

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

----- X

IN THE MATTER  
OF  
TOWN LINE

----- X

Town of Stony Point  
RHO Building  
5 Clubhouse Lane  
Stony Point, New York  
March 25, 2021  
7:01 p.m.  
(via Zoom)

BEFORE :

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

ROCKLAND & ORANGE REPORTING  
2 Congers Road, Suite 2  
New City, New York 10956  
(845) 634-4200

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Proceedings

CHAIRMAN GUBITOSA: All right, let's stand for the Pledge.

(Whereupon, the Pledge of Allegiance was recited.)

CHAIRMAN GUBITOSA: All right. Let me just clear out my thing here, and then we'll take it. All right.

For the roll, Mary, I'll just call it. I think Eric, you're here. Jerry's here, Gene's here, Mark's here, Kerri's here. I think that's all. And Mike is here. So we're all there. The whole Board is present.

All right. At this time, like Steve said, he's going to mute everyone that's not a Board Member or a consultant and your videos. And then when we open the public hearing, he'll go ahead. And then when the public hearing is open, we'll -- Steve will recognize you and you'll get three minutes to see.

So the first item on the agenda is Town Line, and this is a continued public hearing. So Dave, I know -- hang on. I know

1 Proceedings

2 we got some things going on. So, where are  
3 we? Give us a quick update.

4 MR. ZIGLER: Okay. Basically, as we  
5 discussed at the workshop, we have comments  
6 from John O'Rourke on the engineering  
7 comments on the offsite. We have an  
8 agreement on placing an easement over the  
9 improvements off site that will extend the  
10 easement from the end of Holt all the way  
11 north to 30 Holt, and that will cover the  
12 drainage pipe. And we also have some  
13 comments from Max about some landscaping  
14 things.

15 So we're going to put those items  
16 together in a new set of plans and submit  
17 that for next month, and hopefully, then get  
18 final. We've made no other changes to the  
19 plans. We have no other comments from any  
20 outside agencies. And that's about the  
21 summary.

22 CHAIRMAN GUBITOSA: All right, good. I  
23 know before I -- John, John O'Rourke. Like  
24 he said, I guess -- I saw your updates and  
25 everything. Any comments?

1 Proceedings

2 MR. O'ROURKE: No. We reviewed them  
3 with Dave's office. Dave -- basically,  
4 they're minor comments. He's going to  
5 address them all, and again, make the whole  
6 resubmission with both the offsite and the  
7 on-site in one set of plans. And then  
8 they're going to create some notes for  
9 maintenance of that line as well. So the  
10 only issue I think we have is just Steve and  
11 their attorney, just to nail out any easement  
12 issues and make sure they're okay with it.  
13 But engineering-wise, we're set with both  
14 on-site and offsite.

15 CHAIRMAN GUBITOSA: Okay, good. I know  
16 I'll open the public hearing. What I'll do  
17 is I'll open the public hearing. And then I  
18 know Max had sent me an update with the, we  
19 had the neg dec. So we could probably --  
20 I'll go to Jonathan. You're over there.

21 MR. LOCKMAN: Yeah.

22 CHAIRMAN GUBITOSA: For the -- I know  
23 Max had said for the neg dec everything, you  
24 know, there's for this, for the project  
25 changes, there's no result in the adverse

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Proceedings

impacts. And the original, like, 2007 negative dec should remain the same. And I know that he said with the drainage improvements, and they're offsite and it's -- this makes it a Type II and not subject to SEQRA, so.

MR. LOCKMAN: That's right.

CHAIRMAN GUBITOSA: So, let me ask you this. So at this point, we could just -- with the, with the neg dec, we could either -- I'll ask the Board. We can either adopt it tonight or wait until next week. But we'll keep the public hearing open.

BOARD MEMBER KRAESE: Well, let me, let me -- let's start with just the neg dec. Why don't we just adopt the neg dec tonight?

CHAIRMAN GUBITOSA: Right. All right.

BOARD MEMBER KRAESE: And let's -- where we're at with the public hearing.

CHAIRMAN GUBITOSA: All right. We'll -- so this is the neg dec, that this was from 2007. We're just going to adopt it again tonight. So if there's no questions on that, based on John's comments, Max's comments,

1 Proceedings

2 everything going on, so I need a motion to  
3 adopt --

4 MR. LOCKMAN: Well.

5 CHAIRMAN GUBITOSA: Go ahead.

6 MR. LOCKMAN: Rather than -- I wouldn't  
7 necessarily call it adopting the one,  
8 previous one again. But adopt this amendment  
9 to it, which is dated March 25, 2021.

10 CHAIRMAN GUBITOSA: All right. All  
11 right, good. So I'll make a motion that we  
12 adopt the amended neg dec dated March 25th,  
13 right?

14 MR. LOCKMAN: Correct.

15 CHAIRMAN GUBITOSA: All right. I have a  
16 motion to adopt the neg dec. Can I get a  
17 second?

18 BOARD MEMBER KRAESE: I'll second.

19 BOARD MEMBER ALESSI: I'll second.

20 CHAIRMAN GUBITOSA: All right, Kerri and  
21 Gene. All right, I have a motion and a  
22 second. Any discussions on it? All right.  
23 I'll just -- Mary, just poll the Board on it.  
24 We'll just see.

25 THE CLERK: Mr. Kraese? Mr. Rogers?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Proceedings

BOARD MEMBER ROGERS: Yes.

THE CLERK: Mr. Jaslow?

BOARD MEMBER JASLOW: Yes.

THE CLERK: Mr. Johnson?

BOARD MEMBER JOHNSON: Yes.

THE CLERK: Mrs. Alessi?

BOARD MEMBER ALESSI: Yes.

THE CLERK: Mr. Ferguson?

BOARD MEMBER FERGUSON: Yes.

THE CLERK: And Chairman Gubitosa?

CHAIRMAN GUBITOSA: Yes. All right. We have the neg dec we adopted. So I'll open the public hearing. And like Steve said, if you have any comments, just raise your hand. He'll unmute you, set your video. So we'll just open the public hearing if any of you comments. Steve, can you mute everyone?

MR. HONAN: Yes. I can unmute them as they come up. Let me just see if anyone's raising their hand.

I see no one looking to participate, but let me just double check. No, I have no hands raised.

CHAIRMAN GUBITOSA: All right. Seeing

1 Proceedings

2 no further comments, since we've had this  
3 open for a while, I need a motion to close  
4 the public hearing.

5 BOARD MEMBER ROGERS: I'll make that  
6 motion.

7 CHAIRMAN GUBITOSA: All right, Jerry. I  
8 need a second.

9 BOARD MEMBER FERGUSON: I'll second it.

10 CHAIRMAN GUBITOSA: Mike, second. All  
11 in favor?

12 (Response of aye was given.)

13 CHAIRMAN GUBITOSA: Opposed? All right,  
14 we'll close the public hearing. So, Dave, I  
15 guess we'll see you next month.

16 MR. ZIGLER: Yes, at the workshop.

17 CHAIRMAN GUBITOSA: At the workshop.  
18 And I know we, would be the revised plans and  
19 all that. All right. Good.

20 MR. ZIGLER: Yup. Prior to that.

21 CHAIRMAN GUBITOSA: All right. Thank  
22 you.

23 MR. ZIGLER: You're welcome.

24 (Time noted: 7:08 p.m.)

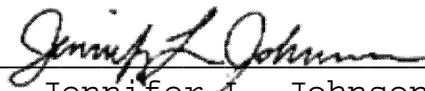
25 oOo



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Proceedings

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

