

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER  
OF  
BLANCHARD HOLLOW

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Town of Stony Point  
RHO Building  
5 Clubhouse Lane  
Stony Point, New York  
March 22, 2018  
8:00 p.m.

BEFORE :

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

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CHAIRMAN GUBITOSA: Next item on the agenda, Blanchard Hollow. This is an eight lot average density subdivision located on the west side of Jessup Lane along Burghardt Drive to Conklin Drive. It's a review. We'll give you a five minute recess before they clear out.

(Recess taken.)

CHAIRMAN GUBITOSA: It's a quick five minutes. All right, Blanchard Hollow. Thank you.

MR. ATZL: Good evening, Mr. Chairman. John Atzl from Atzl, Nasher and Zigler. We're surveyors and engineers for the project.

This is an eight lot average density subdivision that was approved quite a while ago. Don't quite remember the exact formal name. I call it Jessup Valley, which might be the correct name.

What we're proposing is an average density subdivision shortening up the length of the road, and actually widening out the

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2 entrance. When it comes up on the screen,  
3 I'll be able to go through it with you.

4 CHAIRMAN GUBITOSA: No pressure.

5 MR. ATZL: Good? Thank you. So what  
6 we're doing actually is the old subdivision  
7 came up and then made a hard left. What  
8 we're doing is trying to soften this up to  
9 give us room for grading for the road. And  
10 then the road would then come in to the  
11 cul-de-sac in here.

12 This portion of the property will be  
13 conveyed to Mrs. Mason, along with the  
14 portion over here on the west side of her  
15 home. This is the first time the Board's  
16 seeing this tonight. And we presented  
17 grading plans and the subdivision plat, if  
18 the Board has any questions.

19 Originally, it was approved as eight  
20 lots, and we're maintaining the eight lots,  
21 but we're requesting the density for the lot  
22 area to be reduced to 15,000 square feet.

23 VICE-CHAIRMAN MULLER: Can you show me  
24 again what area's being conveyed?

25 MR. ATZL: I believe this portion here.

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2 And then this portion. This dashed line is  
3 the existing lot line, I believe.

4 CHAIRMAN GUBITOSA: Is that -- that's  
5 the stuff we were looking at last time.  
6 That's where the pool, like --

7 MR. ATZL: Yes.

8 CHAIRMAN GUBITOSA: On the back of your  
9 property, and then the front where your  
10 driveway was.

11 MS. MASON: Yes.

12 CHAIRMAN GUBITOSA: That you wanted,  
13 okay.

14 VICE-CHAIRMAN MULLER: Can I just ask,  
15 is it what we spoke about?

16 MR. ATZL: I believe so, yes.

17 VICE-CHAIRMAN MULLER: What's being  
18 traded?

19 MS. MASON: Me?

20 VICE-CHAIRMAN MULLER: Yeah.

21 MS. MASON: Oh. I think the numbers are  
22 a little off.

23 VICE-CHAIRMAN MULLER: Are we close?

24 MS. MASON: I've been trying to talk to  
25 Dave, yeah. I was supposed to have more of

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2 the property.

3 CHAIRMAN GUBITOSA: All right.

4 MS. MASON: He emailed me to come to the  
5 meeting tonight. I thought it was a public  
6 hearing, sorry.

7 VICE-CHAIRMAN MULLER: That's all right.  
8 I'm asking you.

9 MS. MASON: But he told me to come, and  
10 that he needed the extra -- I'm not sure if  
11 he said nine or nineteen feet to get the  
12 extra.

13 VICE-CHAIRMAN MULLER: We looked at a  
14 lot of things that day. Are we pretty close?

15 MS. MASON: And he agreed to it, but  
16 then that's not exactly what he drew up. He  
17 cut me shorter. He cut me shorter in this  
18 way, and cut around there.

19 MR. ATZL: Yeah. These are the maps  
20 that were presented at the workshop. We're  
21 working, you know, nothing's written in stone  
22 at this point. We're trying to work it out  
23 with Mrs. Mason and move on from there.

24 VICE-CHAIRMAN MULLER: So you're  
25 continuing to work with her?

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2 MR. ATZL: Yes, we'll continue to work,  
3 sure.

4 CHAIRMAN GUBITOSA: We're going in the  
5 right direction. Bill, any?

6 MR. SHEEHAN: No. I think if, I think  
7 if you go any further west, you got some  
8 issue with some lots. I mean, you got some  
9 issue with some lots now. But the further  
10 that property line goes west, the more work  
11 they're going to have to try to get any lots  
12 out of this thing.

13 So I think it's important that, you  
14 know, they figure out how much property's  
15 going to be conveyed. Because we got a  
16 couple of those lots on the cul-de-sac, the  
17 street frontage is, you know, is under  
18 50 feet, which is fine for smaller lots. And  
19 the Planning Board can agree with that  
20 because it's basically an average density.  
21 You set the bulk requirements. But that's  
22 kind of critical, I think, that that  
23 conveyance is pretty well nailed down.

24 The other issue that has come up with  
25 not so much in lot size because again, the

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Planning Board has the option to reduce the area, but disturbance of some of the 25 percent slope. I think, you know, I spoke with John before. I think there might be a couple walls, maybe a driveway or two, that is into that 25 percent slope. So that has to be addressed, also.

The road and homes aren't an issue, really. It's the, you know, the other stuff. But otherwise, you know, they got approval for eight lots, they're asking for eight lots. So you know, the amount of lots I don't have an issue with. It's a tough site, though.

MR. ATZL: It's a -- yes.

BOARD MEMBER JASLOW: What is Mrs. Mason giving up? What do you have to give up to get that property?

MS. MASON: No, no. He owes me the property.

BOARD MEMBER JASLOW: Oh.

MS. MASON: For 17 years, he's owed us either \$100,000 or that piece. And we've maintained it for the --

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2 MR. SHEEHAN: Take the money.

3 MS. MASON: Well, if he'll give it to  
4 me. If he'll give it to me, I'd take the  
5 money. But I don't know. I'll try getting  
6 in touch with Dave. And he never seems to  
7 call me back, and he said he'd be here, and  
8 I --

9 CHAIRMAN GUBITOSA: I know he's out.

10 MS. MASON: He's not here.

11 CHAIRMAN GUBITOSA: I'll reach, we'll  
12 reach out to him.

13 MS. MASON: Because I picked up the  
14 plans from him. He said they're all perfect.  
15 I said can I review them with you. He said  
16 no, they're perfect. I get home, they're not  
17 perfect. And then I never got in touch,  
18 because I don't see the retaining pond, or  
19 there's also on the lot next to us, see, I'm  
20 still -- well, I don't know.

21 CHAIRMAN GUBITOSA: Which lot, Lot 8, or  
22 the one -- your lot, I see your lot. Where's  
23 the retaining pond?

24 MS. MASON: The retaining pond is  
25 supposed to be here. There's an underground



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2 spring that comes through.

3 CHAIRMAN GUBITOSA: Right.

4 MS. MASON: This is where all the water  
5 is now.

6 CHAIRMAN GUBITOSA: Is that where that  
7 tree, is that where those big trees were when  
8 we went down to that?

9 MS. MASON: Yes. And now, actually,  
10 they all fell into the road with the storm.  
11 I've been cutting them myself. And then over  
12 here, because we used to have a well, so we  
13 know there's all this, the stream, the  
14 underground, it's in here. So I'm not even  
15 sure how he's going to build a house in  
16 there.

17 But there was supposed to be a retention  
18 pond originally years ago here, and we made  
19 one here. And there's supposed to be one  
20 here and here. But I don't see that at all  
21 anymore.

22 CHAIRMAN GUBITOSA: John?

23 MS. MASON: I don't know.

24 MR. O'ROURKE: In the latest redesign,  
25 John's office basically removed those

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2 retention ponds.

3 MR. ATZL: Yes.

4 MR. O'ROURKE: They're going to be  
5 pipes. And the pond further down Jessup Road  
6 is going to be expanded, or that's with the  
7 proposal. We haven't seen the drainage  
8 calculations yet. But because of the  
9 wetness, and the proximity, and the issues  
10 there, they basically are just taking that  
11 retention pond originally designed and  
12 shifting it down the road.

13 CHAIRMAN GUBITOSA: That's the pond on  
14 the left?

15 MR. O'ROURKE: That's the pond on the  
16 left.

17 MR. ATZL: Yes, the large -- as you're  
18 coming up the hill, the large pond on the  
19 left. We're going to put all our drainage in  
20 there, and expand it as need be to achieve  
21 zero increase, right.

22 MS. MASON: But there's springs,  
23 multiple.

24 MR. O'ROURKE: Yeah, they would get  
25 those --

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2 MS. MASON: They would have to hook in  
3 pipes all around.

4 MR. O'ROURKE: They would pick those up  
5 in pipes and that would be piped down to the  
6 other basin. Again, we haven't seen it, but  
7 that's what they're potential is.

8 MS. MASON: Okay. On my property --

9 MR. ATZL: We haven't got that far yet.

10 MS. MASON: I have just on my little  
11 piece, I have probably about eight piping for  
12 springs to go around into the retaining pond  
13 that I made to go past my house and down to  
14 the --

15 VICE-CHAIRMAN MULLER: We'll have to  
16 take that all into consideration.

17 MS. MASON: I'm just saying, that seems  
18 like that would be a lot more work for them  
19 to even find all the springs.

20 MR. O'ROURKE: Well, they'll put in cut  
21 off drains. Basically, they'll dig a ditch,  
22 fill it with the pipes, fill it with stone,  
23 and it would cut across. But again, they  
24 haven't completed the designs, but that's  
25 what their intention is. Which would

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2 actually help you and them.

3 MS. MASON: Well, that would be great.  
4 When we didn't design the retaining ponds and  
5 stuff 18 years ago, before we started  
6 building, but we built 18 years ago, I'm  
7 trying to think, what are they called, the  
8 DEC, the --

9 CHAIRMAN GUBITOSA: Yeah.

10 MS. MASON: The company, they came in,  
11 because they were very particular. And  
12 that's why we made so many different ones.  
13 And they were -- that's why they said nothing  
14 really could be built next to us. But now  
15 there's going to be a house there, I don't  
16 know. I don't know if they're going to cut  
17 them out at the last second, I don't know.

18 VICE-CHAIRMAN MULLER: We'll worry about  
19 that when we get to that point.

20 CHAIRMAN GUBITOSA: Yes. Bill, was it  
21 Lot 8 you were worried about, is if they give  
22 them more property, is that the one?

23 MR. SHEEHAN: Well, no. If you just  
24 look at the lots, 1, 2, 3, 4, 5 lots, you  
25 know, around the cul-de-sac.

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2 CHAIRMAN GUBITOSA: Oh, right, okay.

3 MR. SHEEHAN: If you shift that line  
4 over to the west, obviously those lots get  
5 smaller.

6 CHAIRMAN GUBITOSA: I got you.

7 MR. SHEEHAN: So everything shrinks. If  
8 you go over another 20 feet, you've got to  
9 pick up 20 feet on those five lots.

10 MR. ATZL: Yes.

11 MR. SHEEHAN: It's tight now. So I'm  
12 just saying. I'm not saying it can't be  
13 done, but.

14 CHAIRMAN GUBITOSA: It's going to be  
15 tight.

16 MR. SHEEHAN: You really need to iron  
17 out that property.

18 CHAIRMAN GUBITOSA: That property line.

19 MR. SHEEHAN: Right. You have to draw a  
20 map.

21 MR. ATZL: Understood.

22 CHAIRMAN GUBITOSA: All right. Max,  
23 anything?

24 MR. STACH: Well, one of the comments  
25 that are remaining from my January memo is

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2 that the Department of Health has requested a  
3 full EAF be submitted because they classify  
4 any realty subdivision as a Type 1 action.  
5 So until we receive that full EAF, we can't  
6 begin coordinated review.

7 MR. ATZL: Okay.

8 MR. STACH: So whenever you can get it  
9 to us, at the next meeting we'll do the lead  
10 agency to get that going. But that's going  
11 to -- the sooner you can get that, the sooner  
12 SEQOR is going to --

13 MR. ATZL: It's hold it up until -- yes.

14 CHAIRMAN GUBITOSA: All right. Any  
15 other? John, good?

16 MR. O'ROURKE: No, I think we reviewed  
17 mostly with the drainage. But again, until  
18 we get it resolved in the final designs,  
19 there's not much to look at at this time.

20 CHAIRMAN GUBITOSA: All right.

21 MR. STACH: I think it's difficult to  
22 see on this particular map, this is a very  
23 steep slope. So it's going to be challenging  
24 for them to get everything on there.

25 CHAIRMAN GUBITOSA: All right. Bill,

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2 anything else for now?

3 MR. SHEEHAN: No. I mean, you know, as  
4 John says, I'd like to really see a map that  
5 we're going to actually pick apart.

6 CHAIRMAN GUBITOSA: Right.

7 MR. SHEEHAN: For lack of a better term,  
8 I guess.

9 CHAIRMAN GUBITOSA: All right.  
10 Mr. Larkin, anything until --

11 MR. LARKIN: Well, my concern is, my  
12 main concern is the extension of the water  
13 main.

14 CHAIRMAN GUBITOSA: Okay. Where do they  
15 have it now? Are they -- they don't have it,  
16 do they?

17 MR. LARKIN: It's a cross street.

18 MR. ATZL: Yes. The water main ends,  
19 the water main actually ends here. But it  
20 will be extended up into the cul-de-sac.

21 MR. SHEEHAN: It's a dead end?

22 MR. ATZL: It very well may be a dead  
23 end. That might be the only way we're going  
24 to be able to go.

25 MR. SHEEHAN: Okay.

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MR. O'ROURKE: Initially, they did talk about connecting through the lots to cut the end. But depending on the grade, that had --

MR. SHEEHAN: And you have the Algonquin gas too, right?

MR. ATZL: Yeah, there's a gas main, of course.

MS. MASON: The water main we brought up is right at the end of my driveway. Everything we have is underground.

CHAIRMAN GUBITOSA: All right. Anything else? All right, I guess we'll see you at the TAC. All right?

MR. ATZL: Thank you very much.

CHAIRMAN GUBITOSA: Thank you.


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THE FOREGOING IS CERTIFIED to be a true  
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stenographic minutes to the best of my ability.

  
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Jennifer L. Johnson

