

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

OF

NINE HOLT DRIVE

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
December 7, 2017
8:45 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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MR. ZIGLER: Dave Zigler from Atzl, Nasher and Zigler.

CHAIRMAN GUBITOSA: Hold on one second. We got Nine Holt. All right, Steve's not listening. Go ahead, Nine Holt.

MR. ZIGLER: This is a new plan, too, from the last one you looked at. If you remember, we were asking for variances we had in the back. After much discussion, it was agreed upon by the applicant to remove the request for variances.

So what we've done is we held the front existing wall here, which matches the wall to both sides, the east and west. And we held the western wall right here, which is the existing wall. And then we put the new building around that. So we're not going any closer to the front, or no closer to the western property line.

The building has shrunk. If you remember, we were back here, and we didn't have the buffer or rear yard. Depending on which, we need a hundred foot. We only had

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2 about 60. So now the building is reduced to
3 24,000 square foot. It looks the same.

4 MR. SHEEHAN: Smaller than his garage.

5 MR. ZIGLER: Yes, yes. It still has the
6 two bays. And it's kind of what you would
7 call a flex building, that it could be split
8 in half for two users. We have main doors on
9 both sides, and we have about equal parking
10 on both sides. And then we have a door in
11 the front.

12 The biggest thing is that this is now
13 over a hundred foot because the property line
14 right here, right down here is the school,
15 but this is residential and in your code. He
16 needs to have a 50-foot buffer from
17 residential, and the 50 foots don't overlay.
18 So you need the 50-foot buffer, that's that.
19 Then you have to have the yard. So now we
20 meet the code, so.

21 We have grading plans, we have lighting
22 plans, and landscaping plans. We did a SWPPP
23 on the original, which would be reduced for
24 this one. And we received comments from John
25 which we have to answer. There's two pages.

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2 It has to do with some more details on the
3 lights, and fire access, and grading in the
4 back here, and some other things. So we're
5 going to answer that.

6 So what we would like to do at this time
7 is ask to be referred to the ARB. And then
8 we would come back next month with those
9 comments from John answered. Hopefully, the
10 ARB would set a public hearing for February.

11 VICE-CHAIRMAN MULLER: Make a motion to
12 send to ARB? I make that motion, Mr. Chair.

13 BOARD MEMBER ROGERS: I'll second it.

14 CHAIRMAN GUBITOSA: All in favor?

15 (Response of aye was given.)

16 CHAIRMAN GUBITOSA: Opposed? So we'll
17 send you to the ARB for that, for their
18 review.

19 MR. ZIGLER: Right.

20 THE CLERK: Who seconded?

21 BOARD MEMBER ROGERS: I seconded.

22 CHAIRMAN GUBITOSA: Jerry seconded. All
23 right, thank you, Mr. Zigler. That's it.

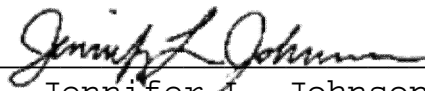
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THE FOREGOING IS CERTIFIED to be a true
and correct transcription of the original
stenographic minutes to the best of my ability.



Jennifer L. Johnson

