

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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8 Town of Stony Point
9 RHO Building
10 5 Clubhouse Lane
11 Stony Point, New York
12 Thursday
13 December 13, 2018
14 8:02 p.m.

15 BEFORE:

16 THOMAS GUBITOSA, CHAIRMAN
17 MICHAEL FERGUSON, BOARD MEMBER
18 ERIC JASLOW, BOARD MEMBER
19 PAUL JOACHIM, BOARD MEMBER
20 JERRY ROGERS, BOARD MEMBER

21 APPEARANCES:

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

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

1 Proceedings

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CHAIRMAN GUBITOSA: Next item is Town of

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Stony Point Patriot Hills. This is a lot

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line change located on the north side of

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Willow Grove Road and West side of Knapp

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Road.

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MR. STACH: Good afternoon, Board

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Members, Chairman Gubitosa. Tonight I'm

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here on behalf of actually the Town of Stony

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Point because the Town wants to realign some

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of the property boundaries and lot lines in

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here in the vicinity of Patriot Hills. The

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purpose is currently the way these lots are

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aligned over time the way that they were

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subdivided and assembled you sort of have

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the golf course on portions of all four

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lots, you have the rec fields on at least

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three of the lots, the buildings here are on

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at least two lots, and it's really confusing

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in terms of trying to market the property

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for redevelopments which as you know the

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Town has been doing for several years. So

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really what's before you or what we'd like

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to bring you before at the next meeting is

1 Proceedings

2 an application to realign the lot line
3 boundaries so that the golf course, all 18
4 holes of the golf course, the clubhouse, the
5 driving range, all of those facilities are
6 on two lots. The rec fields, the little
7 league fields are all on one lot, and the
8 these Letchworth Village buildings coming up
9 Patriot Hills Drive to Clubhouse Lane that
10 they're all on a separate lot. So
11 essentially that will be the four lots as
12 they're realigned and we hope that you'd put
13 us on the agenda for the January and under a
14 lot line change in Stony Point this is a
15 type two action.

16 It's really, again, no physical changes
17 are being made. The idea is to consolidate
18 the uses on individual lots so they can be
19 treated separately.

20 CHAIRMAN GUBITOSA: Now, when I look on
21 the map the only thing that's not included
22 is Camp Venture.

23 MR. STACH: Camp Venture, correct, is
24 its own lot. It's not part of the Town
25 holdings. This is only the Town holdings.

1 Proceedings

2 CHAIRMAN GUBITOSA: All right. So we'll
3 put you on for January.

4 MR. STACH: 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.

Melissa Pezzullo