

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  
December 7, 2017  
8:38 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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CHAIRMAN GUBITOSA: All right, next we'll do Gate Hill Day Camp Two. Now this is revised, right?

MR. ZIGLER: Yes.

CHAIRMAN GUBITOSA: It's a revised --

MR. ZIGLER: It's a big revision.

CHAIRMAN GUBITOSA: It's a big revision.

MR. ZIGLER: When we first come in, we had about the same amount of buildings and everything that we're proposing. I would just go to two. Then we left, we went away, and we did a boundary line agreement. Moved the property along the McGee, Linda McGee, the boss of the family, we moved her property line along right there, and it kind of changed the plan. You gave it approval for to file it, but it hasn't been filed yet.

So what we had to do is we had to go back and redo the applications because right now we have two applicants, we have the McGee and Gate Hill as an applicant. They signed the forms and everything. Go to the next page. Okay.

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2 Basically, all the buildings and stuff  
3 that we looked at out there, there's --  
4 that's still the same. We're going to move  
5 the buildings around, and replacement, as we  
6 had in the original. The only thing  
7 different is that you'll see that we have the  
8 Army Corps delineation on it now.

9 And it took the whole lower half, down  
10 by Blue Note, took the entrance out on the  
11 right side of Blue Note, took most of that  
12 property out. So we had to remove that  
13 field. So now we only have really one big  
14 athletical (sic) field down there. They  
15 still have the rope thing through the trees,  
16 and then there's a smaller field down by the  
17 pond. So there's a slight change there.

18 Overall, we're disturbing probably about  
19 two and a half to three acres in new  
20 disturbance, and basically around the  
21 interior of the camp, I'll say. The movement  
22 back and forth is not disturbing any area  
23 that wasn't disturbed before. The biggest  
24 buildings are going on existing fields. So  
25 with the removal of the big field down at the

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2 bottom because of the wetlands, we're  
3 probably now proposing less disturbance than  
4 we had before.

5 So we have a new application. We have a  
6 new SEQR. We have two new applicants. We  
7 have a new map. So I think we were asking  
8 for this to be circulated and set a public  
9 hearing for January.

10 I asked if you would set it, it's a long  
11 ways off, but we have to provide a couple of  
12 engineering things to John, the SWPPP, and a  
13 few other things. A proof of disturbance,  
14 and grade out the fields, and we feel we can  
15 do that. So I would hope that if everybody's  
16 happy at the workshop, you would go with the  
17 public hearing. And then if we don't give  
18 you the proof of the pudding at the workshop,  
19 we could cancel the public hearing if that  
20 happens.

21 CHAIRMAN GUBITOSA: Basically, it's  
22 similar to what we had last time with  
23 buildings. Nothing major, it's just  
24 movements of where the building, this  
25 building here at the TAC meeting, this field

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2 here, but it's nothing --

3 MR. ZIGLER: It's actually less  
4 because --

5 CHAIRMAN GUBITOSA: It's less.

6 MR. ZIGLER: Yeah. We're disturbing  
7 less area. We also had, like, a  
8 groundskeeper down at the bottom by Blue  
9 Note. All that stuff, all them units and  
10 sheds, all that had to come out of there  
11 because it's all wetlands. It's delineated  
12 by Pete Thorgerson, and sometime in the  
13 spring, it will be walked by the Army Corps.

14 CHAIRMAN GUBITOSA: All right.

15 MR. ZIGLER: We're proposing nothing  
16 even near it. So if it changes a little bit,  
17 it's not going to affect the plan.

18 CHAIRMAN GUBITOSA: Okay. All right. I  
19 think we could set the public hearing like  
20 you said. You know, depending on what  
21 happens at the TAC meeting, because we still  
22 have to circulate.

23 MR. ZIGLER: We'll let John answer that  
24 because the SWPPP, he'll have the SWPPP  
25 before Santa Claus arrives. So he'll have

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2 plenty of time to review it, and the other  
3 stuff that we promised.

4 MR. O'ROURKE: Yeah, Dave is right. You  
5 know, he's got some engineering work to do.  
6 If he can do it and get it to us in enough  
7 time, I have no issue with it. The Board  
8 previously, you know, declared your lead  
9 agency at the Type 1 action, so it's not a  
10 new application. But I believe your Planning  
11 Board circulates to the other agencies with  
12 the revised plan. So I have no objection if  
13 he gets the work done in time.

14 CHAIRMAN GUBITOSA: Bill, you have  
15 any --

16 MR. SHEEHAN: No problem. All the  
17 public hearings in one night.

18 CHAIRMAN GUBITOSA: All right.

19 BOARD MEMBER KRAESE: I'll make a motion  
20 to set the public hearing.

21 BOARD MEMBER JOACHIM: I'll second.

22 CHAIRMAN GUBITOSA: Second. All in  
23 favor?

24 (Response of aye was given.)

25 MR. ZIGLER: Opposed? So we'll set the

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public hearing for January 25th.

THE CLERK: Okay, who first, Jerry?

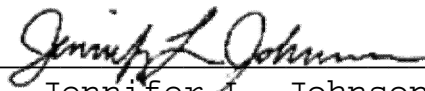
CHAIRMAN GUBITOSA: Gene made it first  
and Paul seconded it. All right, thank you.  
We'll see you again.

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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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Jennifer L. Johnson

