

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

OF

88 NORTH LIBERTY DRIVE

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
May 27, 2021
7:03 p.m.
(via Zoom)

BEFORE :

EUGENE KRAESE, ACTING CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
MARK JOHNSON, BOARD MEMBER

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CHAIRMAN KRAESE: Next we have 88 North Liberty, the site plan located on the east side of North Liberty Drive. We have some information on that. Let's do a site plan review. It's our first time here.

MS. RAMANATHAN: Yes. Good evening to everybody on the Board and everybody present. We're here to be presenting 88 North Liberty Drive.

Just a little bit of background on the project. We've been in front of the TAC meeting twice before. And each of you reviewed the project with the consultants. They're given us their inputs. And we've incorporated them into our plans.

The only thing we're waiting on right now is a landscaping plan, to finalize our site and send it back to the consultants so that they can review it. And then requesting maybe to, you know, commence the GML circulation on that.

So a little background on the project. It's located in the BU district. It's about

1 Proceedings

2 17,600 square feet. There's a current,
3 there's a vacant two-story building that sits
4 on the site right now. And it's accessed via
5 Route 9W.

6 I'm sorry, I'm getting an echo here.

7 CHAIRMAN KRAESE: Hold on one second.
8 We got some background noise.

9 MR. HONAN: Ramya, maybe you have -- do
10 you have another device open? You have two
11 microphones open, perhaps.

12 MS. RAMANATHAN: No, I just have one
13 mic.

14 MR. STACH: I think it was Kerri. Kerri
15 was echoing. She turned her mic off, though,
16 now.

17 MR. HONAN: Oh, okay.

18 MS. RAMANATHAN: Okay. So as I was
19 saying, the site is 17,600 square feet
20 approximately. It's located in the BU
21 district. And currently, there's a vacant
22 two-story building that is present on-site.
23 And it's accessed off of Route 9W and 202.

24 This application is to, you know,
25 renovate the structure into a conforming

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mixed use property. The mixed use property would include office uses on the first floor and residential use on the second floor. And there is one variance that we require, which is an area variance, and we've submitted our application to the Zoning Board of Appeals. And we hope to be on their agenda next week.

So that's where we are with the project.

Max and John have had an opportunity to review it. And we've met with them, like I said, during the TAC meetings. And we've addressed their comments. The only thing that's from our end is to send it again to the consultants addressing more of their comments so that they can see it and be satisfied that it's been adequately addressed. If Max and John want to add something on the project, obviously, they can.

MR. HONAN: Gene, you're still muted.

CHAIRMAN KRAESE: Yeah, I'm sorry.

Let's start with you, Max. What's, what's your take on this?

MR. STACH: So we did review this. We

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actually provided two memos to the Board and met twice with the applicant. The applicant has significantly revised the way they counted yards and setbacks in response to our comments. I think we're still waiting for some details.

MS. RAMANATHAN: Yes.

MR. STACH: Things like lighting plan and landscaping. But overall, we're satisfied that this is ready for a public hearing. It's a Type II action. And it's not subject to SEQOR given its size and the type of uses that are involved. It will require referral to Rockland County Planning and to New York State DOT, so it probably makes sense to send it to those two entities, or two agencies to begin review.

I think there's also a question about whether or not it requires referral to the ARB because it's sort of half residential, half commercial. But I would suggest that perhaps the Planning Board may wish to refer that to ARB. And if it turns out they're not required, the Building Inspector can make

1 Proceedings

2 that determination, and that way, they don't
3 lose any time.

4 CHAIRMAN KRAESE: How about you, John?
5 What's your take?

6 MR. O'ROURKE: Excuse me. Pretty much
7 the same as Max's. We gave them some
8 technical comments. They are working on
9 them. This layout is much better than, I
10 think than the first ones that they are going
11 through.

12 They do need a ZBA approval for some,
13 for I think the buffer zone, and the rear,
14 for the residential, I think is the only ZBA
15 variance they need. Initially, it was
16 multiple, so they did do a redesign. So,
17 generally happy with the layout.

18 So again, I agree with Max. I think if
19 you're generally satisfied, you know,
20 sometimes the Board schedules a site visit.
21 If you haven't seen the site, it's right on
22 9W. So it's pretty straightforward. But
23 yeah. I think you do the referrals and get
24 it to the ZBA and to the outside agencies.

25 CHAIRMAN KRAESE: Well, I'm kind of --

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okay. I remember this thing when it first came in to us. It was, it was really different, and they did a lot of work to come into compliance, as you're saying. So my opinion would be to refer it to RCC Planning and to the Department of Traffic. And it wouldn't hurt to send it to the ARB to get some feedback because there is some landscaping issues, architectural issues, landscape issues that see how they feel about that. And we could also extend it to ZBA.

I do believe that we should have a site visit. There's nothing wrong with that, you know. It's a place that's been -- obviously needs a lot of work. But, and they're willing to do it. But a site visit wouldn't hurt. I don't have a -- is everyone okay with a site visit, the Board Members?

MR. STACH: The next two Saturdays are the 29th and the 5th, Gene.

CHAIRMAN KRAESE: Next Saturday is the 29th. Let's go next Saturday. Wait a minute.

BOARD MEMBER JASLOW: Next Saturday is

1 Proceedings

2 this Saturday.

3 MR. STACH: This Saturday is the 29th,
4 next is the 5th.

5 CHAIRMAN KRAESE: No, we don't -- it's
6 Memorial Day weekend. We don't want to do
7 that.

8 MR. HONAN: That's right.

9 CHAIRMAN KRAESE: Maybe you do, but I
10 don't.

11 THE CLERK: The following Saturday is
12 June 5th.

13 CHAIRMAN KRAESE: June 5th. Is the rest
14 of the Board okay with June 5th, 8:00 in the
15 morning, at the site?

16 BOARD MEMBER JOHNSON: Yes, I'm good.

17 BOARD MEMBER JASLOW: I'm good.

18 CHAIRMAN KRAESE: Kerri?

19 BOARD MEMBER ALESSI: Yes.

20 CHAIRMAN KRAESE: All right. So I
21 assume, Max, that we're also going to be the
22 lead agency in this.

23 MR. STACH: Yeah. So, so you -- this is
24 a Type II action. So you don't even need to
25 declare lead agency. You just need to put on

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the record that it's a Type II action.

CHAIRMAN KRAESE: So, so said. Okay.

All right. Any other questions regarding
this application? From anybody?

BOARD MEMBER JASLOW: No.

CHAIRMAN KRAESE: Let's move on.

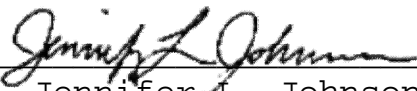
(Time noted: 7:10 p.m.)

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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

