

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

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IN THE MATTER

4 OF

SAINSBURY'S "C" STORE

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
July 23, 2020
8:50 p.m.
(via Zoom)

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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: All right. Last
4 item is the Sainsbury's C Store. This is --
5 let me bring this up. No, hold on. All
6 right. Who is, who is representing
7 Sainsbury?

8 MR. GDANSKI: Paul Gdanski, P.E.

9 CHAIRMAN GUBITOSA: Hey, there you are.
10 Thank you.

11 MR. GDANSKI: No problem.

12 CHAIRMAN GUBITOSA: All right. Give us
13 a quick update. I'm going to hopefully bring
14 this map up.

15 MR. GDANSKI: Basically, it was an
16 existing deli for some time. And the new
17 owner has purchased it, and he would like to
18 add an addition. He would add a basically 24
19 by 55 area addition to the building and
20 build, construct a new deli, convenience
21 store.

22 CHAIRMAN GUBITOSA: Right. All right.
23 And I know we talked about this at the TAC.
24 There was a little confusion because we saw
25 one story, two story. But it's the same

1 Proceedings

2 height, the building. It's just, the other
3 building is right behind it.

4 MR. GDANSKI: Correct.

5 CHAIRMAN GUBITOSA: Yeah. And it's in
6 the same spot. It's just a little bigger.
7 And we talked about, it's going to be like a
8 convenience store, like we talked about. He
9 said it's going to be like a 7-11 without the
10 7-11.

11 MR. GDANSKI: Correct.

12 CHAIRMAN GUBITOSA: All right. All
13 right. For this one, it's a new application.
14 Do we have to -- this is a Type II, right,
15 Max? Yeah.

16 MR. STACH: Yeah, that is correct. This
17 is reuse of an existing structure with an
18 addition of less than 4,000 square feet.

19 CHAIRMAN GUBITOSA: All right. So we
20 don't need a public hearing, correct?

21 MR. STACH: You do need a public
22 hearing.

23 MR. HONAN: Yes, you do.

24 CHAIRMAN GUBITOSA: Oh, you're right.
25 I'm sorry, you're right, you do. It's

1 Proceedings

2 over -- I'm sorry.

3 MR. STACH: Yeah, no. This is -- you
4 don't need to prepare any EAFs or do a
5 negative declaration. But the rest of the
6 site plan requirements still apply.

7 CHAIRMAN GUBITOSA: All right.

8 MR. HONAN: And I realize that this deli
9 use is in a residential neighborhood. Do we
10 know if there is a prior ZBA approval for
11 this use, or are we looking at a preexisting
12 nonconforming use?

13 MR. SHEEHAN: No. Actually, they
14 actually got a use variance. If you remember
15 at the last meeting, I suggested that they
16 actually bring in the resolution from the ZBA
17 and also put it on their site plan.

18 MR. HONAN: Yeah, that would be a very
19 good idea.

20 MR. GDANSKI: I actually did do that.
21 And I submitted new -- new plans were
22 submitted. The plans you're showing are the
23 older ones.

24 MR. SHEEHAN: Well, because your plans
25 were submitted after the deadline.

1 Proceedings

2 MR. GDANSKI: Correct.

3 CHAIRMAN GUBITOSA: All right. All
4 right. But as long as you have that on the,
5 you have that on the map.

6 MR. GDANSKI: Correct.

7 MR. STACH: It's probably worthwhile
8 saying that we had reviewed this at the TAC
9 meeting. And John, Bill, and I all provided
10 comments at the meeting.

11 CHAIRMAN GUBITOSA: Right.

12 MR. STACH: The applicant indicated that
13 they would be submitting revised plans.14 CHAIRMAN GUBITOSA: Right. We did --
15 thanks, Max. You're right. And we did talk
16 about getting some of the things that we
17 commented on. I know, Bill, we commented on
18 the fence where the parking is, where the
19 fence is there. The fence is in the back,
20 where the parking is, to reduce stuff. So I
21 know, but some of the front stuff spot to
22 get, maybe get rid of some of the pavement.
23 You're right, Max. We talked about that at
24 the TAC. So hopefully, he's got that on the
25 new map and we can review that.

1 Proceedings

2 MR. GDANSKI: Yeah. The new map
3 indicates we got rid of a bunch of parking
4 spaces, added some islands in the middle.
5 And also added plantings in the back.

6 CHAIRMAN GUBITOSA: Okay. Good.

7 MR. GDANSKI: We moved the fence to the
8 property line. We added a sign for the no
9 parking for the loading space.

10 CHAIRMAN GUBITOSA: All right, good.

11 THE CLERK: Did you send the new plans
12 PDF to me?

13 MR. GDANSKI: Yeah, I can.

14 THE CLERK: Okay. Thank you.

15 MR. GDANSKI: If you can just, if you
16 can just give me your email address, I'll do
17 that.

18 THE CLERK: It's Planning at Town of
19 Stony Point dot org.

20 MR. GDANSKI: All right.

21 MR. SHEEHAN: Just on the narrative that
22 was just given on the, when we opened up the
23 this applicant, you said deli and convenience
24 store. My understanding from the TAC meeting
25 that there was not going to be a deli. Is

1 Proceedings

2 it, is something changed?

3 MR. GDANSKI: Maybe I'm incorrect. The
4 owner can speak to that. I believe he's on
5 the, he's on the meeting.

6 MR. PATEL: It will be a convenience
7 store only.

8 CHAIRMAN GUBITOSA: Okay.

9 MR. PATEL: Not a deli.

10 CHAIRMAN GUBITOSA: All right. Just
11 like we talked about when you said it's going
12 to be like those prepacked, prepacked foods,
13 like in the containers. Right. All right.
14 And the coffees. All right. Yeah, good
15 point. Thanks, Bill. All right. Any other
16 comments? Do we, what do we, we need to --
17 do we need to do lead agency?

18 MR. GDANSKI: No, it's a Type II action.

19 MR. HONAN: No, it's a Type II.

20 CHAIRMAN GUBITOSA: All right. I just
21 want to make sure. So we need to set the
22 public hearing.

23 MR. SHEEHAN: No, no, no. I think what
24 you need to do is if you want to set a site
25 visit and wait for the new map.

1 Proceedings

2 CHAIRMAN GUBITOSA: All right. We'll do
3 that. I'll set -- all right.

4 THE CLERK: The new map is in the
5 office, Bill. That's what you looked at
6 today or yesterday.

7 MR. SHEEHAN: No, I understand that
8 there's a new map, but the Board hasn't seen
9 it yet.

10 THE CLERK: Yeah. He's going to send it
11 PDF to me and I'm going to send it out.

12 MR. SHEEHAN: Yeah.

13 CHAIRMAN GUBITOSA: All right.

14 MR. SHEEHAN: No sense setting a public
15 hearing until we review the new map.

16 CHAIRMAN GUBITOSA: Right. All right.
17 So I'll set a public -- I'll set the site
18 visit. Not this -- can we, should we do
19 like -- we can do any time the Board wants to
20 go there. We don't need the applicant there
21 as long as he marks it out first. What do
22 you think, Bill?

23 MR. SHEEHAN: Yeah. I just think that
24 anybody that wants to go look at it, it
25 should be done prior to the TAC meeting so if

1 Proceedings

2 there's questions --

3 CHAIRMAN GUBITOSA: All right.

4 MR. SHEEHAN: -- we can talk about them
5 at the TAC meeting.

6 CHAIRMAN GUBITOSA: All right. So the
7 site visit, you know, everyone knows where it
8 is. It's the old Central Deli on 210. You
9 know, if you want to, you know, go, just, you
10 could text me. I'll meet you. But we'll
11 just go, as long as we see where he's got
12 everything mapped out. We'll set that up.

13 BOARD MEMBER KRAESE: So Tom, can I say
14 this?

15 CHAIRMAN GUBITOSA: Yeah.

16 BOARD MEMBER KRAESE: Why don't we set
17 it for not this Saturday, next Saturday, 8:00
18 like we normally do.

19 CHAIRMAN GUBITOSA: All right. We'll do
20 August 1st.

21 BOARD MEMBER KRAESE: It's nice to have
22 the applicant there. And who can make it can
23 make it. If not, we'll go when we can.

24 CHAIRMAN GUBITOSA: All right. We'll do
25 August 1st. What do we do, like, 8:30? Go

1 Proceedings

2 ahead.

3 MR. STACH: I'm sorry to interrupt.

4 Just in terms of this particular site visit,
5 this is pretty much a big paved lot as it is
6 now. So he's not going to be able to put,
7 like, flags.

8 MR. GDANSKI: He can paint it.

9 MR. STACH: Yeah. You might, you might
10 want to paint, like, the building corners.
11 And where he's proposing islands, have him
12 just drop, you know, some light paint on the
13 ground so that you can understand how it
14 relates to the map.

15 CHAIRMAN GUBITOSA: All right, good.

16 Thanks.

17 MR. GDANSKI: Yeah. That's not a
18 problem.19 CHAIRMAN GUBITOSA: Thanks, Max. You're
20 right. All right. So we'll do that August,
21 we'll do that the first, we'll do that, the
22 site visit. And then we'll -- I think we're
23 good, right? John, we're good until everyone
24 gets to see it. We haven't had comments yet,
25 right, until we go to the --

1 Proceedings

2 MR. O'ROURKE: Yeah, no. I'll -- I
3 picked up the plans, the revised plans today.
4 So I'll review those and get comments prior
5 to the next TAC meeting. So if he can
6 address those, and then hopefully everything
7 will get resolved.

8 I am a little concerned with the
9 lighting. So I want to look at that in a
10 little bit more detail because they're adding
11 lights, and it's around residential areas.
12 So I just got to make sure that it doesn't
13 overflow on to their property. But I'll
14 review them in the next couple days.

15 CHAIRMAN GUBITOSA: All right. Sounds
16 good. So we'll see the site visit, and then
17 we'll see you at the -- yeah, we'll see you
18 at the site visit. That will be the next,
19 8:30 on the first.

20 BOARD MEMBER KRAESE: Is it 8:00 or
21 8:30?

22 CHAIRMAN GUBITOSA: We'll do 8:30,
23 right?

24 MR. HONAN: Yeah.

25 CHAIRMAN GUBITOSA: We'll do 8:30 on the

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site.

BOARD MEMBER KRAESE: Good by me.

MR. GDANSKI: Sounds good.

CHAIRMAN GUBITOSA: All right. Thank
you.

(Time noted: 8:59 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