

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
VESTCO

- - - - - X

Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
June 24, 2021
7:23 p.m.

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, Vestco.

MS. RAMANATHAN: Good evening again. I believe we're requesting a vote on final resolution tonight on this project.

CHAIRMAN KRAESE: I'm sorry, what did you say?

MS. RAMANATHAN: Requesting a vote on the final resolution tonight for this project.

CHAIRMAN KRAESE: Okay. Resolution for project Vestco. By application of Vestco, LLC by Gary Galanti, 11 Holt Drive, Stony Point, New York, 10980.

Whereas, an application for an amended site plan and a short EAF dated February 1, 2021, has been submitted to the Planning Board of the Town of Stony Point for amended site plan approval seeking to create six additional parking spaces for a proposed MRI imaging center, professional office use, consisting of a 1750 square feet portion of the existing building, in a previously

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approved mixed use building and site, and upon a submitted proposed site plan entitled Vestco Amended Site Plan, consisting of one sheet, prepared by Atzl, Nasher and Zigler, P.C., dated February 3, 2021, and last revised March 8, 2021, subject application, and being a portion of the premises designated as Section 20.04, Block 11, Lot 7 on the tax map of the Town of Stony Point, County of Rockland, consisting of 1.99 acres and located in an LI-2 zoning district, at 11 Holt Drive, Stony Point, New York, 10980, subject premises; and

Whereas, pursuant to the New York State Environmental Quality Review Act, the Planning Board at a meeting on February 25, 2021, determined that this was a Type II Action and accordingly, no further environmental review is required; and

Whereas, by a letter issued to the Planning Board dated February 9, 2021, John O'Rourke, P.E. of Lanc and Tully Engineering and Surveying, P.C., the Engineers for the Town of Stony Point, advised the Planning

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Board that his office had reviewed the site plan dated February 3, 2021, and he requested clarification and/or suggested certain changes and revisions to the plan, and based upon further communication with and clarification by the applicant and by its submittal of a revised site plan dated March 8, 2021, the applicant's responses are now satisfactory; and

Whereas, by a letter to the Planning Board dated March 2, 2021, the Rockland County Department of Planning, RCDP, pursuant to the requirements of the General Municipal Law 239-1 and m, enumerated distinct comments numbered one through 11. In its application before the Town Zoning Board of Appeals, the applicant engineer's letter dated April 19, 2021, responded to a RCDP letter to the ZBA, dated April 13, 2021, and addressed the RCDP comments and several of those comments were repeated in the RCDP letter to this Board dated March 2, 21. The Planning Board reviewed each comment and made the following observations and

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determinations, as follows:

Comment Number One required a referral to the Town of Haverstraw and the Village of West Haverstraw. Those referrals were completed, and no responses were received despite the passage of over 30 days;

Comment Number Two concerning the fire lane has been satisfied because the Town's Fire Inspector has reviewed and approved the relocation of that fire lane to the south as shown on the plans;

Comments Three and Four are instructional and with which the applicant will comply;

Comment Number Five requires the permit to specify which trees will be removed in the proposed parking area and as all these trees will be removed in the limited area, no plan amendment is required and this Board is satisfied with the landscaping proposed. Additionally, by its revised site plan dated March 8, 2021, the applicant shifted the six parking spaces to the west resulting in less vegetation and trees being impacted.

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Therefore, Comment Five is overridden;

Comment Six requires a grading plan be prepared for the area of the six proposed parking spaces due to the change in elevation. In response to this comment, the applicant revised the site plan, revised March 8, 2021, by shifting the six parking spaces to the west and south, thereby avoiding the steeper grades near the eastern property line. Accordingly, this Board determined that a grading plan for this small area is not required and the submitted revised plan reflects that a reasonably level proposed parking area will be achieved. Therefore, Comment Six is either satisfied or overridden;

Comment Number Seven requested a dedicated turnaround area with pavement markings or gated fence to separate the office use traffic from the active loading zone on the rear warehouse building. Motorists entering the site must turn around either at the first bay or last bay at the already-provided dedicated turn around area.

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Therefore, Comment Number 7 is either satisfied or overridden, as the Board believes the existing conditions are satisfactory.

Comment Number Eight directs the six proposed parking spaces be shifted to the south to increase safety for motorists attempting to parallel park in the northern most parking space. In response to this comment, the applicant revised the site plan, March 8, 2021, by shifting the six parking spaces to the south and thereby created additional space in front of the northern most parking space. This Board determined that upon a review of the revised plan, there is now sufficient room provided for a motorist to execute a parallel parking maneuver and to safely enter the northern most parking space. Therefore, the applicant has complied with Comment Number Eight;

Comment Number Nine requests an amendment to the bulk table, but the bulk table provided was established at the approval by this Board of the original site

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plan in the LI-2 zoning district, Use Group B, so the Board hereby overrides Comment Number Nine; and

Comments Ten and Eleven are informational and with which there will be compliance.

Whereas, the Board referred the applicant to the Town of Stony Point Zoning Board of Appeals, ZBA, and by decision dated June 17, 2021, the ZBA granted the application and approved the area variance with respect to the side yard; and

Whereas, a public hearing is not required and the Planning Board in its discretion indicated that a public hearing is not necessary and one would not be conducted on this application, and noted that a public hearing was conducted on the application before the ZBA.

Now, therefore, be it resolved that the subject application for the amended site plan approval relative to the subject premises is approved, and the Chairman is hereby authorized to sign same and to permit same to

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be filed in the office of the Town Clerk,
upon payment of any of all outstanding fees
to the Town, subject and conditioned upon the
following:

Number One, all of the whereas
paragraphs are incorporated herein by
reference.

Number Two, Comments Number Five, Six,
Seven, and Nine of the Rockland County
Department of Planning letter dated March 2nd
of 2021, are hereby overridden for the
reasons and grounds stated and set forth by
this Board in the aforesaid whereas
paragraph.

All drainage work and improvements as
indicated on the site plan shall be completed
to the satisfaction of the Town Engineer.

All conditions and provisions of the
decision by the Zoning Board of Appeals dated
June 17, 2021.

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

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applicant's approved site plan.

The question of the adoption of the foregoing resolution was put to a vote on roll call on June 24, 2021. Second?

BOARD MEMBER ROGERS: I'll second that, Mr. Chair.

CHAIRMAN KRAESE: Mary?

THE CLERK: Who did the first?

CHAIRMAN KRAESE: Yes.

THE CLERK: Okay, wait a second. Okay. Mr. Rogers?

BOARD MEMBER ROGERS: Yes.

THE CLERK: Mr. Kraese? Mr. Jaslow?

BOARD MEMBER JASLOW: Yes.

THE CLERK: Mr. Ferguson?

BOARD MEMBER FERGUSON: Yes.

THE CLERK: Mrs. Alessi?

BOARD MEMBER ALESSI: Yes.

THE CLERK: Mr. Johnson?

BOARD MEMBER JOHNSON: Yes.

CHAIRMAN KRAESE: All right. Thank you.

MS. RAMANATHAN: Thank you so much.

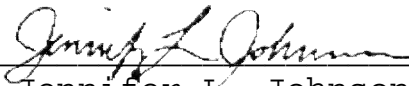
(Time noted: 7:33 p.m.)

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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

