

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

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4 IN THE MATTER
OF
TOWN LINE

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
August 27, 2020
7:17 p.m.
(via Zoom)

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10 BEFORE:

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- EUGENE KRAESE, ACTING CHAIRMAN
- KERRI ALESSI, BOARD MEMBER
- THOMAS GUBITOSA, BOARD MEMBER
- MARK JOHNSON, BOARD MEMBER
- JERRY ROGERS, BOARD MEMBER

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3 CHAIRMAN KRAESE: So, Town Line, I think
4 the first thing we should do -- who is there
5 for Town Line, anybody?

6 MR. HONAN: I think Dave Zigler is.

7 THE CLERK: And James.

8 MR. MAGEE: And Pat.

9 THE CLERK: And Pat.

10 CHAIRMAN KRAESE: Somebody want to say
11 something about it there, from the applicant?

12 MR. MAGEE: Go ahead, Dave.

13 MR. BOYLE: Is Dave on?

14 THE CLERK: Dave, you have to unmute
15 yourself.

16 MR. BOYLE: Dave's not on.

17 MR. O'ROURKE: He was a minute ago.

18 Dave's here.

19 THE CLERK: Oh, there he is.

20 MR. ZIGLER: I think I sent in, in a
21 group, an agreement there was a lawsuit on
22 Town Line. This is a project down at the end
23 of Holt Drive. It's flex buildings. And it
24 had preliminary approval. Then it went to
25 court. And then there was an agreement

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2 between the Town and Mr. Magee. I believe I
3 sent that in to the Board.

4 The map itself, we're not changing
5 anything. It meets the code. So we were
6 trying to process the map as it was. It had
7 gotten a ARB approval.

8 So at the last meeting, I believe you
9 talked about at the workshop about the SEQR.
10 And there was a discussion about having a
11 site visit because there's so many new
12 Members of the Board. So that's what I would
13 ask you to do, is set a site visit. We'll go
14 out and put the property, put the corners in
15 for the building so you can see where the
16 buildings are. And then move forward from
17 there.

18 THE CLERK: There's Tom.

19 CHAIRMAN KRAESE: Okay. From my
20 recollection of the TAC meeting, it was that
21 SEQRA was not required, and they were going
22 to set a site visit. Plus, we're talking
23 about setting a public hearing. Was I
24 correct on that?

25 MR. ZIGLER: Right.

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2 CHAIRMAN KRAESE: And the -- someone was
3 supposed to check for the original neg dec of
4 2707. Anybody do that?

5 MR. ZIGLER: Yes, I think -- yeah, Max
6 sent it in.

7 THE CLERK: Max sent it to me and I sent
8 it to everybody. Wait one second. Steve,
9 Tom is on the phone saying you have to let
10 him in.

11 MR. HONAN: He should be, he should be
12 connecting shortly. I saw him come up and I
13 let him in.

14 BOARD MEMBER GUBITOSA: I'm in right
15 now. Thanks.

16 THE CLERK: Okay. Got it.

17 CHAIRMAN KRAESE: All right. So let's
18 set a date for a site visit. Unfortunately,
19 next weekend is Labor Day weekend. So
20 actually, the site visit has to be after the
21 TAC meeting. There's nothing we can do about
22 that. Do we have a date? Let me go look at
23 my --

24 MR. HONAN: Our next TAC meeting is
25 September 10.

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2 CHAIRMAN KRAESE: Right. So actually,
3 the fifth, sixth, seventh, fourth, fifth, and
4 sixth is Labor Day weekend.

5 MR. HONAN: Correct.

6 CHAIRMAN KRAESE: We can't do it that
7 weekend. We have to probably go to the 12th.

8 MR. HONAN: Yes. Unless you do it this
9 weekend coming up, but that's kind of --

10 THE CLERK: That's Labor Day. Labor Day
11 weekend is this weekend.

12 CHAIRMAN KRAESE: That's next weekend.

13 THE CLERK: Next weekend.

14 MR. ZIGLER: No, next week.

15 THE CLERK: Oh. Right.

16 CHAIRMAN KRAESE: Half these guys are
17 away, so it's kind of short.

18 MR. HONAN: Yes. Why don't you shoot,
19 then, for the weekend of the 12th.

20 CHAIRMAN KRAESE: I would say Saturday
21 the 12th. So 9:00 --

22 THE CLERK: Is that good for everybody?

23 CHAIRMAN KRAESE: How is that for the
24 Board Members, okay?

25 BOARD MEMBER GUBITOSA: Yeah, it's good,

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2 Gene.

3 CHAIRMAN KRAESE: 8:30 in the morning?

4 BOARD MEMBER GUBITOSA: Yeah. Sounds
5 good.6 CHAIRMAN KRAESE: Okay. You going to be
7 there? I guess we can set a public hearing
8 for the next, for the next Planning Board
9 meeting. Steve? Bill? Any problem with
10 that.11 MR. HONAN: Well, I think we have to
12 make some decisions about the SEQRA, whether
13 it's -- the prior SEQRA is a little bit
14 stale, I think. What is it, 2007 it was
15 issued?

16 MR. ZIGLER: Yeah.

17 MR. HONAN: Has there been additional
18 work there with respect to that drainage? I
19 was reading the agreement, the settlement
20 agreement, and I think it was anticipated
21 that certain work was going to be done on,
22 was it Lot 28?23 MR. ZIGLER: Right. That plan was
24 reviewed by John O'Rourke, and he asked for
25 some additional information. But the work

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2 hasn't been done. It's going to be in part
3 with Town Line. It would have to be done
4 before Town Line could start.

5 MR. STACH: So, Steve, with regard to
6 SEQR, the Board needs to review a Part 2 and
7 determine whether or not the original neg dec
8 still -- not a Part 2, a Part 1, and
9 determine whether or not that original neg
10 dec either needs to be modified or rescinded
11 based on project changes and changes in
12 circumstance since the original neg dec was
13 adopted. If there are no circumstances or
14 project changes that have significantly
15 changed since the original neg dec, then that
16 original neg dec is still valid.

17 MR. HONAN: Okay.

18 CHAIRMAN KRAESE: Well, we're going
19 to -- you're suggesting we forgo the public
20 hearing until the following month?

21 MR. STACH: Not necessarily. I think if
22 we've received a Part 1, we need to review
23 that against the neg dec. And Dave, did you
24 submit a revised Part 1?

25 MR. ZIGLER: Well, now that you mention

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2 it, we didn't even -- we didn't submit a
3 revised Part 1, and we didn't submit an
4 application. So if you're looking for --
5 yeah.

6 MR. HONAN: Maybe we should start at the
7 beginning.

8 MR. ZIGLER: Yeah.

9 MR. STACH: So when you submit your
10 application, submit a Part 1.

11 MR. ZIGLER: Okay. And we'll include
12 that agreement with the Town, and we'll still
13 keep the field inspection.

14 MR. HONAN: I think that's a good idea.
15 No reason why you can't do a field
16 inspection, move it along.

17 MR. SHEEHAN: You still have to do a
18 public hearing.

19 MR. ZIGLER: Right.

20 CHAIRMAN KRAESE: Okay, good. Is Tom
21 here now?

22 THE CLERK: Tom is here.

23 BOARD MEMBER GUBITOSA: I'm here, Gene.
24 I'm just -- if you hear any yelling, I'm on
25 another call with the hospital. So go ahead,

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2 I'm here.

3 CHAIRMAN KRAESE: All right, let's do
4 Stony Point Fire District.

5 MR. SHEEHAN: Wait, wait, wait. Before
6 we get on to that, one question on the last
7 item. Did you check that 288 4, Dave?

8 MR. ZIGLER: No, because we're not
9 touching that. We're not doing anything to
10 the road. We're just going to put the
11 drainage through the lots.

12 MR. SHEEHAN: But you're going to leave
13 the ingress and egress the same.

14 MR. ZIGLER: Yes. And the drainage is a
15 replacement pipe.

16 MR. SHEEHAN: Okay.

17 MR. ZIGLER: Although it's a replacement
18 pipe, it's off to the side. But it's not a
19 new pipe, it's a replacement.

20 MR. SHEEHAN: No, I was just concerned
21 about the ingress and egress. But if that's
22 remaining the same, then that's fine.

23 MR. ZIGLER: Yes. Everything remains
24 the same out there. And when the pipe is
25 finished, you won't even know that there was

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any work.

MR. SHEEHAN: Okay.

(Time noted: 7:25 p.m.)

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Jennifer L. Johnson