

1 STATE OF NEW YORK : COUNTY OF ROCKLAND

2 TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

4 OF

NINE HOLT DRIVE

5 - - - - - X

Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
July 23, 2020
7:08 p.m.
(via Zoom)

9

10 BEFORE:

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THOMAS GUBITOSA, CHAIRMAN

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KERRI ALESSI, BOARD MEMBER

ERIC JASLOW, BOARD MEMBER

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MARK JOHNSON, BOARD MEMBER

EUGENE KRAESE, BOARD MEMBER

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JERRY ROGERS, BOARD MEMBER

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3 CHAIRMAN GUBITOSA: So what I'll do
4 tonight is we'll start, our first public
5 hearing is Nine Holt Drive. And this is just
6 located on the south side of Holt Drive,
7 right near Shop Rite. So Dave, just give us
8 a quick update before we open the public
9 hearing.

10 MR. ZIGLER: All right. Dave Zigler
11 from Atzl, Nasher and Zigler. Like the
12 Chairman said, this is Nine Holt Drive. Nine
13 Holt Drive is on your right, as you leave 9W
14 and go down Holt Drive, there's one building
15 on the right, and this is the second building
16 on the right. This is a redevelopment plan,
17 so it's a little bit different. There's
18 actually a building on this lot.

19 If you stand on Holt Drive and look at
20 the lot, you'll see a brick building that is
21 basically 60-foot wide. And it extends about
22 a hundred foot back. And on the left is
23 parking. With the application I submitted
24 was a Google Earth picture, and that building
25 showed two truck docks, two other trucks,

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2 40-some cars, and basically the total use of
3 the property.

4 This plan that is on the Board tonight
5 for a redevelopment is a new building. And
6 it's going to be built to the new code, the
7 zoning code. And what that means is they're
8 going to have different uses in the building.

9 Again, if you stand on Holt Drive and
10 look back at the property, this building is a
11 hundred foot wide. The other building is
12 60-foot wide. But this building is a hundred
13 foot wide, and it's going to have three units
14 in the front. They're going to be retail
15 units. It could be personal care, anything
16 up to small convenience store, whatever.
17 That's retail.

18 Then there's two more units. So there's
19 a total of five units. But the two units in
20 the back are much bigger. They're, like,
21 10,000 square foot. And they're going to
22 have a small commercial component to it also.
23 So you might see something like a plumbing
24 shop, where you have just a desk and then a
25 lot of warehousing.

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2 ask the Board to continue this public hearing
3 to next month so we may answer those
4 questions and any questions that come
5 tonight. And we also have to go to the ARB,
6 and I think that might happen next month,
7 also. So if there's any questions from the
8 Board, I'm here.

9 CHAIRMAN GUBITOSA: All right. Steve,
10 can you give me the ability to share my
11 screen?

12 MR. HONAN: Yes, I can. Hold on a
13 second.

14 CHAIRMAN GUBITOSA: All right, thank
15 you.

16 MR. HONAN: Okay, I'm giving it one
17 second, and you should be able to share now.
18 Wonderful.

19 CHAIRMAN GUBITOSA: All right. Everyone
20 can see the site plan, correct? Yeah, I see
21 it. Okay.

22 MR. ZIGLER: Perfect.

23 CHAIRMAN GUBITOSA: All right. So what
24 I'll do is, what I'll do is before I go to
25 the public hearing, John, you have, what are

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2 your -- I know you had some comments, John.

3 MR. O'ROURKE: Yeah. We had issued some
4 comments a couple weeks ago after the TAC.
5 Dave is responding to them. We're
6 coordinating with the Highway Superintendent
7 to look at the entrance off of Holt Drive and
8 make sure his blessings are okay. Dave is
9 going to mark those locations, and I'll meet
10 Larry out there. We can look at the
11 entrance.

12 But as Dave had generally said, it's a
13 redevelopment. It's very similar to the Nine
14 Holt, or 11, Vesco, which the Board had
15 approved several years ago, which is actually
16 up and running now. Haven't had any problems
17 with that. Checked with the Highway
18 Superintendent, everything's working there.
19 So it's not a mirror, but it's pretty close
20 to the same type of layout. So we had some
21 technical issues, you know, they're doing,
22 and some light issues.

23 MR. STACH: I would ask Dave, Dave
24 mentioned he had received John's comments. I
25 assume, Dave, you have my April 8, 2020,

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2 memo.

3 MR. ZIGLER: Yes.

4 MR. STACH: Okay. So, and you haven't
5 submitted something after that, have you?6 MR. ZIGLER: No. The only thing we
7 resubmitted after that was the Part, the
8 Part 3 for the questions on the Part 2.9 MR. STACH: Okay. So I do have some
10 other questions in there, if Dave would
11 respond to those. Plus, I had submitted a
12 Part 2 in there for consideration by the
13 Planning Board for adoption. But as Dave
14 said, once you adopt that, he can submit a
15 Part 3.16 Nothing really significantly in terms of
17 environmental impacts has changed. And I
18 don't see why -- we were ready when this last
19 was before you to adopt a negative
20 declaration back in, I think it was 2017. So
21 I don't see why anything would have changed
22 there. But the step to take tonight would be
23 to adopt the Part 2. Again, the only reason
24 that you have to readopt that is because SEQ
25 changed their forms.

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2 CHAIRMAN GUBITOSA: Okay. All right.

3 All right. All right, Max. Thanks.

4 MR. STACH: You're welcome.

5 CHAIRMAN GUBITOSA: Do we adopt it
6 before we open the public hearing? We
7 should, right?

8 MR. STACH: The critical thing is to
9 adopt the negative declaration before you
10 close the public hearing.

11 CHAIRMAN GUBITOSA: Okay, all right. So
12 we can do the Part 2 after the public hearing
13 if we want.

14 MR. STACH: As long as you're continuing
15 it tonight, yes.

16 CHAIRMAN GUBITOSA: Yeah, we're -- all
17 right. Bill, you have any comments? Or are
18 we good?

19 MR. SHEEHAN: Yeah, the only -- I have
20 two comments, I think. Dave mentioned that
21 he has a couple retail in the front, about
22 3,000 square feet. Is that correct, Dave?

23 MR. ZIGLER: Yeah, there's three
24 retailers. They're about 1500 square foot
25 each.

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2 MR. SHEEHAN: Because your plan also
3 shows for two retail on the east side of the
4 building.

5 MR. ZIGLER: Yes. We put a retail
6 component in each of the warehouses so it
7 would be, you know, no question about the
8 code.

9 MR. SHEEHAN: Well, is that going to
10 happen or that's a proposed? What's --

11 MR. ZIGLER: I don't think so. But we
12 provided the parking for it, you know, just
13 for the parking calculations so we're safe
14 that way. But it's possible somebody could
15 have an office in there. I don't, I don't
16 really think so. They're going to be more
17 like warehousing, small warehousing.

18 MR. SHEEHAN: All right. I think since
19 this site plan is predicated on retail
20 because of the bulk requirements, you're
21 going to have to kind of commit. I don't
22 want anything that's -- to not happen. So
23 maybe on those two units. I mean, you're set
24 in stone on the front ones, obviously. Is
25 that correct?

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2 MR. ZIGLER: Yes.

3 MR. SHEEHAN: So maybe on the two
4 others, you could say proposed, or possible,
5 or come up with something creative so if they
6 don't happen -- you know what I'm saying?

7 MR. ZIGLER: Absolutely. I can do
8 something creative.

9 MR. SHEEHAN: We can talk about that. I
10 just, right now, I'm looking at the site
11 plan. I'm saying okay, there's going to be
12 five -- or not five, but there's going to be
13 4,000 square foot of retail versus three. So
14 maybe instead of committing yourself to five
15 units, you commit, you know, minimum 3,000
16 square foot, or something to that effect of
17 retail at maximum. Follow what I'm saying?

18 MR. ZIGLER: Yes.

19 MR. SHEEHAN: I don't need an answer
20 tonight, but I want to kind of make it more
21 clear.

22 MR. ZIGLER: I understand.

23 MR. SHEEHAN: And the other thing is, is
24 there a way you can give us some turning
25 radiuses, as I spoke with last month, on

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2 those loading zones?

3 MR. ZIGLER: Yes. We actually -- I've
4 modified the plan. And some of those
5 comments John had hit on, you also. We've
6 changed it to open it up the radiuses for
7 trucks. For bad truck drivers, yes.

8 MR. SHEEHAN: All right. I just wanted
9 to make sure with that parking that we could
10 swing it.

11 MR. ZIGLER: Yes.

12 MR. SHEEHAN: So I'm assuming they're
13 going to come in head first and both of them
14 will back in that way, I guess.

15 MR. ZIGLER: Right. Yes, absolutely.

16 MR. SHEEHAN: Okay. That's all I have.

17 CHAIRMAN GUBITOSA: Okay. Thanks, Bill.
18 Steve, you have any comments on this one?

19 MR. HONAN: I don't.

20 CHAIRMAN GUBITOSA: All right. Is
21 Tom -- Tommy Larkin's not on, is he? No,
22 okay.

23 MR. O'ROURKE: No, I -- just real quick,
24 Tom. I spoke with Tommy this morning. We
25 went over all the projects because he

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2 couldn't make it tonight. But he's -- we
3 reviewed -- I basically incorporated his
4 comments into mine. So for that moment,
5 we're okay.

6 CHAIRMAN GUBITOSA: All right. Good,
7 John. Thank you.

8 All right, so at this time, I'll open
9 the public hearing. Like Steve said, if, you
10 know, make your -- if you can limit your
11 comments to this application to the site
12 plan, and then we'll address, you know, just
13 state your name and address. And if you have
14 any comments, I guess raise your hand. I
15 can't see it, so.

16 MR. HONAN: Mr. Chairman, first we have
17 to make a motion to open it.

18 CHAIRMAN GUBITOSA: Oh, sorry. You're
19 right. I make a motion that we open the
20 public hearing. I'll make the motion. I
21 just need a second.

22 BOARD MEMBER ROGERS: I'll second that,
23 Mr. Chair.

24 CHAIRMAN GUBITOSA: Jerry, second. I
25 got a motion, second. All in favor?

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2 (Response of aye was given.)

3 CHAIRMAN GUBITOSA: Opposed? All right,
4 we're going to open the public hearing. So
5 Steve, if you see a hand, let me know.

6 MR. HONAN: I certainly will.

7 CHAIRMAN GUBITOSA: Any comment. All
8 right.

9 MR. HONAN: Let's get rid of the plan.
10 How is that?

11 CHAIRMAN GUBITOSA: All right.

12 MR. HONAN: I have a limited screen.

13 CHAIRMAN GUBITOSA: There it is.

14 MR. HONAN: Okay. Yes, we have --
15 George Potanovic is raising his hand, his big
16 blue hand.

17 BOARD MEMBER KRAESE: Tom. Excuse me,
18 Tom.

19 CHAIRMAN GUBITOSA: Oh, wait. Sorry,
20 Gene. Go ahead.

21 BOARD MEMBER KRAESE: I'm sorry, I had
22 trouble muting, getting unmuted. I just got
23 one question. Bill was talking about the
24 truck lane, the trucks coming and going
25 straight in and backing in. I assume that he

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2 studied the site plan. There will be enough
3 room for them to back in and also exit the
4 property. Bill?

5 MR. ZIGLER: Yes. We have turning
6 radiuses on for 65-foot trucks. It's likely
7 being the size of this warehouse and what the
8 neighborhood and Route 9W is, you probably
9 wouldn't have trucks that long. But we're
10 planning for 65. And they'll be able to back
11 into the site and then pull out.

12 BOARD MEMBER KRAESE: All right, thank
13 you.

14 MR. ZIGLER: You're welcome.

15 CHAIRMAN GUBITOSA: All right, thanks.
16 All right, sorry about that. I guess you
17 said George, right?

18 MR. HONAN: Correct.

19 CHAIRMAN GUBITOSA: All right, unmute
20 him.

21 MR. HONAN: He has to unmute himself.

22 CHAIRMAN GUBITOSA: George, unmute
23 yourself.

24 MR. POTANOVIC: Thank you very much. So
25 this sounds like a good project. I'm

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2 assuming it's a good rateable for the town.
3 The project looks like, if I heard Bill
4 right, it's about three and a half times the
5 size of the current building, right. About
6 28,000 square foot versus 7800, right.

7 I'm just wondering whether the size
8 difference makes any difference in terms of
9 the site plan significantly. I'd just like
10 to hear if that's the size difference. It's
11 quite a significant difference in size, three
12 and a half times the size. And if the County
13 Planning Department had anything of substance
14 that you could at least tell us, share with
15 us what their comments were.

16 Otherwise, it sounds like a good idea
17 for us. I think, you know, that's the right
18 zone for it, right. That's our light
19 industrial zone. And we obviously have
20 retail down there. We have a mixture down
21 there. So it seems like the right place
22 for -- we don't know the kind of businesses
23 that are going to go in, or that's kind of up
24 in the air right now.

25 CHAIRMAN GUBITOSA: I think it is, yes.

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2 MR. POTANOVIC: So did the
3 Rockland County Planning Department have
4 anything of substance, and does the size, the
5 three and a half times the size of the
6 current building pose any issues for the
7 Board, I guess is my only questions.

8 CHAIRMAN GUBITOSA: All right. I think
9 once -- I'll look to make sure we have an
10 answer for you, George.

11 MR. POTANOVIC: Okay.

12 CHAIRMAN GUBITOSA: Thank you.

13 MR. POTANOVIC: Okay.

14 CHAIRMAN GUBITOSA: All right. Steve,
15 anyone else? George, you might have to mute
16 again, sorry. Thank you, George.

17 MR. HONAN: I see no other hands being
18 raised. But, you know, this meeting will be
19 continued. So if people have questions down
20 the line, we'll --

21 CHAIRMAN GUBITOSA: All right. I'll
22 make the motion that we continue the public
23 hearing to next month, August.

24 BOARD MEMBER KRAESE: I'll second it.

25 CHAIRMAN GUBITOSA: Gene, second. I got

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2 a motion, a second. All in favor?

3 (Response of aye was given.)

4 CHAIRMAN GUBITOSA: Opposed? All right.

5 So we'll see you -- oh, wait. We'll do the

6 public hearing next month. Now for the

7 Part 2. Max, we just need to adopt it. I

8 looked through it. There's no -- I guess

9 we're just readopting it, the Part 2.

10 MR. STACH: That's right. It's really

11 no different than what you adopted a couple

12 years ago, except for a revision date on the

13 bottom of the form.

14 CHAIRMAN GUBITOSA: All right. I'll

15 make the motion that we adopt the Part 2. I

16 just need a second.

17 BOARD MEMBER ROGERS: I'll second.

18 BOARD MEMBER ALESSI: I'll second.

19 CHAIRMAN GUBITOSA: I'll do Kerri with

20 the second. I got a motion and a second.

21 I'll poll the Board. Eric? I see a yes.

22 Yes. Jerry?

23 BOARD MEMBER ROGERS: Yes.

24 CHAIRMAN GUBITOSA: Yes. Gene?

25 BOARD MEMBER KRAESE: Yes.

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2 CHAIRMAN GUBITOSA: Kerri?

3 BOARD MEMBER ALESSI: Yes.

4 CHAIRMAN GUBITOSA: Yes. And Mark.

5 BOARD MEMBER JOHNSON: Yes.

6 CHAIRMAN GUBITOSA: And myself, yes.

7 All right, that passed. Now, Dave, do you
8 need -- did we send you to the ARB, or do we
9 have to send you to the ARB?

10 MR. ZIGLER: No, you sent us to the ARB
11 last month.

12 THE CLERK: They were already sent.

13 CHAIRMAN GUBITOSA: We already did.

14 MR. ZIGLER: Yes.

15 CHAIRMAN GUBITOSA: Okay. I just wanted
16 to be sure.

17 MR. ZIGLER: Everything's on our
18 shoulders. We'll see you next month.

19 CHAIRMAN GUBITOSA: We'll see you next
20 month. Thank you.

21 MR. ZIGLER: Thank you.

22 (Time noted: 7:24 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