

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

- - - - - X
IN THE MATTER
OF
NINE HOLT DRIVE

- - - - - X
Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
June 22, 2017
8:08 p.m.

BEFORE :

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

APPEARANCES :

DAVID M. ZIGLER, P.L.S., for Applicant

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CHAIRMAN GUBITOSA: Next is Nine Holt Drive. There's a site plan located on the south side of Holt Drive, 588 feet east of South Liberty Drive. It's a new application.

MR. ZIGLER: Dave Zigler from Atzl, Nasher and Zigler. And we actually had an application in earlier, about three months ago, and the building was too big. And we were playing around with the building.

So we revised the application. And we're building -- it bears the same thing as before, but it's a little bit smaller to meet the code. So instead of being 30,000, it's about 28,000. And in the front of the building is a commercial aspect of the building.

So what we're done here is we kind of made a sister building. So he can either split it and have a renter in the front and the back, or if he has one renter, he can take the whole building.

Mary went and circulated the maps, but I would ask to have them recirculated again

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because for some reason, people called me and they didn't get the map. They only got the building. So I would ask the Board to recirculate. And I think recirculating -- you circulated for lead agency.

I'd ask to have that recirculated because for some reason, the people only got the building. And I sent it out, but they didn't have time to respond. So I think if you just resent it, the total practice would be better.

So the building itself is going to replace the existing one that's out there. And it's going to sit in the north-south direction. The parking is going to be on the left side, that would be the east side. And then you're going to have two truck docks dead center in the middle of the building. That's why it has the indentation there. We have plenty of parking. We meet the bulk requirements for the yards.

And the next step in this process would be a landscaping and drainage, and that's going to be pretty much the same as

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2 Vesco (ph). We'll have the same kind of
3 drainage system with something in the parking
4 lot. And as far as the landscaping, we'll go
5 with the accepted trees that you did out
6 front, and then buffering in the back.

7 So I'd ask at this time if you just
8 recirculate the maps, and then we'll make a
9 full submission next month with the drainage
10 calculations and everything. And then we'll
11 ask for a public hearing. Also at that time,
12 we would ask to go to the ARB.

13 CHAIRMAN GUBITOSA: Is this the building
14 to the right of the piano guy?

15 BOARD MEMBER FERGUSON: Yes.

16 MR. ZIGLER: Looking at the piano guy,
17 yes. It's actually the second building going
18 down the road, right.

19 CHAIRMAN GUBITOSA: So if I'm, like, at
20 Shop Rite --

21 BOARD MEMBER ROGERS: It's right there
22 as you come out.

23 MR. ZIGLER: If you come out the far
24 end --

25 CHAIRMAN GUBITOSA: The far entrance,

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2 he's that way.

3 MR. ZIGLER: Kind of catty-corner, yes.

4 CHAIRMAN GUBITOSA: Okay.

5 MR. ZIGLER: Yes. Right now, it's a
6 little building on a big lot. This proposal
7 changes that. He has a couple people
8 interested. One of them is the baker that's
9 down at the other end by the tunnel. He's
10 outgrown that building. So there is
11 interest. And if it's that tenant, he might
12 take the whole building.

13 CHAIRMAN GUBITOSA: All right. So you
14 just want us to recirculate the maps?

15 MR. ZIGLER: Yeah. And then we'll
16 submit a total package with the drainage, the
17 landscaping, and then the building. And
18 we'll have colored renderings of the
19 building, of the sheet that some people got
20 and some people didn't.

21 CHAIRMAN GUBITOSA: All right.

22 MR. ZIGLER: And then ask for a public
23 hearing next month.

24 BOARD MEMBER KRAESE: So we're looking
25 at a hundred feet wide by about 325, 324 feet

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2 deep. Sort of like what they did at the
3 Vesco.

4 MR. ZIGLER: Yeah.

5 BOARD MEMBER KRAESE: Okay.

6 MR. ZIGLER: It's -- the only thing
7 different is this is a little bit wider than
8 this. But the total length I think is
9 280-something. 300 foot. Total length is
10 300 foot. That's where we lost the extra
11 footage to meet the code.

12 BOARD MEMBER KRAESE: Oh, I got you now.

13 CHAIRMAN GUBITOSA: Max?

14 MR. STACH: To clarify, you said
15 recirculate for lead agency.

16 MR. ZIGLER: Yeah, I --

17 MR. STACH: We can do a -- did we do a
18 coordinated review last time?

19 MR. ZIGLER: I don't know. It was
20 circulated, and the County called me for some
21 reason. I thought maybe you did it for --

22 MR. STACH: I don't think -- we didn't
23 do a, I don't think we did a notice of intent
24 to be lead agency. Because I can't think of
25 any other approvals you required.

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2 MR. ZIGLER: I just had people calling
3 me that got it. And you know, like
4 Haverstraw being adjacent, I don't know what
5 plans they got. So let me just -- whatever
6 you circulated it under, we should
7 recirculate it.

8 MR. STACH: I would say for tonight, I
9 think it makes sense for you to declare
10 yourselves lead agency. This is a
11 significantly different -- you didn't get too
12 far last time.

13 MR. ZIGLER: No.

14 CHAIRMAN GUBITOSA: All right. I need a
15 motion to be lead agency.

16 BOARD MEMBER FERGUSON: I'll make a
17 motion.

18 BOARD MEMBER ROGERS: I'll second.

19 CHAIRMAN GUBITOSA: All right, motion,
20 second. All in favor?

21 (Response of aye was given.)

22 CHAIRMAN GUBITOSA: All right. We're
23 going to be lead agency.

24 MR. ZIGLER: And I think what happened
25 was when we submitted, we put the two maps

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back to back, not inside, because one was the site plan and one was the building. And that's how I think they got separated. We'll straighten that out to make sure. When Mary comes back, I'll make sure she has a set stapled together.

CHAIRMAN GUBITOSA: Bill, anything, any comments on this, or wait until the --

MR. SHEEHAN: No, I got to take a look at them.

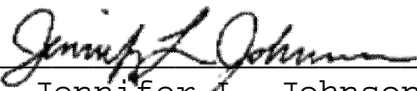
CHAIRMAN GUBITOSA: All right, thank you, Bill. All right, we'll see you at the TAC meeting.

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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

