

STATE OF NEW YORK : COUNTY OF ROCKLAND  
TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER  
OF  
EAGLE BAY

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Town of Stony Point  
RHO Building  
5 Clubhouse Lane  
Stony Point, New York  
February 25, 2021  
7:24 p.m.  
(via Zoom)

BEFORE :

THOMAS GUBITOSA, CHAIRMAN  
KERRI ALESSI, BOARD MEMBER  
MICHAEL FERGUSON, BOARD MEMBER  
ERIC JASLOW, BOARD MEMBER  
MARK JOHNSON, BOARD MEMBER  
JERRY ROGERS, BOARD MEMBER

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Proceedings

CHAIRMAN GUBITOSA: Next item on the agenda is Eagle Bay. And I guess we're going to go through just an overview, Dave, of what we talked about at the TAC, and going forward with the site plan review.

MR. ZIGLER: Yes. We had submitted plans for review for site plan. We circulated the plans. And we received, actually, new comments only from the County planner. Because of our findings, we're kind of slowed up and only finished last month. We didn't start the site plan review.

So we then, after last month's meeting, started to circulate the plans. And we broke them into two sections for the site plan. Then we had a lighting plan, and a landscaping plan, and a signage plan. And then the last plan had to do with the offsite improvements.

CHAIRMAN GUBITOSA: Correct.

MR. ZIGLER: So we have that out there. And it's, it is a lot of plans. I don't know if everybody got the review. I had offered,

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Proceedings

and spoke to Steve about having a workshop, if you wanted, that we could lay the plans out, if you had questions, the Board. And we could bring in the specialists in each one of the areas that you're familiar with, that you've talked to and seen and heard, and go over the plans again.

You know, the plans were developed through the environmental impact study. And a lot of the things had been reviewed by your advisers, from Tim Miller and John O'Rourke, and had many revisions. The landscaping was revised many times, and the lighting.

But that still doesn't mean if you have other revisions, we, you know, that's what we, that's what we want to do. We would like to have a workshop. And we'd also like to set up a public hearing because I think that we're all knowledgeable enough to know that a public hearing is going to bring a lot of comments. And then we would take those comments and respond to every one of them. So we're just in the position right now that we want to move forward.

1 Proceedings

2 The other thing that's going on is  
3 there's discussions with the Town about the  
4 public area, the esplanade, and also about  
5 the sewer and how we can address that. So  
6 that's just something that's going on between  
7 the attorneys and the Town Board. And once  
8 that's done, it would be added to the map, as  
9 everything else is, for a sequence.

10 And I would also say that this map has a  
11 lot of notes on it. More than usual. So we  
12 would appreciate everybody looking at that  
13 because some of them are notes having to do  
14 with when items would be built, and  
15 certificate of occupancies, and a staging of  
16 construction.

17 So with that, I kind of would ask if  
18 anybody had questions, or if you had an idea  
19 about a workshop, or if everybody's happy  
20 with the maps. It's up to you how you would  
21 like to proceed. But we would, we would  
22 respectfully request a public hearing be set  
23 up.

24 CHAIRMAN GUBITOSA: All right.

25 MR. HONAN: Mr. Chairman, I did speak

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Proceedings

with Dave, Dave Zigler regarding that. And this is a very complicated site plan. There are many aspects to it. And I was thinking, and I hadn't brought it up previously, but it might, we might be, we might benefit from a workshop hearing, which would basically be a publicly noticed hearing. This way, the Planning Board Members could all come and listen. And basically, it wouldn't be a time for public input. It would just be a time for all of the Board Members and the consultants to be addressed by the various experts and the applicant on this particular application. If that would maybe be helpful for the Board's, you know, consideration.

But we probably should also consider how we're going to have this presented because there are so many aspects of the plan. And to do all at once might be difficult. So I was thinking maybe we should, we should try to think about a sequence and how --

CHAIRMAN GUBITOSA: Wait, hold on.

Steve, can you mute everyone?

MR. HONAN: Yes, yes, yes.

1 Proceedings

2 CHAIRMAN GUBITOSA: Thank you. All  
3 right, go ahead.

4 MR. HONAN: That's all I had to say.

5 CHAIRMAN GUBITOSA: All right. I'll go  
6 to Max. Sorry, I keep forgetting you.  
7 You're in my corner.

8 MR. STACH: Yeah. I have no objection  
9 to doing both. I mean, I would imagine you  
10 might be able to schedule a workshop meeting  
11 and put it on for a public hearing for next  
12 month, if that workshop is a special date.  
13 Which it probably should be. There's a lot  
14 to go over.

15 CHAIRMAN GUBITOSA: Yeah, you're right.

16 MR. STACH: If you put this on your  
17 regular evening, it's going to take a long  
18 time, so.

19 CHAIRMAN GUBITOSA: All right. Yeah,  
20 you're right. John, I'll go to John  
21 O'Rourke.

22 MR. O'ROURKE: Yeah, no, I would agree.  
23 I think a workshop certainly is warranted for  
24 this project. Relative to scheduling a  
25 public hearing, you know, I'll leave that to

1 Proceedings

2 the Board. And maybe that you want to have  
3 the workshop first and feel comfortable with  
4 the plans, and then schedule a public  
5 hearing. You know, we do tend to have public  
6 hearings held open for a very long time --

7 CHAIRMAN GUBITOSA: Right.

8 MR. O'ROURKE: -- on certain projects.  
9 So it's up to the Board. But I think the  
10 Board should feel comfortable with the, with  
11 the site plan and the layout --

12 CHAIRMAN GUBITOSA: Right.

13 MR. O'ROURKE: -- probably before you  
14 schedule that. But again, we did issue  
15 comments on landscape, or on the lighting  
16 plan, which Dave has and I'm assuming he's  
17 addressing. And we're also currently  
18 reviewing the very large set of plans that he  
19 submitted for the site plan.

20 CHAIRMAN GUBITOSA: All right, good.  
21 John, our Building Inspector. John Hager,  
22 what are your comments?

23 MR. HAGER: Yeah, I agree. I think the  
24 workshop is a good idea.

25 CHAIRMAN GUBITOSA: Good.

1 Proceedings

2 MR. HAGER: I also agree with John  
3 O'Rourke, that setting up a public hearing  
4 right now, it might end up having this  
5 hearing be open for --

6 CHAIRMAN GUBITOSA: For a while. All  
7 right.

8 MR. HAGER: Well, yeah. I think maybe  
9 once we get through a workshop, then that  
10 would be the next step.

11 CHAIRMAN GUBITOSA: All right, good.  
12 I'll go to the Board. Jerry, your comments?  
13 I kind of like, like he said, with doing the  
14 workshop first so at least that's the only  
15 thing on our agenda and we go through it.

16 BOARD MEMBER ROGERS: I agree. I think  
17 that makes eminent sense, so I'm in favor of  
18 that, definitely.

19 CHAIRMAN GUBITOSA: All right. Mike,  
20 what do you think, same thing?

21 BOARD MEMBER FERGUSON: Yes.

22 CHAIRMAN GUBITOSA: All right, good.  
23 Eric?

24 BOARD MEMBER JASLOW: I agree.

25 CHAIRMAN GUBITOSA: You, doing the



1 Proceedings

2 workshop. Kerri?

3 BOARD MEMBER ALESSI: Yeah, I like the  
4 idea of the workshop.

5 CHAIRMAN GUBITOSA: Mark, you too?  
6 Sorry.

7 BOARD MEMBER JOHNSON: Absolutely.

8 CHAIRMAN GUBITOSA: So if we do a  
9 workshop, we'd have to do it -- would we have  
10 to do it after the TAC meeting, Mary, or can  
11 we do it before, you think?

12 THE CLERK: Whenever you want.

13 CHAIRMAN GUBITOSA: Whatever. So what  
14 day -- hmm. What day --

15 THE CLERK: Just pick a day and see when  
16 everyone can go. It would probably have to  
17 be at night, right?

18 CHAIRMAN GUBITOSA: Yeah. It would  
19 probably --

20 MR. HONAN: I'm sorry.

21 CHAIRMAN GUBITOSA: Right. Go ahead,  
22 Steve. It would probably be at night.

23 MR. HONAN: Once we decide on a date, we  
24 just have to notice it as essentially a  
25 public hearing. This way, if people want to

1 Proceedings

2 listen, they can come and listen, either  
3 virtually or in person.

4 CHAIRMAN GUBITOSA: All right. So what  
5 night works for everyone? Dave, you guys,  
6 what do you -- I mean, first off, to see for  
7 the Board. I'm looking at the calendar.

8 MR. O'ROURKE: I was going to say  
9 potentially, you could have it on the 11th,  
10 the actual night after the TAC meeting.  
11 Potentially.

12 CHAIRMAN GUBITOSA: Yeah, we could  
13 probably do that. At least we --

14 THE CLERK: The 11th. Well, we'd have  
15 to -- do we have enough time to notice it in  
16 the paper? Usually, we give it ten days.  
17 Because it wouldn't be able to be published  
18 until --

19 CHAIRMAN GUBITOSA: Tomorrow is the  
20 26th.

21 THE CLERK: -- the 4th.

22 MR. STACH: Do you need to publish a  
23 regular meeting? It's not a public hearing.

24 THE CLERK: But he said it had to be  
25 published in the paper.

1 Proceedings

2 MR. HONAN: Well, we've got to notice  
3 the public that it's taking place so if they  
4 want to listen in, they can.

5 THE CLERK: So how many days you think  
6 we have to do? Because I can get it out and  
7 be in the newspaper, the Rockland Journal --  
8 no, the Rockland County Times on the 4th of  
9 March. Is that enough time, one week?

10 MR. HONAN: I believe it is. I'd have  
11 to check the statute again, though. But are  
12 we looking at 7:00 in the evening, or we're  
13 doing it right after the TAC meeting, like at  
14 4:00?

15 BOARD MEMBER ALESSI: That I can't do.

16 CHAIRMAN GUBITOSA: Yeah, we'd have to  
17 do -- neither can I. We could probably do  
18 7:00 or 6:30.

19 MR. HONAN: I'd have to get someone else  
20 to cover for me because I've got a firm  
21 matter at 7:00 that day.

22 THE CLERK: So why don't we pick another  
23 day?

24 CHAIRMAN GUBITOSA: Yeah.

25 MR. O'ROURKE: The 18th?

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Proceedings

THE CLERK: What about the 18th?

CHAIRMAN GUBITOSA: Yeah, how about --

MR. HONAN: The 18th, I have a firm at  
7:00.

THE CLERK: What about the 17th?

CHAIRMAN GUBITOSA: What about  
Wednesdays?

MR. HONAN: You want to do it on Saint  
Patrick's Day, the 17th?

CHAIRMAN GUBITOSA: Well, we're not  
going to celebrate.

THE CLERK: Okay. What about the 16th,  
Tuesday?

MR. HONAN: That's a much better day for  
me, yes.

CHAIRMAN GUBITOSA: The 16th, how does  
the 16th work for everyone?

BOARD MEMBER ALESSI: Works for me.

BOARD MEMBER ROGERS: I'm okay with  
that.

BOARD MEMBER JOHNSON: I'm good.

CHAIRMAN GUBITOSA: Yeah?

MR. STACH: Not for me, Tom.

CHAIRMAN GUBITOSA: Who said that, Max?

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Proceedings

MR. STACH: Max.

THE CLERK: Stay in the corner.

MR. STACH: Back into my corner.

THE CLERK: Okay, back in your corner.

How about the 22nd? The 15th?

MR. HONAN: 22nd or 15th is fine with me. Either of those Mondays are fine.

THE CLERK: How is the 15th for everyone?

BOARD MEMBER JASLOW: 15th is good for Eric. 22nd is no good.

THE CLERK: Okay. Max, what about the 15th for you?

MR. STACH: 15th works well for me.

THE CLERK: John?

MR. O'ROURKE: Yup, 15th works.

THE CLERK: Okay. What about you, Mike?

BOARD MEMBER FERGUSON: 15th at 7:00?

THE CLERK: Yeah.

CHAIRMAN GUBITOSA: Yeah.

BOARD MEMBER FERGUSON: Yeah, that will work.

THE CLERK: Jerry?

BOARD MEMBER ROGERS: Yeah, I'm good for

1 Proceedings

2 that.

3 THE CLERK: Mark?

4 BOARD MEMBER JOHNSON: Yup, I'm good.

5 THE CLERK: Kerri?

6 BOARD MEMBER ALESSI: Yes.

7 CHAIRMAN GUBITOSA: Yup.

8 THE CLERK: Perfect. So we have the  
9 15th.

10 CHAIRMAN GUBITOSA: All right, 15th.

11 THE CLERK: Okay.

12 CHAIRMAN GUBITOSA: At seven. And that  
13 will be a workshop. And then we'll still  
14 have the -- Dave, you'll still be on the TAC  
15 meeting on the 11th.

16 MR. ZIGLER: Okay.

17 CHAIRMAN GUBITOSA: And I'll just check  
18 with the Board to see, because there's only  
19 three of us, how -- if we need, if we -- and  
20 I don't know if we could do that in person.  
21 But I'll check between now and then. We  
22 could do it Zooming. But the 15th, we'll do  
23 the workshop and make sure we have something  
24 just to, so we can go through it. All right,  
25 that sounds good.

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Proceedings

MR. STACH: That's at 7:30, Tom, or  
7:00?

MR. HONAN: 7:00 p.m.

THE CLERK: Does anybody want to make it  
6:30?

MR. HONAN: I wouldn't object to that.

BOARD MEMBER JASLOW: I wouldn't.

CHAIRMAN GUBITOSA: 6:30?

THE CLERK: Let's go through the Board.  
Jerry?

BOARD MEMBER ROGERS: It's okay with me.  
Yeah, I'm okay with 6:30.

THE CLERK: Mike? Mike?

BOARD MEMBER FERGUSON: Yeah, I can do  
that.

THE CLERK: Okay.

CHAIRMAN GUBITOSA: Yeah, we could do  
6:30.

THE CLERK: John?

CHAIRMAN GUBITOSA: Kerri?

MR. O'ROURKE: Yes, 6:30.

BOARD MEMBER ALESSI: It's okay for me.

THE CLERK: Kerri? Max? Mark?

MR. HONAN: You okay?

1 Proceedings

2 BOARD MEMBER JOHNSON: Yup, I'm good.

3 THE CLERK: Okay, let's do it 6:30.

4 CHAIRMAN GUBITOSA: All right. 6:30,  
5 the 15th, we'll do the workshop.

6 THE CLERK: Okay. Got it.

7 MR. ZIGLER: I'm running out of white  
8 out.

9 CHAIRMAN GUBITOSA: All right, good.  
10 Thanks, Dave. Thanks, Steve, for doing this.  
11 Yeah, we'll do the 15th.

12 MR. ZIGLER: My, my intention would be  
13 to bring everybody in. The architects and  
14 the landscaper. And that way, if there's  
15 various questions, we could, you know, hit  
16 them all. And if you don't hit them all, we  
17 could do it again.

18 CHAIRMAN GUBITOSA: All right. That  
19 sounds good.

20 MR. ZIGLER: Thank you.

21 CHAIRMAN GUBITOSA: And hopefully  
22 between now and the 15th and the TAC, the  
23 Board has things that were, questions we  
24 could bring up. But good. Thank you, Dave.

25 MR. ZIGLER: No, thank you for helping.



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Proceedings

CHAIRMAN GUBITOSA: All right. All right, we're good. We'll move on?

THE CLERK: Fine.

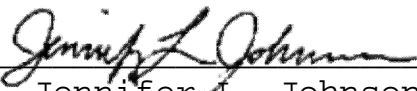
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Proceedings

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

