

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

3 -----X

4 IN THE MATTER

5 OF

6 TOWN OF STONY POINT  
7 PATRIOT HILLS

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Town of Stony Point  
RHO Building  
5 Clubhouse Lane  
Stony Point, New York  
Thursday  
January 24, 2019  
8:23 p.m.

11 BEFORE:

- 12 THOMAS GUBITOSA, CHAIRMAN
- 13 EUGENE KRAESE, BOARD MEMBER
- 14 ERIC JASLOW, BOARD MEMBER
- 15 PAUL JOACHIM, BOARD MEMBER
- 16 JERRY ROGERS, BOARD MEMBER
- 17 PETER MUELLER, BOARD MEMBER

18 APPEARANCES:

- 19 STEPHEN M. HONAN, ESQ., Special Counsel
- 20 MAX STACH, Town Planner
- 21 JOHN O'ROURKE, P.L.S, Town Engineer
- 22 WILLIAM SHEEHAN, Building Inspector
- 23 MARY PAGANO, Clerk to the Planning Board

24 ROCKLAND & ORANGE REPORTING  
25 2 Congers Road  
New City, New York 10956  
(845) 634-4200

## 1 Proceedings

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3 CHAIRMAN GUBITOSA: Next item on the  
4 agenda is The Town of Stony Point Patriot  
5 Hills. It's a lot line change located on  
6 the north side of Willow Grove Road.

7 MR. STACH: So the application that's  
8 before the Board tonight is a lot line  
9 change with regard to the Patriot Hills  
10 property owned by the Town of Stony Point.  
11 Currently there are four lots comprising the  
12 Patriot Estates -- I'm sorry, Patriot Hills,  
13 the former Letchworth Village. Lot 1-1.1  
14 currently comprised portions of golf course  
15 holes one, two, and eight and one of the  
16 little league fields. Lot 1-3 currently  
17 comprises the Letchworth buildings along  
18 Patriot Hills Lane, most of the golf course  
19 and maintenance building by the little  
20 lesion field. Lot 1-26 currently includes  
21 most of the little league fields, the golf  
22 course holes three, six and seven and half  
23 of holes four and five. Lot 4-12 currently  
24 includes the remainder of holes four and  
25 five. And what you'll notice is that

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2 there's really not relationship to what's on  
3 each lot. You have golf course, you have  
4 buildings. Generally this property was  
5 developed essentially when the hospital was  
6 here and then when the golf course came in a  
7 there wasn't a lot of attention paid to  
8 where the lot lines were.

9 Basically the purpose of this property  
10 is to realign those lot lines to put certain  
11 features all on certain lots so as proposed  
12 lots 1-1.1 and 1-26 will be realigned to  
13 include the entire golf course and the  
14 maintenance building by the little league  
15 fields. So that's all going to be one lot.  
16 1-3 will include all the remaining the  
17 former Letchworth Village buildings, Rho,  
18 this building, the clubhouse and all the  
19 buildings going down Patriot Hills Lane.  
20 And lastly, lot 4-12 will be realigned to  
21 include the little league fields.

22 And basically the purpose of this  
23 subdivision is to garner interest in  
24 ultimately reusing these buildings. So  
25 under the Stony Point code it's a lot line

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2 adjustment type two action so there's no  
3 SEQRA. It don't commit any action on part  
4 of the Town Board or this Board. It's  
5 really just making it so different features  
6 of this entire parcel are organized on the  
7 four different lots in a more sensible  
8 fashion.

9 CHAIRMAN GUBITOSA: Good. Thanks, Max.

10 John, any concerns at this time?

11 MR. O'ROURKE: No, just reiterate what  
12 Max said. Basically you're taking what is  
13 invisible lines that don't make sense and  
14 moving those invisible lines so they make  
15 sense. No other changes.

16 CHAIRMAN GUBITOSA: Bill, anything?

17 MR. SHEEHAN: No, exactly. Just trying  
18 to straighten it out as best we can.

19 CHAIRMAN GUBITOSA: All right. Good.  
20 Does this Board have any comments. What  
21 will I do is make a resolution for granting  
22 a lot line change and then I'll ask for a  
23 motion.

24 This is a resolution granting a lot line  
25 change for the project Town of Stony Point

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2 Patriot Hills by application of: The Town  
3 Board of Stony Point.

4 Whereas, an application has been  
5 submitted to the Planning Board of the Town  
6 of Stony Point, pursuant to Town of Stony  
7 Point Code Section 191-7, seeking approval  
8 of an application, undated, for lot line  
9 changes or amendments among four contiguous  
10 existing lots, consisting of approximately  
11 lane con televise the telephone two-at no  
12 299.1 acres, located at and commonly known  
13 as 19 Clubhouse Lane, Stony Point, New York,  
14 10980, and upon a submitted plan entitled,  
15 "Amendment of tax lots" consisting of one  
16 sheet, prepared Atzl, Nasher & Zigler, P.C.  
17 dated September 22, 2018 (the subject  
18 application), and affecting premises  
19 designated as Section 14.04, Block 1, Lot  
20 26, Section 19.02, Block 4, Lot 1, and  
21 Section 19.02, Block 1, Lots 1.1 & 3 on the  
22 Tax Map of the Town of Stony Point, County  
23 of Rockland, which parcels are located in  
24 the SR-R Zoning District (the subject  
25 premises); and

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2 Whereas, pursuant to the New York State  
3 Environmental Quality Review Act, this is a  
4 Type II action and no further environmental  
5 review is required; and

6 Whereas, a duly noticed public hearing  
7 was not required pursuant to Town of Stony  
8 Point Code Section 191-7; and

9 Whereas, the lots reconfigured by this  
10 application will be in compliance with the  
11 bulk provisions of the Town of Stony Point  
12 Zoning Code; and

13 Whereas, no construction, improvements,  
14 or land development is anticipated upon the  
15 subject premises with regard to this  
16 application; and

17 Whereas, by letter dated  
18 January 3, 2019, the Rockland Department of  
19 Health, pursuant to its authority under GML  
20 section 239 indicated that it had no comment  
21 concerning the application and noted that no  
22 Rockland County Department of Health  
23 approvals are needed; and

24 Whereas, by letter dated  
25 January 8, 2019, the Rockland County Highway

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2 Department, pursuant to its authority under  
3 GML Section 239, indicated it had no comment  
4 at this time; and

5 Whereas, by letter dated  
6 January 24, 2019, the Rockland County  
7 Department of Planning, pursuant to its  
8 authority under General Municipal Law  
9 Section 239, made certain comments  
10 applicable to the project, recommending the  
11 following: One, the Town Haverstraw is a  
12 neighboring municipality and said Town must  
13 be given the opportunity to review the  
14 application and proposal for any impacts  
15 upon the community. Two, a review must be  
16 completed by the County of Rockland Drainage  
17 Agency and any required permits obtained  
18 from them. Three, pursuant to Rockland  
19 County Stream Control Act, a review of the  
20 application must be performed and the plan  
21 signed by the Chairman of the Rockland  
22 County Drainage Agency before the County  
23 Clerk can accept the plan to be filed.  
24 Four, a review of the application must be  
25 completed by the Palisades Interstate Park

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2 Commission and any comments or concerns  
3 addressed. Five, no distances from  
4 buildings to the proposed property  
5 boundaries are shown on the site plan.  
6 Public parks, playgrounds and outdoor  
7 recreational facilities within SR-R zoning  
8 district do not need to comply with the bulk  
9 requirements of any use group. However,  
10 this information must be provided so that  
11 the Planning Board can base its  
12 determination on complete and accurate  
13 information and in anticipation of any  
14 future development with Letchworth Village  
15 Redevelopment Incentive Overlay District;  
16 and

17 Whereas, the Town of Haverstraw and the  
18 Palisades Interstate Park Commission were  
19 provided timely notice of the application  
20 pursuant to General Municipal Law and as of  
21 this date the Planning Board has not  
22 received any response or communications from  
23 this entities; and

24 Whereas, by letter dates  
25 January 23, 2019, the Rockland County



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2 Drainage Agency, pursuant to its authority  
3 under GML section 239, made certain comments  
4 applicable to the project, and stated:

5 All or at least one of the parcels  
6 indicated on the plan are within the  
7 jurisdiction of the Rockland County Drainage  
8 Agency. However, the current application  
9 does not call for any site development and  
10 therefore a permit from the Rockland County  
11 Drainage Agency pursuant to the Rockland  
12 County Stream Control is not required at  
13 this time. Any further improvements to the  
14 subject premises will require a permit from  
15 the Rockland County Drainage Agency;

16 The Rockland County Stream Control Act  
17 requires all lot-line change maps be signed  
18 by the Chairman of the Rockland County  
19 Drainage Agency before the County Clerk will  
20 accept same for filing; and

21 Whereas, a hearing before this Board was  
22 conducted on January 24, 2019, at 7:00 p.m.,  
23 at which date and time the applicant  
24 appeared by Max Stach, AICP, of Nelson, Pope  
25 & Voorhies, LLC, the planning consultant to

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2 the Town of Stony Point; and.

3 Whereas, the Board heard comments in  
4 favor of the project and there was no  
5 opposition to the application.

6 Now, therefore, be it resolved that the  
7 plat submitted for approval on the subject  
8 application concerning and affecting the  
9 subject premises be and hereby is approved,  
10 upon the following condition: One, the  
11 portion of the comment letter of the  
12 Rockland County Department of Planning,  
13 dated January 24, 2019, at item numbered  
14 five is hereby overridden because the  
15 subject application is merely for a lot line  
16 change, and no development or improvement to  
17 the subject premises sought at this time.

18 Additionally, the subject premises are owned  
19 in its entirety by the Town of Stony Point.

20 In the event a future application is  
21 submitted for the development of the subject  
22 premises, the Planning Board reserves the  
23 right to require this information be  
24 included on the plans; and

25 The Chairman is hereby authorized to

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2 sign same to be filed the office of the  
3 Rockland County Clerk as a subdivision plat  
4 pursuant to the requirements of the Town of  
5 Stony Point Code Section 191-15, upon  
6 compliance with all provisions of the Town  
7 Clerk and payment of any and all outstanding  
8 fees, if any, to the Town.

9 All right. So I have a resolution, I  
10 need a motion to grant the lot line change.

11 BOARD MEMBER JASLOW: I can make a  
12 motion.

13 BOARD MEMBER JOACHIM: I'll second.

14 CHAIRMAN GUBITOSA: Any discussion? All  
15 in favor?

16 (A response of aye was given.)

17 CHAIRMAN GUBITOSA: Mary, for this one,  
18 just poll the Board.

19 THE CLERK: Mr. Jaslow?

20 BOARD MEMBER JASLOW: Yes.

21 THE CLERK: Mr. Joachim?

22 BOARD MEMBER JOACHIM: Yes.

23 THE CLERK: Mr. Mueller?

24 BOARD MEMBER MUELLER: Yes.

25 THE CLERK: Mr. Rogers?

Proceedings

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BOARD MEMBER ROGERS: Yes.

THE CLERK: Mr. Kraese?

BOARD MEMBER KRAESE: Yes.

CHAIRMAN GUBITOSA: So the lot line has  
been approved. Thank you.

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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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Melissa Pezzullo