighborhood. We liked it. We've been here
19 since 2016. And I would hate to have to move
20 for this reason.

21 MR. HONAN: Okay. Thank you, sir. I
22 have another -- Jacqui, I believe, is raising
23 her hand.

24 MS. DRECHSLER: That's right. My name
25 is Jacqui Drechsler, and I actually live in

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Valley Cottage, New York. How are you all?
Everything's good? Okay. Okay.

So I really have a concern for the people who live in that neighborhood. People, regardless of Covid, Covid or any other big thing that's going on, they need their rest. The only way that the body can recover from many different things, whether it's just a regular cold, or a major illness, or surgery, or anything, is by getting enough sleep, proper sleep so that the T cells can be activated, so that people can function, that their immune systems can function, their brains can function.

And I really do feel that, I really do feel that it's a terrible thing to be asking these people to give up their privacy and also their sleep. We know that sleep is one of the most important things to our lives, sleep and water. And I just think that a more normal working hours, maybe -- God, 6:00 in the morning, although that's rather ungodly, six to maybe eight in the evening.

You know, these people need to have some

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bit of a family life. This is, this is really -- it's a lack of everything for them. Their potential health and their privacy and their family life. So I, I beg that you reconsider those hours. Thank you.

MR. HONAN: Okay. I don't see anyone else raising their hands. Does anyone else wish to speak?

CHAIRMAN KRAESE: Well, hearing none, I guess with some of these concerns raised, we're going to have to -- it's going to have to be addressed by the applicant. Am I correct with that, Steve and Max?

MR. HONAN: Yeah. I think the applicant should be given an opportunity to address those items. If you wish to close the public hearing, you can do that at this time.

MR. ANDRADE: I think Erika just came up with another question. She just popped up again. I'm sorry.

MR. HONAN: Let's see. I don't see a hand raised. Let me just see.

BOARD MEMBER JOHNSON: Moved to the chat message.

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2 MR. HONAN: Is there anyone else who
3 wishes to speak?

4 MS. PISCOPIELLO: I just raised my hand.
5 Can you --

6 MR. HONAN: Erika, you want to speak
7 again?

8 MS. PISCOPIELLO: Yes, yes. So as I
9 mentioned, the hours of operation was, is my
10 main concern. There were just some other
11 concerns that we had regarding the traffic
12 patterns and the repaving and landscaping on
13 the parking lot. I think we touched upon
14 briefly on the amount of parking spaces that
15 were going to be. I believe they were going
16 to remain the same, but I don't recall
17 exactly, so I'm not sure.

18 And my question was, my other concern
19 was the storm water management features that
20 would be in place to prevent flooding should
21 they repave the driveway or, you know, change
22 the landscape of the driveway in any way.
23 Which I believe that was proposed as well.

24 And another concern was the distance of
25 the new building. I understand there's going

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to be an addition. The distance of the new building relative to our fence, the rear fence, which is the front of our home. The noise concerns with any generators, air conditioners, the trash bins. The, you know, garbage pickup. I know we can't really do much about that schedule, I don't think.

But also the dumpsters that are proposed to be there, what we saw in the, in the blueprints. The dumpster, we want to just ensure that the, that they're -- if they have wheels, because I know they're pretty heavy and big, that they're not going to be hitting up against the fence when the garbage truck picks it up and dumps it. So that would be a concern, hopefully to put a barrier between the fence and these dumpsters so that they're not hitting up against the other side of our fence which is along the driveway.

And also the lighting, that was another point. There was something about the lighting in the parking area, including the storefront lighting. Just want to make sure that, you know, that it's not going to be,

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2 you know, all bright like a, you know, like a
3 movie session, like a photo session all day
4 and all night. Well, not all through the
5 day, but definitely at night. Especially
6 with the hours proposed, that also is a, is a
7 big concern, the lighting at night.

8 I do have some other questions with the
9 fence, but that's more specific to me, that
10 we can take offline so we don't take up any
11 additional time here.

12 MR. MEJIA: Excuse me. I think
13 there's -- sorry to interrupt. This is Ron.

14 I think the fence situation has to do
15 with all of our properties because the
16 Rodriguezes' fence is right up against the,
17 their parking spaces, and so is mine. And my
18 concern is also if people start driving, I
19 don't know how they're going to set it up, to
20 have a barrier between where they park and
21 our fence. Because before the Rodriguezes
22 moved in there and the other, the other deli
23 was there, I know some of the cars actually
24 ran into their fence. Now, that's a concern
25 of mine, also.

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2 CHAIRMAN KRAESE: Okay. Steve?

3 MR. HONAN: I think that is the end of
4 the people who are wishing to speak on this
5 application.

6 CHAIRMAN KRAESE: Well, Steve, let me
7 just say this. During the application
8 process, we've had site visits. We talked
9 about the lighting situation, not to effect
10 any of the surrounding neighborhoods. They
11 had come in with a landscape plan. They came
12 in with a parking plan to make sure that cars
13 would not, would not go into the fence and
14 knock it down and, God forbid, hurt somebody.
15 And some of the landscaping areas, we had
16 them move some of the landscape.

17 So a lot of the questions that they have
18 have been addressed. They just didn't know
19 about it. But maybe we can either enlighten
20 them of that and let the applicant come back
21 with -- the biggest concern seems to be the
22 5:00 a.m. to 11:00 p.m. from several
23 different people. And the fence is another
24 issue that we can talk offline. That's just
25 got to do with size.

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2 Anyone else have a comment on this?

3 MR. HONAN: We do have, Mr. Chairman, we
4 have Galaxy Note has raised his hand. I'm
5 not sure who that is.

6 CHAIRMAN KRAESE: Well, he can identify
7 himself and let him speak.

8 MR. HONAN: Okay. Just state your name
9 and your address, please.

10 MR. WILLIAMS: My name is Keith
11 Williams. I live at 17 Dunderberg Road in
12 Tomkins Cove. I'm calling and would like to
13 speak on behalf of Mr. Patel. I happen to
14 know him a very long time. And he had been a
15 previous business owner in the town of Stony
16 Point.

17 I've listened to the concerns from the
18 neighboring residences, and they are valid
19 concerns. But I'm sure if we have a sit down
20 with Mr. Patel and the neighbors, he's
21 willing to do whatever it is he needs to do
22 to try and accommodate their concerns.

23 There was also some conversation in
24 regards to trash pickup. There's a town
25 code. There's certain times that they're

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2 allowed to pick up. So that should be a moot
3 point in regards to this particular
4 application. And that's all I'd like to say
5 at this point.

6 MR. HONAN: Thank you, sir.

7 CHAIRMAN KRAESE: Thank you. Thank you.
8 Well, I think, fellow Members, we're going to
9 have to continue this. Should we close it,
10 Steve, and --

11 MR. HONAN: Well, you could. We have
12 the comments. If you want to keep it open
13 for written submissions, you can. Or you
14 could, since there are no other people
15 willing to speak, you could close it. Then
16 we could give the opportunity to the
17 applicant to get a copy of the transcript and
18 address all of these. Or as Mr. Williams
19 indicated, if Mr. Patel wishes to meet with
20 these folks, the neighbors before our next
21 meeting, that would be encouraged by the
22 Board. But that's what I would suggest now,
23 that we move ahead to close the public
24 portion of the meeting and then, and move the
25 application along.

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2 CHAIRMAN KRAESE: Right. And we'll
3 still have, like you said, we'll give the
4 applicant an opportunity to meet with the
5 residents, and hopefully all the concerns
6 will be addressed. And we could still talk
7 about it next month.

8 So I'll make a motion to close the
9 public hearing. Can I have a second?

10 BOARD MEMBER JOHNSON: I'll second.

11 CHAIRMAN KRAESE: Mark seconds. Mary?

12 THE CLERK: Okay. Mr. Kraese?

13 CHAIRMAN KRAESE: Yes.

14 THE CLERK: Mr. Jaslow?

15 BOARD MEMBER JASLOW: Yes.

16 THE CLERK: Mr. Johnson?

17 BOARD MEMBER JOHNSON: Yes.

18 THE CLERK: Mrs. Alessi?

19 BOARD MEMBER ALESSI: Yes.

20 THE CLERK: Mr. Rogers?

21 BOARD MEMBER ROGERS: Yes.

22 THE CLERK: Mr. Ferguson?

23 BOARD MEMBER FERGUSON: Yes.

24 CHAIRMAN KRAESE: So my point -- whose
25 picture is that? My point right now would be

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2 to Mr. Patel to meet with these people and
3 come back to us at the TAC meeting, and see
4 what kind of progress you made. And if
5 things work out, we can resolve this next
6 month.

7 MR. HONAN: If that's what Mr. Patel
8 wishes to do. I mean, he's not required to
9 meet with the folks. But I believe
10 Mr. Williams indicated that he would be, so.

11 CHAIRMAN KRAESE: Well, he made the
12 motion, he made the suggestion to meet, so.

13 MR. HONAN: Mr. Williams did, yes. But
14 Mr. Williams is not Mr. Patel. So that's
15 what I'm saying. It was a suggestion, and
16 it's not required for him to do that. But
17 certainly, to address all of the concerns
18 that we've heard from the public today would
19 be, would be great.

20 MR. PATEL: I'm ready with all the
21 comments, whatever I received. I'm ready
22 with the answers. If you want to listen it
23 right now, my guys will explain you right
24 now.

25 CHAIRMAN KRAESE: At this point, I think

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2 we're going to move on. At this point, you
3 can get ahold of Mary and get a copy of the
4 minutes, then, and get the names of these
5 people and contact them. And it's between
6 you and them. Okay?

7 THE CLERK: Excuse me. Everyone who
8 spoke that wants to meet with Mr. Patel,
9 could you send me your email address and your
10 phone numbers? Can anybody hear?

11 MS. PISCOPIELLO: Yes. I -- when is the
12 next meeting, just before you move on?

13 THE CLERK: February, I think it's --

14 MR. HONAN: 25th, I believe.

15 THE CLERK: 25th.

16 MS. PISCOPIELLO: Okay. And it will be
17 just a regular Planning Board meeting, not
18 like some special additional meeting,
19 correct?

20 THE CLERK: No.

21 CHAIRMAN KRAESE: It's the same as this
22 thing.

23 MS. PISCOPIELLO: Perfect. Thank you.

24 THE CLERK: Well, Erika, you have my
25 phone number. Maybe you could get together

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2 with the other people and give me all their
3 information. And then I'll pass it on to
4 Mr. Patel.

5 MR. PATEL: But I'll to be, I'm going to
6 meet them before the TAC meeting, right?

7 BOARD MEMBER ROGERS: Right.

8 THE CLERK: Right.

9 MR. PATEL: So the TAC meeting will
10 be --

11 MR. HONAN: The TAC meeting will be the
12 11th of February.

13 MR. PATEL: Yeah, so.

14 MS. PISCOPIELLO: Is the TAC meeting
15 something that we the residents can attend or
16 not?

17 BOARD MEMBER ROGERS: No.

18 THE CLERK: No.

19 MS. PISCOPIELLO: Okay. So that was my
20 question. All right. So it would be the
21 regular. Thank you. I'll send you
22 everything, Mary.

23 THE CLERK: Okay. Thank you.

24 MS. PISCOPIELLO: Thanks.

25 CHAIRMAN KRAESE: All right. Thank you.

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MR. ANDRADE: Thank you.


(Time noted: 8:05 p.m.)

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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.



Jennifer L. Johnson

