

# *Town of Stony Point*

## Department of Planning

74 EAST MAIN STREET  
STONY POINT, NEW YORK 10980

Tel: (845) 786-2716 x 113  
786-5138

[planning@townofstonypoint.org](mailto:planning@townofstonypoint.org)

Fax: (845)

### PLANNING BOARD MINUTES

March 28, 2019, 2019

Rho Building 7:00 P.M.

#### Present:

Eric Jaslow, Member

Peter Muller, Member

Gene Kraese, Member - absent

Gerry Rogers, Member

Michael Ferguson, Member

Paul Joachim, Member

Thomas Gubitosa, Chairman

Steve Honan, Esq.

Special Counsel

Max Stach

Town Planner

### PLANNING BOARD AGENDA

March 28, 2019

**RHO BUILDING at 7:00 P.M.**

#### **Applications:**

1. TD Bank and Srishiva LLC - SBL 20.02-11- 32,34 Lot Line Change located on the east side of South Liberty/Rt 9W 250 feet north of Battalion Drive

- Amended Final Resolution

2. Blanchard Hollow – SBL 19.01-2-13.1 to 13.9 Eight Lot Average Density Subdivision located on the West Side of Jessup Lane along Burkhart Drive to Conklin Drive

- Set Public Hearing for April 25, 2019 Planning Board Meeting

3. Gate Hill Day Camp Two - SBL 19.01-1-1 Site Plan Conditional Use located on the south side of Gate Hill Road RC 106 1600 feet of Sgt. Schwarz Court.

- Set Public Hearing for April 25, 2019 Planning Board Meeting

4. Ba Mar Manufactured Home Park – SBL 20.02-11-7.2 located on the south side of Grassy Point Road 800 east of Nelly Drive

- Review

Other Business:  
Minutes February 28, 2018

Chairman Gubitosa: First on the Agenda is Amended Final Resolution for TD Bank and Srishiva LLC - SBL 20.02-11- 32,34 Lot Line Change located on the east side of South Liberty/Rt 9W 250 feet north of Battalion Drive

**AMENDED RESOLUTION**

**OF APPROVAL**

**OF A PROPERTY LINE AMENDMENT**

**For The Project**

**NINETY SOUTH LIBERTY (TD BANK & SRISHIVAA LLC)**

**BY APPLICATION OF: Srishivaa LLC and TD Bank**

WHEREAS, by Resolution of this Planning Board of June 28, 2018 this applicant previously received Approval for a lot line amendment between two (2) existing adjoining lots and said Resolution was filed in the office of the Town Clerk on June 29, 2018, and the submitted plan entitled, “Amendment of Property Line” as a subdivision plat was not filed in the office of the Rockland County Clerk.

WHEREAS, this applicant now seeks to modify the previously issued approval and requests the issuance by this Board of an Amended Resolution of Approval limited to and

permitting the filing of a revised plan entitled, "Amendment of Property Line" dated March 21, 2018 and last revised November 12, 2018, which reflects a delineated Drainage Easement, twenty (20) feet in width, upon and along the north-western and northern boundary of Tax Lot 20.02-11-32 and the removal of Map Note 4 from the previously approved Map, and;

WHEREAS, an informal application has been made to the Planning Board for an Amended Resolution of Approval for a lot line amendment between two (2) existing adjoining lots, on a total of 7.284 acres, located at and commonly known as 82 & 90 South Liberty Drive (Route 9W), Stony Point, N.Y. 10980, and upon a submitted plan entitled, "Amendment of Property Line" consisting of one sheet, prepared by Atzl, Nasher & Zigler, P.C., dated March 21, 2018, and last revised November 12, 2018, (Subject Application) and affecting premises designated as Section 20.02, Block 11, Lots 32 & 34 on the Tax Map of the Town of Stony Point, County of Rockland, which parcels are located in the BU and R-1 Zoning Districts (Subject Premises); and

WHEREAS, the Planning Board acknowledges that the Applicant's lot line amendment proposal recently underwent review and consideration by this board, and that this board unanimously granted lot line amendment approval on June 28, 2018, and that the instant application seeks only a minor alteration to the previously approved subdivision map, and;

WHEREAS, pursuant to the New York State Environmental Quality Review Act, the Planning Board having previously determined that this is a Type II action, again finds that this instant request for amended approval is likewise a Type II action and accordingly, no further environmental review is required; and

WHEREAS, this application came up for consideration at a regular meeting before the Planning Board held on March 28, 2019 at 7:00 p.m. and at which time this informal application was considered by the board.

NOW, THEREFORE, be it

RESOLVED that the Subject Application submitted for an Amended Resolution of Approval for a lot line amendment between two (2) existing adjoining lots and concerning the Subject Premises, be and hereby is **approved**, and the Chairman is hereby authorized to sign the revised plan and to permit same to be filed as a subdivision plat in the office of the Rockland County Clerk, upon payment of any and all outstanding fees to the Town of Stony Point, subject to the following:

1. All provisions and conditions of this board's previously issued Resolution of Approval of June 28, 2018 concerning this application are incorporated herein by reference and are to remain in full force and effect to the extent not particularly amended by this Amended Resolution of Approval.

2. Signature of the Chairman of the Rockland County Drainage Agency is required pursuant to the provisions of section 13-A of the Rockland County Stream Control Act (L. 1975, Ch. 846, as amended).

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call on March 28, 2019, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
<u>Members Present:</u>				
Thomas Gubitosa, Chairman	<u>_X_</u>	_____	_____	_____
Peter Muller, Vice Chairman	<u>_X_</u>	_____	_____	_____
Gerry Rogers	<u>_X_</u>	_____	_____	_____
Eugene Kraese	_____	_____	_____	<u>_X_</u>
Eric Jaslow	<u>_X_</u>	_____	_____	_____
Mike Ferguson	<u>_X_</u>	_____	_____	_____
Paul Joachim	<u>_X_</u>	_____	_____	_____

The Resolution was thereupon duly adopt March 28, 2019.

the

THOMAS GUBITOSA, Chairman of  
Planning Board Town of Stony Point.

Filed in the Office of the Clerk of the Town of Stony Point on this 29th day of March 2019.

Holli Finn, Deputy Town Clerk  
Town of Stony Point

Chairman Gubitosa: Next on the Agenda is Blanchard Hollow which has been taken off tonight's agenda by the applicant.

Blanchard Hollow – SBL 19.01-2-13.1 to 13.9 Eight Lot Average Density Subdivision located on the West Side of Jessup Lane along Burkhart Drive to Conklin Drive

Chairman Gubitosa: Next on the agenda is Gate Hill Day Camp Two.

Gate Hill Day Camp Two - SBL 19.01-1-1 Site Plan Conditional Use located on the south side of Gate Hill Road RC 106 1600 feet of Sgt. Schwarz Court.

- Set Public Hearing for April 25, 2019 Planning Board Meeting

Mr. Zigler: We are asking for a Public Hearing to be set of Gate Hill Day Camp for April 25, 2019.

MOTION: SET PUBLIC HEARING FOR APRIL 25, 2019

Made by Peter Muller and seconded by Paul Joachim

All in favor

Chairman Gubitosa: Next on the agenda is Ba Mar Manufactured Home Site Plan.

Ba Mar Manufactured Home Park – SBL 20.02-11-7.2 located on the south side of Grassy Point Road 800 east of Nelly Drive

Ms. Mele: Amy Mele attorney I'm of counsel to Ira Emmanuel I am here representing the applicant tonight my client is RHP Properties they own and manage a total of about 254 Manufactured Home Communities in over 25 States with a large presence in the tri state area they offer what they consider the best in class management platform that oversees all aspects of the community. Each of their communities has a full on site staff with a local regional management support team which is responsible for enforcing the rules and regulations of the park including parking as well as fostering a sense of community through cook outs, family nights, holiday parties and monthly newsletters. Their goal is to provide adorable housing with the lifestyle experience of higher end housing put simply this is all my client does and is very good at it. Her tonight is Joe Brown the President of the Company he is here with three other members of the management team he has attended virtually every meeting even though it involves flying out from Detroit just to be present for an hour or so because they are very invested in

this project they have only owned this property since 2011 and they are proposing to rebuild with brand new units all of which will be compliant with the most current codes and safety regulations. Given the history of this site we have involved the Towns Fire Inspector Mr. Tom Larkin from the inception of this process to ensure that emergency personnel will have access to each and every home. I go so far as to say the entire site layout was driven by these safety concerns we have raised the roads and provided emergency access throughout the park. Our engineer Ken De Gennero from Brooker Engineering is here tonight and will walk you through the plan. I just wanted to walk you through a couple of highlights just by way of background the Ba Mar Manufactured Home Park has occupied its site in Stony Point for over seventy years during Superstorm Sandy in November 2012 much of the park was flooded and most of the homes were destroyed. In the ensuing years ownership worked with the Town the County and State Agencies to help the families that were displaced by the storm to determine which homes could be salvaged or repaired and remove those homes that could not be saved and stabilize the site there is currently about 20 residents still at the site right now. I want to point out the continuation of the then existing manufactured home parks was a goal of your 2013 Amendment to your Comprehensive Master Plan that plan called for the adoption of Zoning Code Amendments to allow existing Trailer Parks to continue as uses by right with flexible zoning and bulk requirements and those regulations is now contained in MHC Zoning District. This is something that we feel and hope the Town feels by evidence of the comp plan is needed to provide affordable housing for people in Stony Point however we also recognize that any rebuilding effort has to be sustainable and safe. The Park is now at the point where we can begin rebuilding. We have been to TAC on at least 4 occasions so that the plans we will be presenting tonight have taken into account all the technical comments that we have received to date. We are now at approximately 140 units the previous amount was 151 we have reduced the number to provide for some of the safety access feature but this is really the bottom line number we have come up with. This is not some pie in the sky number this is what we really believe can happen at the site and still provided for all parking and amenities and safety features that we need. At the last meeting the Board declared its to be Lead Agency that is why we are here we have submitted an EAF and we look forward to seeing the Town's Part II so we can address any outstanding issues we are also scheduled to go back to TAC next week so if anything comes up that we can answer we will discuss at TAC and come up with a solution. One of the comments was landscaping along waterfront my client has retained Mr. Dan Sherman who is a Landscape Architect from Piermont with an emphasis with Hudson River plantings. Unless you have any questions of me I will hand it over to Ken De Gennero.

Ken De Gennero, Engineer Brooker Engineering

Mr. De Gennero presented a Power Point Presentation,

# Ba Mar Site Plan



# Ba Mar Site Plan – Existing Conditions (2010 Aerial)

Ba Mar March 28, 2019 Planning Board meeting

## 2 Key Site Elements

- 151 total units
- 18 units located entirely in wetland adjacent area
- Single road configuration with dead end streets off of Ba Mar Drive
- Poor circulation for emergency services

# Ba Mar Site Plan – Current Proposed Layout

4/12/2019

Ba Mar March 28, 2019 Planning Board meeting

## 3 Key Site Elements

- 140 total units
- Loop road configuration – minimizes dead ends
- Reduces encroachments in wetland adjacent area
- Improved circulation for emergency services
- Ran truck maneuvers for all fire trucks to demonstrate accessibility throughout site



- 280 parking spaces required; 352 spaces provided

# Ba Mar Site Plan – Infrastructure Improvements

Ba Mar March 28, 2019 Planning Board meeting

## 4 Key Site Elements

- Elevate roads
- Brand new homes built at a higher elevation
- Install new public water supply
- New sanitary sewer system in new road and not under existing units.
- Reduces impervious pavement
- Water quality enhancements
- Develop a Planting Plan compatible with the shoreline and marsh

# Ba Mar Site Plan – Planting Plan

Ba Mar March 28, 2019 Planning Board meeting

## 5 Key Site Elements

- Remove existing hardscapes within wetland adjacent area and install new plantings.
- Remove homes and road adjacent to northeast peninsula and install new plantings – improve visual from Grassy Point Road

Typical RHP Community



**MOTION: DECLAR LEAD AGENCY**

Made by Gerry Rogers and seconded by Michael Ferguson

All in favor

**MOTION: DECLARE THIS APPLICATION A TYPE ONE ACTION**

Made by Gerry Rogers and seconded by Michael Ferguson

All in favor

**MOTION: Adopt Part II EAF**

Made by Gerry Rogers and seconded by Michael Ferguson

All in favor

Set Site Visit of April 13, 2019 at 8:30 at the site.

Chairman: Next on the agenda under other business is a re-referral to the Town Board for the Patriot Hills overlay.

**MOTION: TO SEND RE-REFERRAL TO TOWN BOARD ON THE PATRIOT HILLS OVERLAY**

Made by Eric Jaslow and seconded by Michael Ferguson

All in favor

Chairman: Next adopt minutes of February 28, 2019

**MOTION: ADOPT MINUTES OF FEBRUARY 28, 2019**

Made by Gerry Rogers and seconded by Michael Ferguson

**MOTION: CLOSE PLANNING BOARD MEETING**

Made by Gerry Rogers and seconded by Michael Ferguson

Respectfully submitted,  
Clerk to the Planning Board