

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

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IN THE MATTER
OF
VESTCO
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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
February 25, 2021
7:37 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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CHAIRMAN GUBITOSA: What do you want to do, Vestco? Dave, that's you?

MR. ZIGLER: Sure.

CHAIRMAN GUBITOSA: All right. This is a new application, correct?

MR. ZIGLER: Right. If you remember, this project was built down on Holt Drive and it had the office in the front.

CHAIRMAN GUBITOSA: Right.

MR. ZIGLER: And had the two proposed commercial offices. And then in the back was warehousing. And it was an extension of an existing building.

By luck or by good fortune, the owner got a great user in a therapist. And the therapist, it's just a good thing for the Town of Stony Point. It's something that I don't believe anybody would believe would happen on Holt because we're so used to warehousing, manufacturing.

But now that operation wants to extend and put in a third office. They have two. And the third one, which is on the west side

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2 of the building, they'd like to put an MRI.
3 And although we have parking on-site, the
4 proposal is to put some parallel parking in
5 the front so you would have perpendicular
6 parking where our plan had it.

7 I want to share the screen, Steve.

8 MR. HONAN: Oh, yeah, sure. Give me one
9 sec.

10 CHAIRMAN GUBITOSA: And Dave, this is
11 right across the entrance from Shop Rite,
12 right, the second entrance?

13 MR. ZIGLER: Yes.

14 CHAIRMAN GUBITOSA: All right.

15 MR. ZIGLER: And that, that parallel
16 parking is up against, I'll say the west
17 side. It's the shadowed area on your map.

18 MR. HONAN: Okay, you should be able to
19 do it now.

20 MR. ZIGLER: Yeah. It should be up.

21 THE CLERK: It's not.

22 CHAIRMAN GUBITOSA: Not yet.

23 MR. ZIGLER: Now it is.

24 THE CLERK: No, it's not.

25 CHAIRMAN GUBITOSA: Not yet. Now it's

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2 coming. There it is. Got you.

3 MR. ZIGLER: So that's the shadowed area
4 right here along the western property line.

5 CHAIRMAN GUBITOSA: Right.

6 MR. ZIGLER: Then you'll see a box in
7 the building. And that's just a, that's just
8 a change of use, and that's where the MRI
9 would be. So there's no other items being
10 asked for. It changes very little in the
11 aspect of the overall site. It's just some
12 additional parking that it would be good to
13 have for MRI type user.

14 This is the first time you've seen it.
15 I didn't know if you wanted to go out and
16 look at the site. It's also possible that
17 this could be considered just a minor change
18 and could be given an approval if you
19 thought, for the additional parking.

20 But we do have to go to the Zoning Board
21 of Appeals because we don't have the ten foot
22 between the curb line on the east side to the
23 property line on the east side that's right
24 here. If you look in the middle, we have ten
25 foot, but down on this edge, we only have

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2 two. So we have to change, change the bulk
3 table and ask for a variance on that.

4 So there's several ways to go. I didn't
5 know if you looked at it, or if you wanted to
6 go out on the site first like you normally
7 do. But unfortunately, right now it's going
8 to be kind to see, hard to see because that's
9 where the snow is piled.

10 CHAIRMAN GUBITOSA: Yeah. Dave? Not
11 Dave. Max?

12 MR. HONAN: Give me -- I'll go, what are
13 your --

14 CHAIRMAN GUBITOSA: No, that's not it,
15 Dave. What's he doing. Go ahead, Max. Max,
16 what are your comments on this? We --

17 MR. STACH: Yeah, so. So it's really a
18 minor site plan amendment. And it's, it's,
19 you know, subject to your discretion whether
20 or not you want to have a public hearing.
21 It -- under SEQR, it's a Type II change. So,
22 you know, I would suggest, if you're going to
23 go do a sight visit, you know, that would be
24 a good opportunity for you guys to understand
25 whether or not you need to do a public

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2 hearing.

3 CHAIRMAN GUBITOSA: All right. Do we
4 have to, do we have to declare lead agency?

5 MR. STACH: No. It's a Type II action.
6 You can --

7 CHAIRMAN GUBITOSA: But we don't have to
8 because -- okay. I just wanted to make sure.

9 MR. STACH: You at least have to note in
10 the record that it's a Type II action.

11 CHAIRMAN GUBITOSA: All right. So I
12 just need, I just need a motion to make this
13 a Type II action, correct? Yeah, we could do
14 that. Yeah.

15 BOARD MEMBER ROGERS: I'll make that
16 motion, Mr. Chairman.

17 CHAIRMAN GUBITOSA: All right. Jerry
18 made the motion, Type II. I'll second it.
19 Yeah, Kerri seconded. All in favor?

20 (Response of aye was given.)

21 CHAIRMAN GUBITOSA: Opposed? All right,
22 so we'll make it a -- I mean, if the Board
23 wants, I mean, we can go -- when is the TAC?
24 Hold on.

25 THE CLERK: The 11th.

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2 CHAIRMAN GUBITOSA: So we could
3 probably, if you want, if not -- if with the
4 sixth, if we want to go the sixth at, like,
5 9:00 or 8:30 Saturday morning, is that good
6 for everyone? Or everyone can just go and,
7 you know, when they're ready. It's up to you
8 guys. Because we've been at that site a
9 couple times.

10 BOARD MEMBER ROGERS: Well, I was just
11 going to raise, do we actually have to have a
12 site visit, because I think everybody is
13 familiar with the property.

14 CHAIRMAN GUBITOSA: Yeah.

15 BOARD MEMBER ROGERS: It seems to me we
16 should recommend that it go forward to the
17 Zoning Board.

18 CHAIRMAN GUBITOSA: All right.

19 BOARD MEMBER ROGERS: And that's at
20 least my opinion, but.

21 MR. HONAN: Yeah. You don't actually,
22 you don't need the formal site visit with all
23 of you going the same time if you're all
24 familiar with it, and have gone, and passed
25 by it all the time. There's really no need

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2 to do that.

3 CHAIRMAN GUBITOSA: All right. Yeah,
4 we've gone -- I mean, we've been there many
5 times looking at that site. So I don't think
6 we need the site visit. I mean, we could
7 just send them to the zoning.

8 MR. HONAN: Yeah. For those who are not
9 familiar with the site, they can drive by
10 sometime when they're free and just go take a
11 look at it.

12 CHAIRMAN GUBITOSA: Yeah. Yeah. So I
13 would just, we could -- Max, we could just
14 make a motion to send them to the zoning,
15 correct?

16 MR. STACH: That's correct.

17 CHAIRMAN GUBITOSA: All right. If no
18 one objects -- wait. John O'Rourke, you, and
19 I'll go to you, and then John.

20 MR. O'ROURKE: Yeah, no, I have -- we
21 had issued some minor comments to Dave back
22 earlier this month. Again, refer to the ZBA.
23 And I would just mention to the Board when
24 you're thinking about a public hearing, the
25 ZBA has to have a public hearing anyhow.

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2 CHAIRMAN GUBITOSA: Yeah, okay.

3 MR. O'ROURKE: It's minor. I mean, it's
4 up to the Board. But it doesn't seem like
5 it's really appropriate at this time.

6 CHAIRMAN GUBITOSA: Yeah, we don't need
7 one. All right, thanks. John Hager, same
8 comments?

9 MR. HAGER: I don't have any further
10 comments. I think that's fine.

11 CHAIRMAN GUBITOSA: All right.

12 MR. HAGER: Work on it once you get that
13 decision.

14 CHAIRMAN GUBITOSA: All right, good.
15 All right, then if anyone doesn't object,
16 we'll make a motion to send -- I need a
17 motion to send them to the ZBA.

18 BOARD MEMBER ROGERS: I'll make that
19 motion, Mr. Chairman.

20 CHAIRMAN GUBITOSA: Jerry made it.

21 BOARD MEMBER FERGUSON: I'll second it.

22 CHAIRMAN GUBITOSA: Mike seconded. Mike
23 seconded. All in favor?

24 (Response of aye was given.)

25 CHAIRMAN GUBITOSA: Opposed? All right,

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we'll send you to the ZBA. And I think that's it, right? We'll see you -- yeah, we'll see you next month, right? I don't think there's anything else, right, Steve?

MR. HONAN: No, I think you covered it all.

CHAIRMAN GUBITOSA: Yeah.

MR. ZIGLER: So we'll probably be at the ZBA for at least six weeks. So you probably won't see us next month.

CHAIRMAN GUBITOSA: All right. So we'll send you to the ZBA. Good luck.

MR. ZIGLER: All right, thank you.

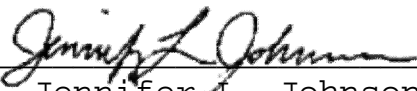
(Time noted: 7:45 p.m.)

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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

