

1 STATE OF NEW YORK : COUNTY OF ROCKLAND

2 TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

4 OF

TOWN LINE

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Town of Stony Point  
RHO Building  
5 Clubhouse Lane  
Stony Point, New York  
September 24, 2020  
7:29 p.m.  
(via Zoom)

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10 BEFORE:

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- 12 THOMAS GUBITOSA, CHAIRMAN
- 13 KERRI ALESSI, BOARD MEMBER
- 14 MICHAEL FERGUSON, BOARD MEMBER
- 15 ERIC JASLOW, BOARD MEMBER
- 16 MARK JOHNSON, BOARD MEMBER
- 17 EUGENE KRAESE, BOARD MEMBER
- 18 JERRY ROGERS, BOARD MEMBER

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ROCKLAND & ORANGE REPORTING

18 2 Congers Road

19 New City, New York 10956

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## 1 Proceedings

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CHAIRMAN GUBITOSA: Next item on the  
4 agenda, Town Line. This is located on south  
5 side of Holt Drive and Kay Fries. It's a  
6 storage facility. It's a review. This  
7 application has been, was before us a while  
8 ago and it's come back, I guess for drainage.  
9 So, Dave, that's you, right?

10

MR. ZIGLER: Yes. We were in front of  
11 the Board and we discussed it at the workshop  
12 also about the history of this, and where it  
13 stalled, and we're getting ready to move on.  
14 We have it sort of like a two pronged  
15 process. One would be the off site drainage,  
16 to clear that up with John O'Rourke so that  
17 could be installed. And then a followup with  
18 the Town Line site plan.

19

So at the, at the last meeting, it was  
20 decided we should resubmit. You know, make a  
21 new application. It has long gray hair  
22 history on it. So we made a new application.  
23 We made a narrative. And we resubmitted.  
24 And I guess the Board went down and looked at  
25 it.

1 Proceedings

2 But overall, the site is, as you've seen  
3 it, an industrial site. And the plan is to  
4 construct 17 flex buildings. And the term is  
5 flex because you can vary the size of the  
6 unit. Right now, the units are 2500 square  
7 foot each. And with that unit, you get a  
8 little office, a human door, and a garage,  
9 and a dock.

10 So you could get two units and have  
11 5,000. But it's really built for the small  
12 user type, the plumber, an electrician that  
13 might have one van that needs to store  
14 equipment, or somebody that maybe has a small  
15 landscaping and wants to park his trailer in  
16 there in the winter. That kind of stuff.  
17 And there's a big, there's a huge need for  
18 this throughout the county because of the  
19 residential regulations.

20 So we would ask the Board, if they're  
21 fine with this part of it, to circulate it.  
22 It has to be circulated to the Village of  
23 West Haverstraw, the Town of Haverstraw, and  
24 the Rockland County Planner. So we would ask  
25 to circulate it and get back the comments.

1 Proceedings

2 That would take us past the next month, as  
3 you just discussed, because they get 30 days.

4 CHAIRMAN GUBITOSA: Correct. All right.

5 MR. ZIGLER: So that's where we're at.

6 THE CLERK: I sent them out today.

7 MR. ZIGLER: Oh, thank you.

8 CHAIRMAN GUBITOSA: All right. Yeah,  
9 we'll do that. And probably at the TAC, if  
10 you're on at the TAC meeting, we could  
11 discuss when you're coming back.

12 MR. ZIGLER: Right, because this had  
13 gone to the ARB. But you know, we just got  
14 to shake everything, get the dust off, and  
15 explain it to the new people on the Board,  
16 and go over the site plan itself.

17 MR. HONAN: Hey, Dave? Dave?

18 MR. ZIGLER: Yeah.

19 MR. HONAN: Does this project also butt  
20 up against the Village of West Haverstraw?

21 MR. ZIGLER: Yes. West Haverstraw, Town  
22 of Haverstraw, both.

23 MR. HONAN: Okay.

24 MR. ZIGLER: Yeah.

25 MR. HONAN: Okay. Just so we cover them

## 1 Proceedings

2 both.

3 THE CLERK: I didn't send it to them.

4 MR. HONAN: Okay, so I guess we just got  
5 to send them out today to the Village of West  
6 Haverstraw.

7 THE CLERK: I'll send it to those two.

8 MR. HONAN: Because I think they  
9 actually, it actually butts up against West  
10 Haverstraw.

11 MR. ZIGLER: Yes.

12 CHAIRMAN GUBITOSA: Yeah, it's right  
13 across -- yup. All right.

14 MR. HONAN: Blauvelt Lane there, Road.

15 CHAIRMAN GUBITOSA: All right. Good.  
16 Thank you, Dave.

17 MR. ZIGLER: Thank you.

18 (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.

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Jennifer L. Johnson