

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
January 25, 2018
8:45 p.m.

BEFORE :

THOMAS GUBITOSA, CHAIRMAN
PETER MULLER, VICE-CHAIRMAN
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
PAUL JOACHIM, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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Proceedings

CHAIRMAN GUBITOSA: Next on the agenda is Nine Holt. We're going to put this map up. Next is Nine Holt Drive. It's a site plan located on the south side of Holt Drive, 588 feet east of South Liberty. And this is a review. All right, Mr. Zigler, give us --

MR. ZIGLER: Dave Zigler, Atzl, Nasher and Zigler.

CHAIRMAN GUBITOSA: Guys.

MR. ZIGLER: This is Pat Magee behind me, way back.

CHAIRMAN GUBITOSA: Okay.

MR. ZIGLER: Basically, we've been in front of the Board with this application for about, probably about six or seven months.

CHAIRMAN GUBITOSA: Correct.

MR. ZIGLER: We went out, I think it was last winter --

CHAIRMAN GUBITOSA: Last winter.

MR. ZIGLER: -- when we first looked at the site, because it was cold. But we've amended this map. I know it's kind of illegal to do that, I heard.

1 Proceedings

2 CHAIRMAN GUBITOSA: George, can you
3 guys -- thank you. We got maps in the back.
4 Go ahead.

5 MR. ZIGLER: Basically, we've changed
6 the plan from the beginning, which extended
7 for variances. We changed it again the
8 second time. We still need some variances
9 because of the buffer. So what we've done is
10 finally brought this map into compliance with
11 the code.

12 We're going to hold the front wall of
13 the building as the setback, which is
14 basically 50 foot. And then we're going to
15 hold the side wall for the side yard. And
16 then rebuild the rest of the building, add an
17 addition to it, and we're going to end up
18 with a building of roughly 24,000 square foot
19 with two truck docks.

20 The original building right now has two
21 truck docks. We'll end up with parking on
22 the east side. The original building has
23 parking in the south. And we've submitted
24 the lighting plan, landscaping. We're going
25 to go to the ARB. So tonight, we would just

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2 like to ask to set a public hearing next
3 month.

4 CHAIRMAN GUBITOSA: All right.

5 VICE CHAIRMAN MULLER: Make a motion to
6 set a public hearing.

7 CHAIRMAN GUBITOSA: All right, Pete made
8 a motion to set the public hearing for
9 February 22nd.

10 BOARD MEMBER FERGUSON: Second.

11 CHAIRMAN GUBITOSA: Mike seconded. All
12 in favor?

13 (Response of aye was given.)

14 CHAIRMAN GUBITOSA: Opposed? All right,
15 motion carries. We'll set the public hearing
16 for February 22nd. Max, you want to go over
17 the Part 2?

18 MR. STACH: Yeah, absolutely. We
19 provided a memorandum to the Board dated
20 January 23rd. We had several technical
21 comments on the application that we expect
22 the applicant will review in due course, as
23 well as some comments on the EAF Part 1. We
24 have provided a draft EAF Part 2 for review
25 by the Board.

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We've identified the following areas of impact. Impact on land, from soil disturbance, potential erosion. Impact on water from storm water runoff. Impact on groundwater. This is actually a small impact, but we just note that additional groundwater will be used.

Impact on plant and animals. The EAF Part 1 indicated threatened and endangered species may exist on the site, and the project sponsor should query the Natural Heritage Database. It is not likely that the actual species exist on-site given this location and current disposition. But it's regular practice when that is checked off on EAF Part 1. You do have to do the query and address the potential of that.

Impact on transportation. The applicant should address the increased truck traffic from the site. And lastly, impact on human health. The applicant should detail the disturbances, including noise and truck traffic, and how that could potentially impact North Rockland school, the Learning

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2 Ladder, and Helen Hayes Hospital.

3 CHAIRMAN GUBITOSA: All right. So
4 you'll do that with the Part 2?

5 MR. STACH: No, the applicant would
6 submit a draft Part 3 EAF.

7 CHAIRMAN GUBITOSA: Right.

8 MR. STACH: That document ultimately has
9 to be this Board's, so you would have to
10 agree with what he puts in there. And then
11 you would adopt it as your own document. Or
12 prepare it yourself. Part 2 tonight you
13 would adopt as prepared by --

14 CHAIRMAN GUBITOSA: All right, so I have
15 a motion to adopt the Part 2 as prepared
16 by -- oh, dated 1/23/2018, for the project
17 Nine Holt. So this is Part 2 for that
18 project. I need a motion to adopt it.

19 BOARD MEMBER ROGERS: I'll make that
20 motion.

21 CHAIRMAN GUBITOSA: Jerry made the
22 motion.

23 BOARD MEMBER FERGUSON: Second.

24 CHAIRMAN GUBITOSA: Mike Ferguson
25 seconded. Any objections? All in favor?

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(Response of aye was given.)

CHAIRMAN GUBITOSA: Opposed? All right
so we adopted the Part 2 unanimous.

MR. ZIGLER: Max, do you have a copy of
that? I'll get started, quick turn around.

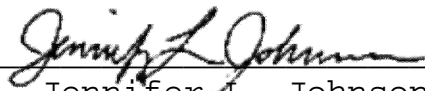
CHAIRMAN GUBITOSA: We'll see you next
month for the public hearing.

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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

