

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  
June 25, 2020  
7:55 p.m.  
(via Zoom)

BEFORE :

THOMAS GUBITOSA, CHAIRMAN  
KERRI ALESSI, BOARD MEMBER  
ERIC JASLOW, BOARD MEMBER  
MARK JOHNSON, BOARD MEMBER  
EUGENE KRAESE, BOARD MEMBER  
JERRY ROGERS, BOARD MEMBER

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CHAIRMAN GUBITOSA: Next item on the agenda is Nine Holt Drive. And this is the site plan located on the south side of Holt Drive. And I think it's another review. Am I correct? Oh, we got a map.

And I do have stuff for Nine Holt on the website. We try to put it under the new projects, under the planning documents. So, you know, bear with us, you know. It was -- we're trying to get the documents up there working with the limited staff we have. And hopefully, we got it up there. Go ahead, Dave.

MR. ZIGLER: Well, I tried to do a Vanna White there, but it's certainly not showing up. We did start this before the two months of vacancy, but we really didn't get rolling on it. I did get comments from John and Max, and it was circulated. We got comments back from the County Planner.

It's just like it's the previous maps that you were looking at, except we added 40 foot in the front, which is going to be

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2 commercial. So it's a mirror image of the  
3 user to the east, which worked out very good,  
4 I think. And this building is a little bit  
5 bigger.

6 So you're going to have three commercial  
7 users in the front. And then in the back,  
8 you're going to have two. And we've made 800  
9 square foot in each unit in the back for  
10 commercial use. So you can get, like, an  
11 auto parts store or something. But I would  
12 say that we had staked the building out. And  
13 you went out and looked at it, I hope.

14 CHAIRMAN GUBITOSA: Yes.

15 MR. ZIGLER: And then what we were  
16 trying to do is move forward, and we got  
17 stalled. There was probably three comments,  
18 I think, that I would like to address.

19 One was in everybody's memo. And  
20 usually, about the second or third time I'll  
21 probably get it right. But the area was  
22 wrong on the maps, the area of the building.  
23 And there was several things. But the area  
24 will be more. It's actually going to be a  
25 little over 28,000. But it's still going to

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2 require 44 spaces, which we have there, 44  
3 spaces.

4 And the difference was that the walls  
5 weren't included. And then there was an  
6 error in one of the areas. So I have that  
7 straightened out. And I'm going to make a  
8 new table, a table which will define it  
9 better. I could show it to you, but you  
10 won't see it, anyway.

11 The other thing we'd like to ask for is  
12 referral to the ARB. You did get a copy of  
13 the building plans, but they weren't in  
14 color.

15 CHAIRMAN GUBITOSA: Right.

16 MR. ZIGLER: But we would like to get a  
17 referral to the ARB for this. And then, you  
18 know, respond to the comments.

19 The one comment from John O'Rourke which  
20 keeps coming back has to do with the width of  
21 the driveway. And what we did on the  
22 driveway, we put a very wide radius. It's a  
23 50-foot or 45-foot radius. And it's because  
24 if you look at the maps, we're right where  
25 the road splits.

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2 So you have -- the road is actually, the  
3 pavement is 36-foot wide. That's three  
4 lanes. But in reality, where we are, it's  
5 only two lanes. And you start to get into  
6 that turning lane to the left to go into the  
7 shopping center.

8 So we'd be trying to make a very wide  
9 entrance so a truck would have room to pull  
10 in without doing a sweep. So that was our  
11 theory on it, John. And I just wanted to  
12 explain that.

13 So that's where we're at. We have the  
14 comments from the County. We would like to  
15 respond to these comments. I'll make the  
16 modification to the maps that we have to  
17 make. And go to the ARB and ask the Board if  
18 they're comfortable to set a public hearing.

19 CHAIRMAN GUBITOSA: All right. So Dave,  
20 just to make sure everyone knows, this is the  
21 building almost right across from the  
22 entrance to Shop Rite. I think it's the --  
23 right before you get to the first entrance  
24 coming down on the right, correct?

25 MR. ZIGLER: Yes. It's the second

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building on the right. It's actually a third lot because the first lot's empty.

CHAIRMAN GUBITOSA: Right.

MR. ZIGLER: But it's the second building on the right, right after the lighting place.

CHAIRMAN GUBITOSA: Right.

MR. ZIGLER: It's an old brick building. And at this time, the entire building's going to be leveled, and a brand new building's going to be put up.

CHAIRMAN GUBITOSA: Okay. I just wanted to make every, get everyone aware of where the site was.

MR. ZIGLER: Right.

MR. STACH: Tom and Dave, this is Max.

CHAIRMAN GUBITOSA: Hey, Max.

MR. STACH: If you want, I have the plan up on my monitor. I'd be happy to share my screen if that would help.

CHAIRMAN GUBITOSA: Yeah, go ahead, Max.

MR. STACH: I just need Steve to enable that. Is that the map you wanted, Dave, that shows the --

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2 MR. ZIGLER: Right. Yeah. That's,  
3 that's why we made the wide radius, John. It  
4 was just to try to get that truck in there  
5 without, without sweeping out to the left to  
6 make the right turn. The other --

7 MR. O'ROURKE: Dave?

8 MR. ZIGLER: Yup, go ahead.

9 MR. O'ROURKE: I understand the  
10 reasoning. But, you know, and I can, I'll  
11 review with the Highway Superintendent. But  
12 actually, the curb opening, the curb opening  
13 is about 90 feet, which is very unusual and  
14 very, very large. So that's a concern.

15 So maybe I can talk to Larry. And maybe  
16 we can do some striping or something. But  
17 with that large of an opening, I mean, that's  
18 basically three roads put into one that  
19 you're opening there. And that's a concern,  
20 especially with all the vehicle movement in  
21 that area. But I'll talk to Larry.

22 MR. ZIGLER: Okay. You know, if it's  
23 the will of Larry and you to, we should  
24 reduce it or make a non tangent curve, we can  
25 still leave a radius and make a non tangent.

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2 That's fine. You know, we just are trying to  
3 make it safe for the truck. And  
4 unfortunately, the old days, truck drivers  
5 could drive trucks.

6 MR. O'ROURKE: Agreed.

7 CHAIRMAN GUBITOSA: Okay, good. Bill,  
8 any comments?

9 MR. SHEEHAN: Yeah. We're going to be  
10 putting new sidewalk in, right, Dave?

11 MR. ZIGLER: Sidewalk just like our  
12 neighbor, from his new sidewalk all the way  
13 up to the property line at the east end.  
14 Yes, that's correct.

15 MR. SHEEHAN: Five foot?

16 MR. ZIGLER: Yes.

17 MR. SHEEHAN: Okay. And the map's not  
18 up right now, but we could talk at the  
19 workshop, at the TAC meeting. But your  
20 radius is backing up into the loader dock.  
21 You need those spots? Parking spots are  
22 going to be a problem?

23 MR. ZIGLER: I don't think so because,  
24 you know, we don't know what the user is. So  
25 all this theory on getting tractor-trailers



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2 in there could be just, you know, a theory,  
3 and it will be smaller users, so.

4 MR. SHEEHAN: Yeah, but if we're going  
5 to show tractor-trailers, we need for them to  
6 work.

7 MR. ZIGLER: Yeah. We can get them to  
8 work. I think you could see on Max's map  
9 there. But we can talk about it. We need 44  
10 spaces, and we have room to get them.

11 MR. SHEEHAN: All right. That's the  
12 only, you know, just looking at the map, you  
13 know, briefly, that's the only concerns I  
14 have right now, really.

15 MR. ZIGLER: All right, so.

16 MR. SHEEHAN: A new building would be  
17 nice.

18 MR. ZIGLER: Truck access, truck turning  
19 movements.

20 MR. SHEEHAN: What's the height of the  
21 building?

22 MR. ZIGLER: The building height is 25  
23 foot, allowed 30. But the building's a  
24 little bit less than 25 foot. I think it  
25 was, like, 24 something.

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2 MR. SHEEHAN: You have one story,  
3 correct?

4 MR. ZIGLER: Yeah. It's one story, and  
5 the peak runs north-south.

6 MR. SHEEHAN: Oh, it's going to have a  
7 peak on it?

8 MR. ZIGLER: I believe so, yes.

9 MR. SHEEHAN: Oh, okay. So that's the  
10 mean part of the roof?

11 MR. ZIGLER: Yes.

12 MR. SHEEHAN: Oh, okay. That's it.

13 CHAIRMAN GUBITOSA: All right. Thanks,  
14 Bill. Steve, do you have any comments for  
15 this at this point?

16 MR. HONAN: No, I don't.

17 CHAIRMAN GUBITOSA: All right. So right  
18 now, probably what I'll need is a motion to  
19 send them to the ARB.

20 THE CLERK: You need to do lead agency.

21 CHAIRMAN GUBITOSA: Oh, we didn't do --  
22 oh, I'm sorry. I thought we -- no, we didn't  
23 do that. All right. I need a motion to be  
24 lead agency.

25 BOARD MEMBER ROGERS: I'll make that

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2 motion, Mr. Chairman.

3 CHAIRMAN GUBITOSA: Jerry made the  
4 motion. I need a second.

5 BOARD MEMBER ALESSI: I'll second that  
6 motion.

7 CHAIRMAN GUBITOSA: Kerri, second. All  
8 right. I just need everyone to mute themselves  
9 right now. Thank you. All right. We  
10 need -- I think I lost some people here.

11 THE CLERK: Unlisted action.

12 CHAIRMAN GUBITOSA: Yeah, I need a  
13 motion to be unlisted action. I need a --  
14 I'll make the motion. I need a second.

15 BOARD MEMBER KRAESE: I'll second it.

16 CHAIRMAN GUBITOSA: All right. Who  
17 seconded?

18 BOARD MEMBER KRAESE: Gene.

19 CHAIRMAN GUBITOSA: Gene, right. So I  
20 have a motion for lead agency and I got a  
21 second. I just need a vote on lead agency.

22 MR. STACH: Can I, can I just clarify?  
23 You guys are still lead agency on this  
24 application.

25 CHAIRMAN GUBITOSA: Oh, we are.

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2 MR. STACH: Yeah. This is something  
3 that you guys started a while ago. Excuse me  
4 there for a second. You guys started this a  
5 couple years, you started coordinated review  
6 with the Zoning Board at that time. So  
7 really, you're just continuing on with the  
8 original application. Your lead agency  
9 survives from that. I think it makes sense  
10 to go through these resolutions. It's fine  
11 to. But just to clarify that, that you're  
12 continuing.

13 CHAIRMAN GUBITOSA: We're just  
14 continuing, all right. So do I need the  
15 motions? If we're already there, do I really  
16 need the motions for unlisted and lead  
17 agency, or?

18 MR. STACH: I would defer to Steve on  
19 that.

20 MR. HONAN: With respect to --

21 CHAIRMAN GUBITOSA: Nine Holt.

22 MR. HONAN: -- Nine Holt, I would say  
23 with respect to -- it's unlisted action. Why  
24 don't you just vote on that, but everything  
25 else is already -- we're already lead agency,

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2 correct?

3 MR. STACH: Yeah. They're already lead  
4 agency, and they've already coordinated  
5 review.

6 MR. HONAN: With the ZBA, okay.

7 MR. STACH: With the ZBA, yeah. That's  
8 why I think it makes sense to continue  
9 because otherwise, you got to start over  
10 again either with uncoordinated review  
11 tonight or --

12 MR. HONAN: Let's just continue.

13 MR. STACH: Yeah.

14 MR. HONAN: Continue the SEQRA, don't --

15 CHAIRMAN GUBITOSA: All right, we'll do  
16 the unlisted. I have a motion, I made the  
17 motion. Kerri, second. All in favor of the  
18 unlisted action? Jerry?

19 BOARD MEMBER ROGERS: Aye.

20 CHAIRMAN GUBITOSA: Yes.

21 BOARD MEMBER ROGERS: Yes.

22 CHAIRMAN GUBITOSA: Gene?

23 BOARD MEMBER KRAESE: Yes.

24 CHAIRMAN GUBITOSA: Mark?

25 BOARD MEMBER JOHNSON: Yes.

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2 CHAIRMAN GUBITOSA: Yes. Kerri?

3 BOARD MEMBER ALESSI: Yes.

4 CHAIRMAN GUBITOSA: All right. I say  
5 yes. And I think we might have lost Eric.

6 THE CLERK: He ran out of battery.

7 CHAIRMAN GUBITOSA: All right. So we  
8 have the five. We all voted for the  
9 unlisted.

10 All right, the next will be a referral  
11 to the ARB. I'll make the motion to the ARB.  
12 I need a second.

13 BOARD MEMBER ROGERS: I'll second that,  
14 Mr. Chairman.

15 CHAIRMAN GUBITOSA: Jerry seconded. I  
16 need a vote on sending them to the ARB.  
17 Jerry, just give me, you can give me a high  
18 five yes. Kerri?

19 BOARD MEMBER ALESSI: Yes.

20 CHAIRMAN GUBITOSA: Yes. Mark?

21 BOARD MEMBER JOHNSON: Yes.

22 CHAIRMAN GUBITOSA: And Gene? Yes. I  
23 see, I see him mouthing yes. All right, so  
24 we have this five -- go ahead.

25 MR. SHEEHAN: Mr. Chairman. Do we have

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2 an updated -- I believe we probably adopted a  
3 Part 2 way back when. Did we update that  
4 Part 2? Dave?

5 MR. ZIGLER: When I got the memo back  
6 from Max, he said use the same Part 2 checks  
7 and just modify it for this layout.

8 MR. SHEEHAN: We don't have to readopt  
9 that?

10 MR. STACH: I have provided a revised  
11 form, Bill, that -- I mean, it's essentially  
12 the same. But DEC is requiring you to use  
13 the 2019 version.

14 MR. SHEEHAN: Right.

15 MR. STACH: So I provided that to the  
16 Board. It's identical to the one that you  
17 adopted in 2018.

18 MR. SHEEHAN: Okay.

19 MR. STACH: But I suggest you adopt that  
20 tonight, and that Mr. Zigler resubmit the  
21 Part 3 that he previously submitted on the,  
22 on the previous application as well.

23 MR. SHEEHAN: Now, did we adopt that  
24 Part 3 already or no?

25 MR. STACH: No, we haven't adopted the

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2 Part 3, but we had adopted the Part 2.

3 MR. SHEEHAN: Okay, so we just do the  
4 Part 2. Then we can do the 3 later on.

5 MR. STACH: Yeah. I think tonight,  
6 let's readopt the revised Part 2.

7 CHAIRMAN GUBITOSA: Right.

8 MR. STACH: And then Dave can submit the  
9 Part 3.

10 MR. SHEEHAN: Okay.

11 CHAIRMAN GUBITOSA: All right. All  
12 right, so I'll make a motion that we adopt  
13 the revised Part 2. I just need a second.

14 BOARD MEMBER ROGERS: I'll second that,  
15 Mr. Chair.

16 CHAIRMAN GUBITOSA: Jerry, second. All  
17 in favor? Let's see. Jerry, I'll go to you  
18 first.

19 BOARD MEMBER ROGERS: Aye, yes.

20 CHAIRMAN GUBITOSA: Kerri?

21 BOARD MEMBER ALESSI: Yes.

22 CHAIRMAN GUBITOSA: Mark?

23 BOARD MEMBER JOHNSON: Yes.

24 CHAIRMAN GUBITOSA: Gene?

25 BOARD MEMBER KRAESE: Yes.



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2 CHAIRMAN GUBITOSA: Myself, yes. So we  
3 have all in favor of that. Eric is off.

4 All right, the next we'll do is, we'll  
5 refer them to the ARB. I'll make the motion  
6 that we refer them to the ARB. What was  
7 that?

8 THE CLERK: We did that.

9 CHAIRMAN GUBITOSA: Oh, we did that.  
10 Right, I'm sorry. We need a public hearing,  
11 correct, Dave?

12 MR. ZIGLER: Yes.

13 CHAIRMAN GUBITOSA: All right. So I'll  
14 make a motion that we set Nine Holt to the  
15 next available meeting, which is July 23rd.  
16 I just need a -- I'll make the motion. I  
17 need a second.

18 BOARD MEMBER ROGERS: I'll second that,  
19 Mr. Chair.

20 CHAIRMAN GUBITOSA: Good. Thanks,  
21 Jerry. Take a vote. Jerry?

22 BOARD MEMBER ROGERS: Yes.

23 CHAIRMAN GUBITOSA: Kerri?

24 BOARD MEMBER ALESSI: Yes.

25 CHAIRMAN GUBITOSA: Mark?

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2 BOARD MEMBER JOHNSON: Yes.

3 CHAIRMAN GUBITOSA: Gene?

4 BOARD MEMBER KRAESE: Yes.

5 CHAIRMAN GUBITOSA: And myself, yes.

6 All right. So we set the public hearing for  
7 the 23rd.

8 MR. HONAN: Mr. Chairman, I'm just  
9 reviewing my notes. Did we actually vote on  
10 referral to the ARB?

11 THE CLERK: Yes.

12 CHAIRMAN GUBITOSA: Yeah, I think we  
13 did. I made the motion, Jerry second, and  
14 then -- yeah, the ARB we did everyone. The  
15 only one that was missing was Eric. He lost  
16 battery.

17 MR. HONAN: Okay. Okay, very good.

18 MR. ZIGLER: One other thing,  
19 Mr. Chairman.

20 CHAIRMAN GUBITOSA: Go ahead, Dave.

21 MR. ZIGLER: Bill asked me about the  
22 building, and I was wrong. The building  
23 actually is a flat roof with a parapet. So  
24 it's a parapet. That's why we got 25 foot,  
25 though.

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MR. SHEEHAN: Okay. I thought the building would be kind of low with a 25-foot peak.

MR. ZIGLER: Yeah, you're right, and that's why I thought about it.

MR. SHEEHAN: It wouldn't be, it wouldn't be a Magee building with that low.

MR. ZIGLER: No comment. Thank you very much.

CHAIRMAN GUBITOSA: Thanks, Dave.


(Time noted: 8:12 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.

  
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Jennifer L. Johnson

