

1 STATE OF NEW YORK : COUNTY OF ROCKLAND

2 TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

4 OF

GATE HILL DAY CAMP TWO

5 - - - - - X

Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
July 25, 2019
7:50 p.m.

9 BEFORE:

10

- PETER MULLER, ACTING CHAIRMAN
- MICHAEL FERGUSON, BOARD MEMBER
- PAUL JOACHIM, BOARD MEMBER
- EUGENE KRAESE, BOARD MEMBER
- JERRY ROGERS, BOARD MEMBER

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2 CHAIRMAN MULLER: Second on our list
3 tonight is Gate Hill Day Camp. We're
4 continuing the public hearing tonight, so if
5 you want a chance to speak on that. For Gate
6 Hill, they'll present their presentation.
7 Then if you want to speak on Gate Hill,
8 you'll have a chance to speak tonight.

9 MS. MELE: Good evening, everybody. Amy
10 Mele again, 4 Laurel Road, New City,
11 New York, here on behalf of the applicant
12 Gate Hill Day Camp. With me tonight is
13 Mr. Dave Zigler. As you know, this is a day
14 camp that's existed in the town for probably
15 over 50 years. We are looking to update the
16 camp, expand some of the --

17 CHAIRMAN MULLER: Hold on one second.
18 Ladies and gentlemen in the back, excuse me.
19 Ladies and gentlemen in the back, if you
20 could just take that into the hallway,
21 please. Thank you. Okay, please.

22 MS. MELE: Okay, thank you so much.
23 We've been here several times. I think the
24 Board is familiar with what we're trying to
25 do. We're looking to update the camp, add

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2 some additional amenities. We went through a
3 process with the neighbors where we acquired
4 or swapped some property to make this site
5 function better.

6 I can personally attest, actually, to
7 Gate Hill because I attended it when I was
8 about 13 years old, when it was owned by
9 other people. It was a day camp, a travel
10 camp. And my daughters attended it as well.

11 It's a, it's a very nice site. It's
12 very well screened. And what the Board
13 wanted was sort of a ten year plan from us as
14 to what we wanted to do.

15 So Mr. Zigler has been working on the
16 site plan. He's been here several months in
17 a row. And we've been adjourning it because
18 we had a few comments to address from various
19 agencies.

20 But tonight, we're here to ask for our
21 final site plan approval. We -- the only
22 matter that we need to take care of is there
23 is a County GML comment letter dated back in
24 January 2018, actually. And Mr. Zigler, by
25 letter dated July 15, 2019, has requested

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2 some overrides. The reasons for the
3 overrides are set forth in his letter of
4 July 15, 2019, but I'm happy to go over them
5 here tonight, if you would like. Otherwise,
6 you know, we're simply asking for final
7 approval and we'll be redeveloping in
8 accordance with our ten year plan.

9 CHAIRMAN MULLER: Would anybody from the
10 public like to speak on the Gate Hill
11 program? We'll hear public comment. Or
12 Dave, is there something you want to say?

13 MR. ZIGLER: No, we -- the date.

14 MS. MELE: Dave just pointed out that
15 his most recent letter is dated July 25,
16 2019, not July 15th. And -- but they were in
17 response to a July 11, 2018, Rockland County
18 Planning memo.

19 CHAIRMAN MULLER: Would anybody like to
20 speak on Gate Hill from the public? George?

21 MR. POTANOVIC: George Potanovic. I'm
22 going to write it down.

23 BOARD MEMBER JOACHIM: You signed in,
24 George.

25 BOARD MEMBER ROGERS: You already signed

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2 in.

3 CHAIRMAN MULLER: George, that's good.

4 THE CLERK: No, he signed in for the
5 other one. He has to sign in.

6 MR. POTANOVIC: I'm spelling my name
7 right. George Potanovic, 597 Old Gate Hill
8 Road. I'm President of SPACE, and also a
9 neighbor of this property.

10 I have spoken at previous meetings, but
11 all the information was not available at
12 those times. But I've been at those
13 meetings, and what I'm saying tonight is I
14 think the Gate Hill Day Camp is a good
15 neighbor. I live in the house up on the far
16 left in the corner. And I think the day camp
17 is great to have in our neighborhood. So I'm
18 very positive thinking about the day camp,
19 and I know a lot of work was put into this
20 ten year plan, which is great.

21 I would like to know, though, what the
22 current issues that were raised by the County
23 Planning Board. I don't think we've ever
24 heard those before in this July 11th letter,
25 and how the applicant is either going to

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2 address them or ask you to override them.

3 I'm not familiar with those issues. I didn't
4 FOIL that letter. So I would like that to be
5 discussed since this is a public hearing, and
6 get the Board's reaction to those comments.

7 And if there's any other issues that
8 were pertinent, I guess I'd like to hear a
9 little more of a presentation from the
10 applicant. We didn't get much of a
11 presentation, you know. If this is going to
12 be a final approval, I think we should hear a
13 little bit of summary of where things are.

14 We did hear very briefly about some
15 issues of swapping land and things like that.
16 But we really haven't heard the issues that
17 were addressed by the applicant, how we got
18 to where we are today, in terms of specific
19 issues. I think I'd like to hear that at a
20 public hearing. Thank you.

21 MR. HONAN: Just for a point of
22 information, the reference to the July 11,
23 2019 Department of Planning letter from the
24 County of Rockland, essentially it's the same
25 comments that they made in their previous

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2 letters of January 12, 2018. They're
3 basically just redating the letter.

4 MR. POTANOVIC: But the applicant is
5 asking you to override certain issues. And I
6 guess I'd like to know what those are,
7 identify them, and get the Board to identify
8 those issues, which to override would be a
9 majority plus one. I'd like to hear what
10 they are.

11 CHAIRMAN MULLER: Amy, are you willing
12 to go over what the issues are and what the
13 override is going to be? Can you explain
14 that to George? I know the issues are in the
15 resolution, but I don't want to read the
16 negative resolution to you because it's going
17 to be after the point, and I don't want to do
18 that to you.

19 MS. MELE: Sure.

20 CHAIRMAN MULLER: So could you please.

21 MS. MELE: Yeah. If you don't mind,
22 I'll paraphrase just a little bit for the
23 sake of brevity.

24 CHAIRMAN MULLER: Is that okay, George?

25 MS. MELE: So Comment Number One was

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2 that basically the Town must consider
3 requiring the applicant to relocate, reduce,
4 or eliminate some of the improvements in
5 order to minimize the loss of wooded areas
6 and the extent of required regrading. We
7 took a very close look at this throughout the
8 design of the project. And the proposal
9 includes many structures that don't require
10 any regrading at all, but the fields
11 themselves are strategically placed for
12 safety and program planning.

13 And so, and that, and that has been
14 presented to this Board before during the
15 site plan process. And therefore, we
16 respectfully request an override of that
17 comment. So it says you should consider. I
18 believe you have considered it, and we're
19 requesting an override.

20 The second override that we're
21 requesting is Number Two, which basically
22 states that we must show all areas
23 characterized by slope in excess of
24 25 percent must be shown on the site plan,
25 and that the disturbance must be limited to

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2 2500 square feet. And I believe that we have
3 an opinion from the Building Inspector that
4 that is not required. The, is not a
5 residential lot. It's conditional use for a
6 day camp that preexists the code. And
7 therefore, we're requesting an override on
8 that.

9 Number Five is about outdoor lighting.

10 And it basically, that comment says the plan
11 must demonstrate the intensity of candle
12 lumens is less than .1 at the property line.
13 And I just want to point out, this camp ends
14 at dusk. It does not continue into the
15 evening.

16 So the only lights are basically for the
17 office staff to get out to the parking lot.
18 And there's no parking lot lights. So
19 there's no, like, lighting plan or anything
20 like that that we're proposing with this. We
21 basically end operations at the end of the,
22 at the end of the day prior to sunset, so
23 we're asking for an override on that.

24 Comment Number Ten talks about on-site
25 circulation. And it indicates that the

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2 parking fields A, B, C, and D are indicated
3 to be gravel. They're gravel now. So, and
4 we think that's a good thing for, you know,
5 in terms of a pervious surface and a seasonal
6 use.

7 And it -- basically the comment was we
8 must demonstrate how drivers will be able to
9 comply with the parking plan with no painted
10 lines. And my response is simply it's been
11 operating for 40 years with this current
12 layout, and it has not experienced any
13 problems. I can personally attest, actually,
14 to the fact that the bus drivers and the, you
15 know, people that come on a rare occasion to
16 pick up their children are properly directed
17 by personnel and staff as to where to go, and
18 a very efficient way of discharging the
19 children every day. So we're asking for an
20 override on that.

21 And lastly, Number 12, they requested a
22 landscaping and a tree preservation plan.
23 The -- that was not something that was
24 required by this Board. We're not really
25 relandscaping or revegetating. We're simply,

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2 you know, maybe moving some of the fields and
3 whatnot. It's not, it's not something that I
4 think is applicable here. We -- it is well
5 screened from neighboring property owners. I
6 don't believe it is something that the
7 Building Inspector requested of us. And so
8 we're asking for an override on that.

9 There were 14, I believe, comments from
10 the Rockland County Planning Board. We agree
11 with all of the other ones. We have no
12 problem complying. But that's basically a
13 reader's digest version of our requested
14 overrides.

15 MR. POTANOVIC: I'd like to say
16 something, if I could. Thank you, Amy. The
17 removal of the trees, does the Board consider
18 that to be a significant issue in terms of
19 number of trees removed? I ask --

20 CHAIRMAN MULLER: We actually hadn't. I
21 mean, this is what we've worked on the whole
22 time.

23 MR. POTANOVIC: Right, so --

24 CHAIRMAN MULLER: What's the layout, the
25 number of trees that came down, fields that

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2 would be moved. I mean, for the times that
3 you were here, I mean, there was great
4 discussion on that.

5 MR. POTANOVIC: Right.

6 CHAIRMAN MULLER: We really didn't think
7 it was such a great, significant --

8 MR. POTANOVIC: One of the issues that I
9 raised, and I think it might have been
10 addressed, and I'd like to hear about how it,
11 I'm trying to remember how it was addressed.

12 As you know, this is a unique piece of
13 property in that it borders Harriman State
14 Park to the west -- is that north, to the
15 north, and also other properties there that I
16 believe are still using well water. At least
17 a number of them could be, like I was years
18 ago when my well got, road salt contaminated
19 my well. But there are still, I believe, a
20 number of homeowners that have wells.

21 With the fields, and playing fields and
22 things, would there be pesticides and things
23 that were put on the fields that could get
24 into the water, and has something been done
25 to address that? I think that came up early

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2 on by me as an issue, and I thought it was
3 going to be handled in some way, or that was
4 not going to be an issue.

5 I guess I'd like to hear that because,
6 you know, you're talking about a sizeable
7 piece of property. And again, I have no
8 problem with the operation of the camp. It's
9 a relatively short amount of time during the
10 year. And I think it's a better use than
11 putting hazardous, or some other type of use.
12 I'm in favor of the use of the property. But
13 as you know, with any kind of chemicals that
14 you put on the lawn, it could eventually end
15 up in the water supply to somebody down
16 grade.

17 Also, you have fresh water coming down
18 off the mountain above that. That's all
19 parkland. And we wouldn't want to see fresh
20 water certainly contaminated by a lawn, or by
21 pesticides, or other kinds of fertilizers on
22 the lawns. Is there some way that we're
23 addressing that issue? Has that been raised
24 by the Board at all, and do you consider it
25 to be an issue?

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2 I do, as a homeowner. I'm sure people
3 would, if they were here tonight, want to
4 consider that because your well water is
5 important. We don't have access to well
6 water up here. They had to run a special
7 line up to my house when I had the road salt
8 contamination. That relates to the value of
9 your home and the quality of life, and also
10 protecting our water supply. So I guess I'd
11 like to hear how the Board sees that issue in
12 terms of water quality.

13 CHAIRMAN MULLER: Normally, as you know,
14 it's not interactive. But I'm going to
15 address that because we are going to be
16 voting on it tonight. That question was
17 raised and talked about at length. And what
18 the applicant had told us was that they would
19 use minimal use pesticides. They would use,
20 spreader stickers was discussed, which means
21 that it wouldn't dissolve, it would stick
22 right to the plant. With today's chemicals,
23 they only last for a number of, I think it's
24 seven to ten days, and it's completely
25 neutral.

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2 So they do need to maintain the fields.
3 The fields are going to be for healthy lawns,
4 and that's going to stop erosion. So, but
5 they did say they would use minimal use
6 pesticides. We did talk about it. They did
7 say that they would go that route.

8 MR. POTANOVIC: I understand. Yeah,
9 that's sort of a very general guideline,
10 though. I don't know how you -- and you're
11 obviously in that business, you know
12 something about that. I'm not sure how that
13 kind of a guideline is stipulated or enacted
14 other than talking about it tonight.

15 CHAIRMAN MULLER: You've already stated
16 that they're very good neighbors, they have a
17 nice complex. You know what? Take them at
18 their word.

19 MR. POTANOVIC: Things can happen
20 unintentionally, that's what I'm just trying
21 to say. You know, a good neighbor next door
22 to you can put chemicals on their lawn,
23 polluting your well. I'm just saying. You
24 know, it doesn't mean they intended to do it.
25 I was always very careful. I never put

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2 anything on my lawn when I had the greatest
3 well water. But now I have Suez water,
4 unfortunately.

5 CHAIRMAN MULLER: We did raise that
6 concern. They did answer it. And we are
7 satisfied with their --

8 MR. POTANOVIC: Okay. Thank you, then.

9 CHAIRMAN MULLER: You're welcome. Does
10 anybody else want to speak on this issue?
11 You want to read the neg dec?

12 State Environmental Quality Review,
13 negative declaration, notice of determination
14 of non-significance, Town of Stony Point,
15 New York, dated July 25, 2019.

16 This notice is issued pursuant to
17 Part 617 of the implementing regulation
18 pertaining to Article 8, State Environmental
19 Quality Review Act, of the Environmental
20 Conservation Law.

21 The Planning Board of Stony Point, as
22 lead agency, has determined that the proposed
23 action described below will not have a
24 significant effect on the environment and a
25 Draft Environmental Impact Statement will not

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2 be prepared.

3 The name of action is Gate Hill Day
4 Camp. SEQR status is Type 1. The
5 conditioned negative declaration, no.

6 Description of action. Proposed
7 replacement and relocation of six plus or
8 minus buildings, installation of additional
9 fields and pool area, playground structures
10 with parking lot expansion and dedicated
11 employee parking area for an existing 32.1
12 acre seasonal day camp. Multiple equipment
13 storage sheds are proposed throughout the
14 site. Total site disturbance is four to five
15 acres on a lot adjacent, across the street, a
16 State Park. Improvements are intended to be
17 constructed over a ten-year period.

18 Location, 750 Gate Hill Road, Stony
19 Point, New York. Tax Map is designated as
20 Section 19.01, Block 1, Lot 1.

21 Reasons for supporting this
22 determination. The proposed action is not
23 anticipated to result in any potential
24 adverse environmental impacts based on
25 following:

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2 One, on or about March 2, 2017, the
3 Planning Board received an application for
4 site plan review and site plan along with a
5 Part 1 Full Environmental Long Form, EAF,
6 including a planning report regarding the
7 potential impacts to the Northern Long-Eared
8 Bat; and

9 On or about March 9, 2017, the Planning
10 Board noted several errors and omissions on
11 the applicant's Part 1 Full EAF and requested
12 resubmission of a corrected EAF Part 1; and

13 Three, on or about April 27, 2017, the
14 Planning Board declared its intent to assume
15 lead agency status and to distribute the
16 notice along with the application and
17 corrected Part 1 EAF to the following
18 identified involved agencies: A, New York
19 State Department of Environmental
20 Conservation; B, Rockland County Department
21 of Health; C, Rockland County Highway
22 Department.

23 Four, on or about April 27th, the
24 Planning Board distributed the lead agency
25 coordination notice to the following

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2 interested agencies: A, Rockland County
3 Department of Planning; B, Palisades Park
4 Commission; and

5 Five, on or about September 28, 2017,
6 the Planning Board continued its formal
7 review of the proposal, at which time it was
8 reviewed and adopted a proposed Part 2 EAF
9 prepared by the Village's Planning
10 Consultant, indicating moderate to large
11 potential impacts association, associated
12 with the following, as the following, I'm
13 sorry.

14 A, impact to land from construction of
15 steep slopes; B, impact to land from
16 construction in areas of shallow bedrock; C,
17 impact to land from potential increased
18 erosion associated with physical disturbance;
19 E, impact to surface water from construction
20 adjoining a freshwater wetland; F, impact to
21 surface waters from upland erosion; G, impact
22 to surface waters from storm water discharge;
23 H, impact to protected species; I, impact
24 from reduction or degradation of habitat used
25 by protected species; J, impact to

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2 archaeological resources from alteration of
3 the site.

4 Six, on or about February 15, 2019, in
5 response to the New York State Department of
6 Environmental Conservation and its EAF form,
7 the Planning Board required submission of a
8 revised Part 1 EAF, and thereafter affirmed
9 having reviewed the new Part 2 form, that the
10 concerns raised in its September 28, 2017
11 Part 2 EAF still required additional
12 consideration; and

13 Seven, on or about July 17th, the
14 Planning Board received a draft Part 3
15 prepared by Atzl, Nasher and Zigler, P.C.,
16 which described the following additional
17 considerations with regard to potential
18 moderate to large impacts identified in the
19 Part 2 EAF:

20 A, impacts on the land: The site has
21 been largely previously disturbed and
22 occupied by an existing day camp.
23 Construction will follow the natural slope
24 and retaining walls will be minimized to the
25 maximum extent practical. Substantial

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2 grading is proposed mostly in areas with
3 minimal evidence of rock outcropping. Rock,
4 if encountered, will be mechanically crushed
5 and potentially used as a base material. All
6 clearing and grading over the ten year period
7 will be reviewed by the Town Engineer and
8 completed in accordance with an approved
9 Storm Water Pollution Prevention Plan, SWPPP.

10 B, impacts on surface water: Only a
11 small disturbance to wetlands is proposed to
12 accommodate an access path. A SWPPP, SWPPP,
13 will be required that minimized potential
14 erosion impacts.

15 C, impacts on plants and animals: A
16 planning report prepared by Atzl, Nasher and
17 Zigler was prepared that indicates that the
18 existing camp operations makes the site less,
19 makes the site a less desirable location for
20 the roosting of the Northern Long Eared Bat
21 than adjoining State Park Lands.
22 Nevertheless, trees will be removed and only
23 be conducted between November 1 and April 1
24 to avoid impacts to the roosting bats.
25 Additionally, New York State DEC guidelines

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2 for mitigation of habitat impacts have been
3 incorporated into the design of the site
4 including maintaining a wooded buffer around
5 the site, managing the invasive species and
6 preserving wildlife corridors.

7 Impacts -- I'm sorry, D, impacts on
8 historic and archaeological resources: Based
9 on Phase 1 investigation, no archeological
10 resources were encountered within the area of
11 potential effect. No further action was
12 recommended by the project archaeologist.

13 Number Eight, no further impacts have
14 been identified.

15 And I do believe there was a change in
16 the date, is that correct? From
17 February 15th to February 25th, is that
18 correct?

19 MR. ZIGLER: No, no.

20 CHAIRMAN MULLER: Okay, I'm sorry. That
21 was the other one.

22 MR. STACH: One correction. On
23 Number Five, it said the village's planning
24 consultant. That should be Town.

25 CHAIRMAN MULLER: Town, I'm sorry.

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2 BOARD MEMBER KRAESE: Also, on 5C, you
3 didn't complete the -- for the record, you
4 didn't complete the whole --

5 CHAIRMAN MULLER: What did I miss.

6 BOARD MEMBER KRAESE: 5C. You left
7 off -- just read that one more time.

8 CHAIRMAN MULLER: All right, I'm going
9 to read C. Impacts on plants and animals --

10 BOARD MEMBER KRAESE: 5C.

11 CHAIRMAN MULLER: Oh, I'm sorry, I
12 didn't read 5C.

13 BOARD MEMBER KRAESE: You read it, but
14 it wasn't complete.

15 CHAIRMAN MULLER: Impact to land from
16 construction of more than one year duration.
17 Thank you, sorry about that.

18 Now I need a vote. Can I have a motion
19 to accept the negative declaration?

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

22 BOARD MEMBER FERGUSON: Second.

23 CHAIRMAN MULLER: Second. Do you want
24 to poll the Board on this, Mary, please?

25 THE CLERK: Mr. Joachim?

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2 BOARD MEMBER JOACHIM: Yes.

3 THE CLERK: Mr. Kraese?

4 BOARD MEMBER KRAESE: Yes.

5 THE CLERK: Mr. Ferguson?

6 BOARD MEMBER FERGUSON: Yes.

7 THE CLERK: Mr. Rogers?

8 BOARD MEMBER ROGERS: Yes.

9 THE CLERK: Mr. Muller?

10 CHAIRMAN MULLER: Yes. Thank you. Can
11 I have a motion to close the public hearing?

12 BOARD MEMBER JOACHIM: Make a motion.

13 BOARD MEMBER KRAESE: Second.

14 CHAIRMAN MULLER: Second. All in favor?

15 (Response of aye was given.)

16 CHAIRMAN MULLER: Any opposed? Carries.

17 So that's closed. Steve, our attorney, can
18 we read the resolution that pertains to Gate
19 Hill?

20 MR. HONAN: Good evening, everyone.

21 This is a resolution granting final site plan
22 approval for the project Gate Hill Day Camp
23 Two by application of Gate Hill Day Camp,
24 Inc. and JB Realty of Rockland County, Inc.
25 of 750 Gate Hill Road, Stony Point, New York,

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2 10980.

3 Whereas, an application with a narrative
4 dated February 14, 2019, and a revised
5 application dated February 15, 2019, and full
6 EAF and revised full EAF have been submitted
7 to the Planning Board of the Town of Stony
8 Point for final site plan approval to allow
9 the continued use of the premises as a day
10 camp, which camp has been in existence since
11 the early 1950s, and for various site
12 improvements including various principal and
13 accessory structures and recreational
14 improvements necessary for the carrying on of
15 day camp business and activities and which
16 improvements are to be implemented over a ten
17 year period, and upon a submitted proposed
18 site plan entitled Amended Plan for Gate Hill
19 Day Camp Two, consisting of 17 sheets,
20 prepared by Atzl, Nasher and Zigler, P.C.,
21 dated March 3, 2017, and last revised on
22 May 10, 2019, hereinafter the subject
23 application;

24 And concerning the premises designated
25 as Section 19.01, Block 1, Lot 1 on the tax

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2 map of the Town of Stony Point, County of
3 Rockland, consisting of 32.1 acres and
4 located in an RR zoning district at 750 Gate
5 Hill Road, Stony point, New York, 10980,
6 hereinafter the subject premises; and

7 Whereas, pursuant to the New York State
8 Environmental Quality Review Act, the
9 Planning Board by notice of intent designated
10 itself -- designated its intent to act as
11 lead agency, determined this to be a Type I
12 action, and upon this Board's review of the
13 EAF Part III, issued a negative declaration
14 on July 25, 2019; and

15 Whereas, the applicant commissioned and
16 had a report prepared, dated November 2017,
17 consisting of a Phase I Archaeological
18 Investigation for Proposed Improvements at
19 Gate Hill Day Camp, Town of Stony Point,
20 County of Rockland, New York, which report
21 was submitted to this Board for
22 consideration; and

23 Whereas, by letters dated May 24, 2017,
24 January 12, 2018, and July 11, 2019, issued
25 upon its review of successive revised

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2 proposed site plans, the Rockland County
3 Department of Planning, pursuant to the
4 requirements of the General Municipal Law
5 Section 239-L and M, indicated in its letter
6 of July 11, 2019, inter alia, recommended the
7 following modifications:

8 One, several of the proposed
9 improvements are located in wooded and/or
10 steep areas. Parking Field D, the stack bus
11 parking area, the archery range, the
12 adventure courses, and the football and
13 soccer fields will require significant
14 clearcutting. The football and soccer fields
15 will require extensive regrading to create a
16 level playing surface. The County is
17 concerned about the loss of natural habitats
18 and vegetation, as well as the general
19 disruption caused by excavation and filling.
20 The Town must consider requiring the
21 applicant to relocate, reduce, or eliminate
22 some improvements in order to minimize the
23 loss of wooded areas and the extent of
24 required regrading.

25 Number Two, in order to ensure

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2 compliance with Section 215.18A of the Stony
3 Point zoning regulations, which applies to
4 all properties within the SR-R and RR zoning
5 districts, all areas characterized by a slope
6 in excess of 25 percent must be shown on the
7 site plan. As per Town regulations, the
8 applicant must limit the disturbance in these
9 areas to a maximum of 2500 square feet.

10 Number Three, the map note on the cover
11 sheet from the previous plans, dated April 2,
12 2017, restricting amplified music or noise,
13 has been removed from the current plans. The
14 applicant must indicate why this note was
15 removed and clarify if amplified music or
16 noise is proposed. Given the site's close
17 proximity to residences, we recommend that
18 amplified music or noise not be permitted.

19 Number Four, an emergency access is
20 proposed along the southern perimeter of the
21 site. This will entail the need to regrade
22 and remove vegetation along its path. The
23 applicant must plant evergreen landscaping
24 along the access way to provide a buffer for
25 the residences to the south.

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2 Number Five, the Map Note Seven

3 indicates that the parking area will have
4 outdoor lighting. A lighting plan for the
5 parking area shall be provided that shows
6 fields of illumination. This plan must
7 demonstrate that the intensity of the candle
8 lumens is less than 0.1 at the property line.

9 Number Six, an updated review must be
10 completed by the County of Rockland
11 Department of Highways and all concerns
12 addressed in all required permits obtained.

13 Number Seven, the applicant must comply
14 with all comments made by the Rockland County
15 Department of Health in their letter of
16 July 9, 2019.

17 Eight, a review must be completed by the
18 Palisades Interstate Park Commission and any
19 comments or concerns addressed.

20 Number Nine, if there is any
21 encroachment into the federal wetlands, a
22 review must be completed by the United States
23 Army Corps of Engineers and all required
24 permits obtained.

25 Ten, an on-site circulation plan that

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2 displays drop-off/pickup areas, bus
3 loading/unloading areas, delivery locations,
4 and bus turnaround areas must be provided.

5 In addition, parking fields A, B, C and D are
6 indicated to be gravel. The applicant must
7 demonstrate how drivers will be able to
8 comply with the parking plan indicated on the
9 site plan with no painted lines to delineate
10 parking spaces.

11 Number Eleven, the Town Fire Inspector
12 or the Rockland Office of Fire and Emergency
13 Services must review the site plan to ensure
14 that adequate circulation is provided in the
15 event an emergency arises. This review
16 should include whether the access can
17 accommodate fire equipment, and whether there
18 is adequate water supply for firefighting
19 purposes. In addition, fire lanes must be
20 provided.

21 Twelve, a landscaping and tree
22 preservation plan shall be submitted for
23 review. Given the extent of the clearcutting
24 being proposed, the applicant must mitigate
25 the removal of vegetation by providing

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2 additional landscaping wherever possible.

3 Screening of structures, walls, and activity
4 areas for neighboring properties must be
5 provided.

6 Number Thirteen, prior to the start of
7 construction or grading, all soil and erosion
8 control measures must be in place for the
9 site. These measures must meet the latest
10 edition, November 2016, of the New York State
11 Standards for Urban Erosion and Sediment
12 Control.

13 Number Fourteen, there shall be no net
14 increase in the peak rate of discharge from
15 the site at all designed points.

16 Whereas, by letters dated April 26,
17 2017, January 3, 2018, and July 9, 2019,
18 issued upon its review of successive revised
19 proposed site plans, the Rockland County
20 Department of Health, pursuant to the
21 requirements of the General Municipal Law
22 239-L and M, commented in its letter of
23 July 9, 2019, as follows:

24 One, that the plans for the sewage
25 disposal system must be approved by this

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2 department and an engineer's report shall be
3 submitted.

4 Two, any modifications to the public
5 water system will require a review and
6 approval from this office and the applicant
7 shall provide an engineer's report that
8 documents that adequate capacity exists in
9 the public water system to serve the
10 increased camp population and plans are to be
11 revised to provide existing and proposed
12 water service connections.

13 Three, the application is to be made --
14 three, application is to be made to the RCDOH
15 for review of the storm water management
16 system for compliance with the County
17 Mosquito Code.

18 Four, based on the submitted plans,
19 additional permitting for the kitchen may be
20 required and the applicant should contact the
21 Rockland County Department of Health to
22 verify if a permit is required.

23 Five, public pools are regulated by the
24 Rockland County Department of Health and
25 engineering plans for same must be submitted

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2 and approved; and

3 Whereas, by letters dated May 8, 2017,
4 and December 29, 2017, of the Rockland County
5 Drainage Agency, the RCDA determined that the
6 proposed activity was outside the
7 jurisdiction of the RCDA, and a permit from
8 the agency was not required; and

9 Whereas, by letter dated July 9, 2019,
10 of the Rockland County Department of
11 Highways, pursuant to the requirements of the
12 General Municipal Law, issued the following
13 comments:

14 One, the applicant shall consider an
15 offer of gratuitous dedication of a portion
16 of land that exists along Gate Hill Road to
17 the County of Rockland for inclusion in the
18 county highway system as per Rockland County
19 Official Map.

20 Two, a copy of drainage report/SWPPP
21 shall be submitted to this department for our
22 review.

23 Three, since there would be some
24 disturbance to the wetland in the property, a
25 wetlands permit may be required from the

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2 New York State DEC.

3 Four, road work permits shall be secured
4 from the Rockland County Highway Department
5 prior to starting construction activities in
6 the site; and

7 Whereas, by resolution and order of the
8 Town Board of the Town of Stony Point, dated
9 June 26, 2018, an extension of Sanitary Sewer
10 District Number Three in the Town of Stony
11 Point and concerning the subject premises was
12 approved; and

13 Whereas, by letter dated October 19,
14 2018, from the Army Corps of Engineers, a
15 wetland determination/delineation was made of
16 the site and said delineation is reflected
17 upon the revised site plan; and

18 Whereas, an application review dated
19 April 17, 2017, a proposed review -- I'm
20 sorry, a project review sheet dated
21 December 4, 2017, and further project reviews
22 were conducted on January 5, 2018, May 16,
23 2018, and August 17, 2018, by John O'Rourke,
24 P.E., of Lanc and Tully Engineering and
25 Surveying, P.C., the Town's consulting

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2 engineer, which were submitted to this Board
3 and the applicant, concerning a review of the
4 applicant's plans and revised plans, and
5 changes and modifications were suggested to
6 the plans; and

7 Whereas, memorandums to the Planning
8 Board and the applicant, dated January 25,
9 2018, and May 21, 2018, from Max Stach, AICP,
10 of Nelson, Pope and Voorhis, LLC, the
11 planning consultant to the Town, were
12 submitted making certain recommendations for
13 changes and modifications to the plans and
14 revised plans; and

15 Whereas, by letter dated May 10, 2019,
16 of Ryan A. Nasher, P.E., of Atzl, Nasher and
17 Zigler, engineers for the applicant,
18 submitted to the Planning Board and its
19 consultants, responses were made and the
20 concerns addressed contained in the
21 aforementioned letters and memos of John
22 O'Rourke, P.E., and Max Stach, AICP; and

23 Whereas, by letters dated May 10, 2019,
24 of Ryan A. Nasher, P.E., of Atzl, Nasher and
25 Zigler, P.C., responses were made to the

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2 Rockland County Department of Planning
3 letter, dated January 12, 2018, and to the
4 Rockland County Department of Health letter,
5 dated January 3, 2018; and

6 Whereas, by letters dated April 4, 2019,
7 July 15, 2019, and July 25, 2019, from Atzl,
8 Nasher and Zigler, P.C., the engineers for
9 the applicant submitted requests for
10 overrides to this Board with respect to
11 certain recommendations made by the
12 Rockland County Department of Planning in its
13 letters and reiterated in its most recent
14 letter of July 11, 2019, and specifically the
15 applicant requests overrides of Paragraphs 1,
16 2, 5, 10, and 12 of the Rockland County
17 Department of Planning's letter of July 11,
18 2019; and

19 Whereas, the Town Fire Inspector Thomas
20 Larkin reviewed the revised site plan and
21 determined that adequate access and
22 circulation is provided to accommodate fire
23 and emergency equipment in the event an
24 emergency arises; and

25 Whereas, a duly noticed public hearing

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2 was held on July 25, 2019, at 7:00 p.m. at
3 which date the public hearing was conducted,
4 concluded, and closed.

5 Now, therefore, be it resolved that the
6 subject application for final site plan
7 approval and affecting the subject premises,
8 be and hereby is approved, and the Chairman
9 is hereby authorized to sign same and to
10 permit same to be filed in the office of the
11 Town Clerk, upon payment of any and all
12 outstanding fees to the Town, subject and
13 conditioned upon the following:

14 One, this Board hereby overrides Item 1
15 of the recommended modifications of the
16 Rockland County Planning Department letter
17 dated July 11, 2019, for the following
18 reasons: Several of the proposed structures
19 do not require grading or significant
20 grading. This Board accepts the
21 representations of the applicant that the
22 placement of the fields and structures that
23 are required for camper safety and program
24 planning and that the proposed improvements
25 are necessary for the proper future

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2 functioning of the day care, of the day camp
3 business.

4 CHAIRMAN MULLER: Day camp, not day
5 care.

6 MR. HONAN: Day camp.

7 Number Two, this Board hereby overrides
8 Item 2 of the recommended modifications of
9 the Rockland County Planning Department
10 letter dated July 11, 2019, for the following
11 reasons: The applicant's use of the premises
12 as a day camp predates the zoning code of the
13 Town of Stony Point and the property is
14 presently located within an RR zoning
15 district. The steep slope requirements
16 referred to generally concern the development
17 of residential real property which are not
18 applicable to the commercial recreational use
19 to which this property is put to presently.

20 Number Three, this Board hereby
21 overrides Item 5 of the recommended
22 modifications of the Rockland County Planning
23 Department letter dated July 11, 2019, for
24 the following reasons: The applicant's day
25 camp business is primarily conducted during

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2 daylight hours and the proposed artificial
3 lighting is to be situated near the business
4 offices and is limited in extent. The
5 lighting is provided for the safety of
6 persons using and accessing the office.
7 Additionally, the proposed lighting is more
8 than 200 feet from the closest neighbor.

9 Number Four, this Board hereby overrides
10 Item 10 of the recommended modifications of
11 the Rockland County Planning Department
12 letter dated July 11, 2019, for the following
13 reasons: The gravel parking lots are favored
14 by this Board in this particular application
15 because impervious pavement will increase
16 storm water runoff and contribute to erosion.
17 The busing and delivery areas on the site are
18 accessed by professional drivers. The
19 applicant has successfully employed the use of
20 these areas for more than 40 years without
21 incident.

22 Number Five, this Board hereby overrides
23 Item 12 of the recommended modifications of
24 the Rockland County Planning Department
25 letter dated July 11, 2019, for the following

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2 reasons: The applicant proposes to continue
3 the day camp use into the future and although
4 certain improvements and structures are
5 proposed, the property will retain
6 significant aspects of its natural setting.
7 Considering the conditions and the size of
8 the site and the nature of the improvements
9 proposed, a landscaping and tree preservation
10 plan will not be required.

11 Number Six, all of the whereas
12 paragraphs are incorporated herein by
13 reference.

14 Number Seven, all other applicable site
15 plan requirements set forth in the site plan
16 regulations of the Town of Stony Point and
17 consistent with the general notes on the site
18 plan.

19 Number Eight, prior to any work being
20 performed, the proposed sewer extension
21 improvements must be approved by the County
22 of Rockland and the Town, and the applicant
23 shall post inspection and other fees as
24 required for the work.

25 Number Nine, prior to any work being

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2 performed relative to the proposed structures
3 and improvements on the site, the applicant
4 shall post inspection and other municipal
5 fees as required for the work.

6 That concludes the reading of the
7 proposed resolution.

8 CHAIRMAN MULLER: Is there any
9 discussion by the Board of the resolution?
10 Any changes? I know on Page 5, Paragraph 1,
11 the very last sentence, we're going to change
12 the day care business to the day camp
13 business. Day care will be changed to camp.
14 Other than that, are there any other changes?
15 Yes.

16 MR. STACH: Can I suggest or recommend
17 to Counsel that a condition be added
18 somewhere toward the end that just notes that
19 the resolution constitutes the final report,
20 or final action required under GML to be sent
21 to the County? I know that under Executive
22 Order of the County Supervisor, any permits
23 that this applicant seeks, they will need
24 that in hand to show that the final action
25 was sent.

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2 MR. HONAN: Are you talking about doing
3 the overrides, notifying the County?

4 MR. STACH: Yeah.

5 MR. HONAN: My understanding is that
6 it's a matter of process. And that after
7 this is done, we have to notify the County of
8 these overrides. I don't necessarily think
9 it has to be incorporated into the body of
10 the resolution.

11 MR. STACH: Okay. It was just a
12 suggestion.

13 CHAIRMAN MULLER: Okay. Can I have a
14 motion to accept the resolution?

15 BOARD MEMBER KRAESE: Motion.

16 BOARD MEMBER JOACHIM: Second.

17 CHAIRMAN MULLER: Second. Mary, would
18 you poll the Board?

19 THE CLERK: Who made the motion?

20 CHAIRMAN MULLER: Motion was Gene,
21 seconded by Paul.

22 THE CLERK: Okay. Mr. Joachim?

23 BOARD MEMBER JOACHIM: Yes.

24 THE CLERK: Mr. Kraese?

25 BOARD MEMBER KRAESE: Yes.

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2 THE CLERK: Mr. Ferguson?

3 BOARD MEMBER FERGUSON: Yes.

4 THE CLERK: Mr. Rogers?

5 BOARD MEMBER ROGERS: Yes.

6 THE CLERK: Mr. Muller?

7 CHAIRMAN MULLER: Yes. Okay.

8 (Time noted: 8:33 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