

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT: PLANNING BOARD

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IN THE MATTER

OF

GATE HILL DAY CAMP TWO

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
April 25, 2019
7:00 p.m.

B E F O R E :

THOMAS GUBITOSA, CHAIRMAN
MICHAEL FERGUSON, MEMBER
ERIC JASLOW, BOARD MEMBER
PAUL JOACHIM, BOARD MEMBER
EUGENE KRAESE, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

A P P E A R A N C E S:

STEPHEN M. HONAN, Special Counsel
MAX STACH, Town Planner
WILLIAM SHEEHAN, Building Inspector
DAVID M. ZIGLER, P.L.S.

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CHAIRMAN GUBITOSA: Could we, please, stand for the Pledge of Allegiance.

(The Pledge of Allegiance was recited.)

CHAIRMAN GUBITOSA: If you have a cell phone just put it on silent or vibrate.

I would call the roll.

Mr. Jaslow?

BOARD MEMBER JASLOW: Here.

CHAIRMAN GUBITOSA: Mr. Joachim?

BOARD MEMBER JOACHIM: Here.

CHAIRMAN GUBITOSA: Mr. Kraese?

BOARD MEMBER KRAESE: Here.

CHAIRMAN GUBITOSA: Mr. Rogers?

BOARD MEMBER ROGERS: Here.

CHAIRMAN GUBITOSA: Mr. Ferguson?

BOARD MEMBER FERGUSON: Here.

CHAIRMAN GUBITOSA: Chairman, here. So the only one missing is Mr. Muller.

All right. First item on the agenda is this is Gate Hill Day Camp with a site plan conditional use and it's a public hearing. Mr. Zigler?

MR. ZIGLER: Dave Zigler at Atzl, Nasher & Zigler here. We're back in for a

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public hearing on the site plan for Gate Hill, which is a ten-year plan. We were in front of the board maybe a year ago, a public hearing for this. And then we left and did the subdivision, changing the property line. Right there in the middle, in the bottom, changing the property line with McGee, getting a little bit from him on the north end, and then he straightened out his line. And that is reflected on this map. That map is filed in part in Rockland County Clerk's office.

The second thing we did after we left was we received permission from the town board to extend the sewer. So, this project is going to extend the sewer main in Conklin cross planted into Blue Note. Blue Note is owned by the applicant. But it is a private right of way.

So, we are going to bring the sewer up into Blue Note 50 foot or so, and then dedicate that. The offer dedicated to the town. We offered to put an easement around it too so people on either side or both sides

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could connect to the sewer. From that manhole it's going to be a private six-inch line all of the way up to service the buildings. And they'll probably end up being five or maybe six buildings that will be serviced with this line, because it is a day camp. The only buildings that will be serviced are the two offices, the one -- the proposed new office, being the maintenance man's house, early childcare for summer use and then also the cafeteria.

The cafeteria is a funny term. It's not really a kitchen cooking cafeteria. I mean I could cook in this one. It's basically just heating stuff up. It's not -- it doesn't have grills. It doesn't have pizza ovens or anything of that nature. It's really just heating food up like you would do for a Boy Scout camp or Girl Scout Camp. It does have septic now, and it has two grease traps. So this plan would be to hook that directly up to the sewer line.

We went with the six-inch sewer line, because if you put an eight-inch main up the

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2 road, between the utility poles and the rock
3 it would be near impossible for the neighbors
4 to get home for a couple of weeks. So, that
5 wasn't very practical. So, I met with John
6 about it and he agreed that the six inch
7 would be enough for the system to hold -- it
8 would be enough for the pipe to hold what the
9 day camp is used for. As you know, it's only
10 used roughly nine weeks in the summer.

11 And that relates to the water. We
12 projected water usage, and we're probably
13 almost three times the amount. The water
14 usage in the camp in the day is 15,000
15 gallons. Remember, that 15,000 gallons is
16 five days a week. And that is just over the
17 summer. The system that delivers that is a
18 well. And the well is regulated by New York
19 State Department of Health. Because it's a
20 public well, it's not a private well. So, it
21 has to be regulated by the State DOT.

22 The other thing that we submitted with
23 that package was comment responses. I think
24 there was 72 or something. But out of the 72
25 we barely passed because we missed an entire

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set of comments from John. So, that is why we would ask for this public hearing to continue, so we could respond to the comments of Johns, and then any comments I receive tonight.

I think on April 6th or April 4th I sent a letter to the planning board about asking for override on several items of the county's. You know, you don't really like to ask for an override. But in our case we have a very unique site plan. Stony Point definition for day camp is very explicit. A special permit, this is a special permit. The special permit for day camp is very explicit. Some of the things are for a day camp. It's sort of like a Boy Scout camp or a Girl Scout Camp. It's not used for a full year, or in this case at night. So, we don't need lights at night. So, some of the things the county asked for is even not allowed in the code, and some is not in the code as far as let's say parking. So, we asked for an override on some of those items. That wasn't a lie. That was the truth.

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2 And one of the other comments that they
3 had was about changing the site plan. And
4 maybe not putting the fields where we show
5 them and maybe not putting the buildings.
6 But as you know, the network of paths and
7 everything exists on the site. And as you
8 know, and I guess they didn't understand, the
9 county planner, 95 percent of these buildings
10 are replacement buildings. There are very
11 few brand new buildings other than out front,
12 the big childcare. Most of them are all
13 replacements. And the only new things that
14 would be significant is the two fields.

15 We showed the two fields in about the
16 only spot we could put them. There is not a
17 possibility of moving them, and there is no
18 flat spot on a property that we could even
19 exchange. So, we really ask the board to
20 look at that and override that item.

21 And that's about it. It's the same
22 plan. It's always been the same. It's a
23 ten-year plan. So, over the next ten years
24 there will be taking some of the buildings
25 out.

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2 And when we talk about construction in
3 the day camp, they do not allow any
4 construction during the summer. Our field
5 crew couldn't go up and do soil tests in the
6 summer. So, whatever happens in this day
7 camp is going to start September and it
8 better be finished by May, or Mr. James over
9 there is going to get very upset.

10 So, there is a very slim construction
11 envelope. And over the next ten years they
12 plan on doing some of these structures
13 replacements and the fields. Probably the
14 only thing that could happen on site during
15 the summer would be the extension of the
16 sewer main from Conklin up to Blue Note
17 because that's the end of the project, they
18 don't use, it's kind of off on a tail of the
19 project. But the rest of these items that we
20 show is replacements are things to be built
21 that would all be during September to early
22 spring.

23 CHAIRMAN GUBITOSA: Thank you.

24 Bill do you have any comments before I
25 open the public hearing?

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2 MR. SHEEHAN: No.

3 CHAIRMAN GUBITOSA: John?

4 MR. O'ROURKE: Dave gave a very -- we
5 met a couple ago. We went over our technical
6 comments, which he's going to address. The
7 concept, the sewer works much better than
8 what they previously proposed. I looked at
9 the County comments and I agree with Dave
10 they have be over ridden by the planning
11 board, because they're actually in conflict
12 with the town code. So, at this time we have
13 no additional comments.

14 BOARD MEMBER JOACHIM: No comments.

15 MR. STACH: No comments.

16 MR. HONAN: No comments.

17 THE COURT: Before I open to the public,
18 Dave, just from our last meetings and for all
19 of the site visits, most of the work in the
20 off season is, you know, like you said, it's
21 moving buildings, replacing and maybe
22 relocating the field from one area to the
23 other. But the site is the way it is right
24 now, and it's just moving buildings and --

25 MR. ZIGLER: And the buildings sit on,

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2 most of them sit on piers. It's not
3 foundations. And it doesn't have utilities
4 into them. It's not utility lines. It's
5 hoses for water for, you know, water
6 fountains. So, it is a day camp, and that's
7 the way it's required to be, and that's the
8 way it's described in the code and that's
9 what it adheres to.

10 CHAIRMAN GUBITOSA: Thank you.

11 I will open the public hearing. And if
12 you would like to make a comment just raise
13 your hand, state your name and address for
14 the Stenographer, and that will open up the
15 public hearing, if there is any comments
16 today. Go ahead. If you want to stand, give
17 your name.

18 MR. COSTABILE: My name is Ralph
19 Costabile, C-O-S-T-A-B-I-L-E. I live in at
20 Nine Blue Note Lane. My only question is,
21 the running a six-inch line up to Blue Note
22 --

23 CHAIRMAN GUBITOSA: Could you go up to
24 the microphone and talk towards us. She has
25 to get this.

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2 MR. COSTABILE: I understand you're
3 running a six-inch line --

4 CHAIRMAN GUBITOSA: Ralph, turn this
5 way.

6 MR. COSTABILE: An eight-inch line into
7 Blue Note up only 50 feet, from there it's
8 six inch. Is that -- can the people that are
9 on Blue Note tie into that?

10 MR. ZIGLER: In certain respects, yes.
11 It's just that to run an eight-inch line up
12 Blue Note would require basically closing
13 Blue Note for about a month and a half. And
14 it's not practical. With the six-inch line
15 you could meander, you could make turns, you
16 don't have to put a manhole in, you can go a
17 little shower. You don't have a code to
18 meet. The eight-inch main requires you to
19 meet health department codes. So, that's why
20 we're doing the six.

21 There is an agreement with the owner to
22 tie into it. The only thing is you would
23 have to go to the town board and ask to be
24 allowed into the sewer district like he did.
25 But that would be the only thing, and I think

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that there would be a way for the six-inch.

MR. COSTABILE: So, there --

MR. ZIGLER: I think it would be allowed, yes. Person.

MR. COSTABILE: So, I have to work something out with the --

CHAIRMAN GUBITOSA: The town board.

MR. COSTABILE: Thank you.

CHAIRMAN GUBITOSA: Thanks.

Any other comments?

I need a motion to continue the public hearing to -- what do you want to do, next month?

MR. ZIGLER: Yes, please.

CHAIRMAN GUBITOSA: -- to the next meeting, which will be May 23. So, I need a motion to continue the public hearing.

BOARD MEMBER ROGERS: Make that motion.

BOARD MEMBER FERGUSON: Second it.

CHAIRMAN GUBITOSA: All in favor?

BOARD MEMBER JASLOW: Aye.

BOARD MEMBER JOACHIM: Aye.

BOARD MEMBER KRAESE: Aye.

BOARD MEMBER ROGERS: Aye.

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BOARD MEMBER FERGUSON: Aye.

CHAIRMAN GUBITOSA: So, we will continue
the public hearing to May 23.

MR. ZIGLER: Thank you.

(Time noted: 7:15 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.


Debra Boggs

