

1 STATE OF NEW YORK : COUNTY OF ROCKLAND

2 TOWN OF STONY POINT : PLANNING BOARD

3 - - - - - X

IN THE MATTER

4 OF

BAY VIEW POWER HOUSE

5 DANCE CENTER

- - - - - X

6 Town of Stony Point

RHO Building

7 5 Clubhouse Lane

Stony Point, New York

8 June 27, 2019

7:56 p.m.

9

10 BEFORE:

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THOMAS GUBITOSA, CHAIRMAN

12 PETER MULLER, VICE CHAIRMAN

MICHAEL FERGUSON, BOARD MEMBER

13 ERIC JASLOW, BOARD MEMBER

EUGENE KRAESE, BOARD MEMBER

14 JERRY ROGERS, BOARD MEMBER

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1 Proceedings

2 CHAIRMAN GUBITOSA: All right, this is
3 Bay View Power House Dance Center. It's a
4 new application. Mr. Zigler, give us an
5 update, or just what this is and what we have
6 to do.

7 MR. ZIGLER: This is a new application
8 for Building E and Building A. This is at
9 the end of Holt Drive. Dave Zigler from
10 Atzl, Nasher and Zigler.

11 On E, that -- you've reviewed that for a
12 church. Then it became an in use allowable
13 in the zone. It was what I call a Lego block
14 item, it was a building that looked like
15 locks there. Now he's out, and now a dance
16 studio wants to move and take that whole
17 unit.

18 Building A, the next one to the right,
19 or to the north if you're a Boy Scout, half
20 of that building is going to become a gym.
21 So we showed these two items at the workshop.
22 And we had used the parking criteria for
23 office for those two items. And Bill
24 recommended using a recreational, commercial
25 recreational, recreational. And basically,

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2 that's a parking criteria that the Planning
3 Board sets. So for both of those, we had
4 come up with over, almost 50 parking spaces
5 for E. And then for the gym, we're around
6 23, I think.

7 So I've done an investigation for the
8 dance studio. And 58, 60 spaces would be
9 more than enough. The dance studio works
10 hour to hour. The kids come in ten minutes
11 before, dropped off, and then the kids that
12 are there, of course, leave after the hour.
13 So the cars, because they're coming and
14 going, they just kind of miss each other.
15 And as far as the parking there, they run
16 maybe 20 kids at the most. So the amount of
17 parking spaces they need for operation is
18 very little.

19 Right now, they're down by Burger King
20 and 9W, next to the post office. And then
21 around that site right now is probably a
22 maximum of about 25, 30 spaces. So leaving
23 it at that office which is 58, 60, you can
24 say 60 parking spaces would be enough for
25 their operation. And it's up to the Board,

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2 according to the code, to pick the parking.

3 So that's that. And the additional
4 change is the gym in Building A, the lower
5 portion of it. And that would end up being
6 probably around 12 spaces. But the whole
7 building would probably be around 23 spaces.

8 So it's something we can discuss at the
9 workshop, or you can discuss and come up with
10 a parking criteria for it. But whatever
11 happens, if you pick 60 or 70 or whatever, we
12 would ask that it be, if I come back for a
13 site plan with something else, that that
14 could be clarified by a parking study. So in
15 other words, if a year from now we come in
16 and put a nine-story building in there, we
17 can do a parking study on what each one of
18 these users are using so that we would have
19 a, you know, hard numbers which we don't have
20 now. We would put a note on the map to that
21 effect.

22 The other thing is through the middle of
23 the parking lot is a drainage system, the
24 Town of Stony Point's drainage system right
25 there with the easement over it, which

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2 doesn't show the easement right now. But
3 that was actually part of the town line
4 project, and the town line project is off the
5 map about right here. And as you know,
6 that's coming back in.

7 But with discussion with the Town
8 Engineer and being out on the site, he's
9 recommending that we put that plan, so it
10 would be Page Two here, of the replacement of
11 that pipe. And that's all it is. Take that
12 pipe out, put another pipe in. But it would
13 be part of this review so that way, when they
14 get these two C of Os, that the parking lot
15 would done and sealed. And then when town
16 line comes in later on, that would be able to
17 size for that project.

18 So that's the only changes tonight. And
19 being that there's nobody within 500 foot of
20 this, you could circulate it, if you so
21 choose. And then we were going to ask for a
22 public hearing.

23 CHAIRMAN GUBITOSA: John, you have any?

24 MR. QUEENAN: Yeah, those are the two
25 main comments. One, the plan references

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2 office footage use. That ties into the zone,
3 which ties into the parking calculation. So
4 that's got to get cleaned up.

5 CHAIRMAN GUBITOSA: Right.

6 MR. QUEENAN: And the second one was,
7 yeah, the storm drain which is shown that's
8 going through the center of the parking lot
9 and the connection to the adjacent property,
10 and that should be resited.

11 CHAIRMAN GUBITOSA: All right. Max?

12 MR. STACH: Yeah. So we had that same
13 concern with the parking. We felt that this
14 was a very similar use to the Cheer Mania
15 academy that is on the adjacent site. We
16 didn't really have concerns with the use, per
17 se. We noted that it's a Type II action, and
18 therefore, under SEQR, and I would recommend
19 that you make that determination for the
20 record tonight.

21 CHAIRMAN GUBITOSA: All right. All
22 right, so I need a motion to make this a
23 Type II action.

24 BOARD MEMBER KRAESE: I'll make the
25 motion.

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2 CHAIRMAN GUBITOSA: I need a second.

3 VICE CHAIRMAN MULLER: I'll second.

4 CHAIRMAN GUBITOSA: All in favor?

5 (Response of aye was given.)

6 CHAIRMAN GUBITOSA: Opposed? All right,
7 so we'll make this a Type II. Yeah, and
8 also, I'm going to need a motion to set a
9 public hearing for the next available
10 meeting, which is --

11 MR. ZIGLER: One question. Since there
12 is an open issue, it's not a hard number on
13 dance, it may need further workshop. We'll
14 submit current class sizes, dance sizes
15 hourly, and then you can see what they have.
16 Now, this facility is going to be bigger.
17 But I think even if you double the numbers,
18 the 58 or 60 spaces that we're claiming is
19 more than enough.

20 CHAIRMAN GUBITOSA: All right, yeah.
21 That sounds good. So set the -- I need a
22 motion to set the public hearing for next
23 available meeting, which is July 25th.

24 BOARD MEMBER ROGERS: I'll make that
25 motion.

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2 CHAIRMAN GUBITOSA: I need a second.

3 BOARD MEMBER FERGUSON: I'll second it.

4 CHAIRMAN GUBITOSA: Any discussion? All
5 in favor?

6 (Response of aye was given.)

7 CHAIRMAN GUBITOSA: Opposed? All right.
8 So July 25th, we'll see you, and you'll have
9 those changes with the maps.

10 MR. ZIGLER: Yes.

11 CHAIRMAN GUBITOSA: Thank you.

12 MR. ZIGLER: You're welcome.

13 (Time noted: 8:03 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