

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
BLANCHARD HOLLOW

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
December 7, 2017
8:32 p.m.

BEFORE :

- THOMAS GUBITOSA, CHAIRMAN
- PETER MULLER, VICE-CHAIRMAN
- ERIC JASLOW, BOARD MEMBER
- PAUL JOACHIM, BOARD MEMBER
- EUGENE KRAESE, BOARD MEMBER
- JERRY ROGERS, BOARD MEMBER
- MARY PAGANO, CLERK TO THE PLANNING BOARD

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Proceedings

CHAIRMAN GUBITOSA: Next we'll do Blanchard Hollow. This is an eight lot average density subdivision located on the west side of Jessup, Burghardt Drive to Conklin. You have new maps. And I think this is one we originally did a site visit to.

MR. ZIGLER: Yeah. Basically, this is an existing subdivision of the same amount of lots, eight. And what we're doing is an average density.

But as we got into it, some things had to change. We had to cut this lot with the new road through here because the approved road didn't meet the current road requirements. It was approved at 24. The current code is 30.

So without having a very steep, big wall here, we had to move the road over. We brought the road in, and we stayed on grade here.

As we know, Mason, who lives in this house, would like to have that lot. That's

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2 why we numbered it Lot Nine now. So at some
3 date, it would merge. We're still working on
4 that with her.

5 The difference here is when we first did
6 the concept plans, we had all the lots around
7 the cul-de-sac. And that just can't happen.
8 The road here is too high. We're trying to
9 stay above the rock. We did some soil
10 testing out there, there's rock in here.

11 So we're trying to come in about six to
12 eight percent, come up into a six percent,
13 four percent cul-de-sac that allows the homes
14 to be on the right side as you enter. We're
15 proposing a house on Lot One, if the existing
16 house is removed. So you have Lot One, Two,
17 Three, Four sits in the back, and then Seven.

18 What we did was we took and put two
19 homes in the back. In our original plan, we
20 thought that that would be all be
21 conservation easements or buffer. Right now,
22 we're showing homes back here because we just
23 can't put any homes along the left side of
24 the road going in.

25 So we have a house, Eight here, but the

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2 rest of it we're going to put into a
3 conservation easement. And then we're going
4 to have a long driveway coming back for a
5 house here, and a long driveway for a house
6 there. And those two homes would be on
7 oversized lots.

8 Number Five, Lot Five, the highest one
9 here, I think it's close to five acres. It's
10 kind of smudgy, but it has all the math on
11 it. This one's I think about an acre.

12 So that's the difference. There was
13 some questions about what an average density
14 can do at the workshop, and we have to answer
15 that question, do some investigation on the
16 slopes. You can pretty much use any codes
17 you want down to 15,000 square foot for the
18 lots, but there's a question about what we
19 can do on what slopes. So we have to answer
20 that.

21 So this is the first time you're seeing
22 this plan. The only thing the same of the
23 original plan is the name. So I didn't know
24 if you wanted to go and make, set a field
25 visit, or circulate this, start the

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circulation, because we do have a lot of agencies with this, with Orange and Rockland, and DEC and everything.

BOARD MEMBER ROGERS: It's an old site.

CHAIRMAN GUBITOSA: Maybe we'll do another site visit because Lots Five and Six we didn't look at last time.

MR. ZIGLER: Not at all.

CHAIRMAN GUBITOSA: And those, like we talked at the TAC meeting, you won't be able to access them from Conklin.

MR. ZIGLER: No. You can't get to the property from Conklin with the new power line.

CHAIRMAN GUBITOSA: All right, so maybe we'll set a site visit. No, we could do it in January. Yeah, we could do January.

PUBLIC SPEAKER: Is that another pipeline in the middle here now, Mr. Zigler?

MR. ZIGLER: No, that's the Orange and Rockland pipeline, and then the pipeline is to the left.

THE CLERK: The TAC meeting is the 11th.

CHAIRMAN GUBITOSA: So we could do the

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2 site visit January 6th. All right, so we'll
3 do the site visit January 6th. What time,
4 8:30? 8:30, yeah, we'll meet up at the
5 property. I need a motion to set the site
6 visit January 6th.

7 BOARD MEMBER ROGERS: I'll make that
8 motion.

9 BOARD MEMBER JASLOW: I can't make it.

10 VICE-CHAIRMAN MULLER: The week after?

11 BOARD MEMBER JASLOW: Two can't make it.

12 CHAIRMAN GUBITOSA: We'll do it. We'll
13 go and we'll set one for the sixth. If it
14 changes, we need a motion to accept the site
15 visit. Yeah, we'll do the sixth, 8:30. If
16 anything changes, I'll call you. But if some
17 of us go, and then we can always take you
18 guys when we need to go. So we'll do the
19 sixth at 8:30. I just need a motion. Gene,
20 Jerry made it?

21 VICE-CHAIRMAN MULLER: Jerry made the
22 motion and I seconded it.

23 CHAIRMAN GUBITOSA: Second. All in
24 favor, aye?

25 (Response of aye was given.)

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2 CHAIRMAN GUBITOSA: Opposed? All right.

3 THE CLERK: Who seconded?

4 CHAIRMAN GUBITOSA: Peter.

5 MR. ZIGLER: Question, what are you
6 going to look at?

7 CHAIRMAN GUBITOSA: January 6th at 8:30.

8 MR. ZIGLER: No, no, what are you going
9 to look at?

10 CHAIRMAN GUBITOSA: Probably whatever
11 you show us.

12 MR. ZIGLER: That's what I was going to
13 suggest. If he can get this to two, Page 2,
14 we could stake out the homes.

15 CHAIRMAN GUBITOSA: Yeah, since Five and
16 Six are the newer ones --

17 MR. ZIGLER: Stake those home positions
18 out.

19 CHAIRMAN GUBITOSA: Yeah, stake them all
20 out.

21 MR. ZIGLER: And we'll put all the
22 homes, or Five and Six?

23 CHAIRMAN GUBITOSA: Five and Six.

24 MR. ZIGLER: Two different colors, and
25 then I'll send that to Mary and she can

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2 circulate it. That way if you want to go on
3 your own, you can go.

4 CHAIRMAN GUBITOSA: Now, you've already
5 been in discussions with what's her name.

6 THE CLERK: Mason.

7 MR. ZIGLER: Yeah, we're going to try to
8 give the property.

9 CHAIRMAN GUBITOSA: That was where her
10 driveway was, right?

11 MR. ZIGLER: Yeah. But I said she had
12 asked to need part of the application
13 approved that she can accept it. You know,
14 we need some legal, you know, something
15 legally so we can't just say she's going to
16 take it, and then leave here and not have it.

17 CHAIRMAN GUBITOSA: All right, you'll
18 work on that. Thank you, Dave.

19 (Discussion held off the record.)

20 THE CLERK: When you did Blanchard
21 Hollow, you didn't do anything about lead
22 agency. I sent you the papers that we sent
23 out, the NOI in January of 2017, and you have
24 not done anything.

25 MR. O'ROURKE: Mary, I have June -- no,

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2 January 26, 2017, lead agency, unlisted
3 action.

4 CHAIRMAN GUBITOSA: Unlisted action.

5 MR. O'ROURKE: And then we conducted a,
6 scheduled a site plan.

7 THE CLERK: I don't have that. You have
8 an updated one? Okay, good.

9 CHAIRMAN GUBITOSA: All right, thank
10 you.

11 THE CLERK: No, we did this, but we
12 didn't say we were lead agency. We sent out
13 the NOI. And we only got a reply from the
14 Army Corps.

15 MR. O'ROURKE: You listed it and you
16 sent it out.

17 THE CLERK: Correct.

18 CHAIRMAN GUBITOSA: But we never --

19 THE CLERK: We never set it at our
20 meeting.

21 MR. O'ROURKE: You never declared lead
22 agency and you never scheduled a public
23 hearing. All you did is your intent for
24 meetings.

25 THE CLERK: Correct.

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CHAIRMAN GUBITOSA: All right. So I guess we'll do that. We'll do for Blanchard. Once we do this, we'll go back to Blanchard. For Blanchard, we'll -- I need a motion to be lead agency.

BOARD MEMBER ROGERS: I'll make that motion, Mr. Chair.

VICE-CHAIRMAN MULLER: Second.

CHAIRMAN GUBITOSA: All in favor?

(Response of aye was given.)

CHAIRMAN GUBITOSA: Opposed? So we'll be the lead agency. And we have to do it as unlisted?

MR. O'ROURKE: Yes.

CHAIRMAN GUBITOSA: Make a motion to classify as unlisted.

BOARD MEMBER KRAESE: Motion.

CHAIRMAN GUBITOSA: Second?

BOARD MEMBER JOACHIM: I'll second.

CHAIRMAN GUBITOSA: All in favor?

(Response of aye was given.)


CHAIRMAN GUBITOSA: All right, so we got that for Blanchard.

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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.



Jennifer L. Johnson

