

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
October 22, 2020
7:04 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: What we'll do first is start our meeting. We got the first item on the agenda. It's a public hearing for Nine Holt. And this is just a site plan located on the south side of Holt Drive. Dave, this is you, right?

MR. ZIGLER: Yes. You ready?

CHAIRMAN GUBITOSA: Yeah. Just give us a quick update, and then we'll open the public hearing. I think, I know you want to continue it. So we'll just go through that.

MR. ZIGLER: Right. So at the last continuation of the public hearing, the applicant, James Boyle, went to the ARB with his architect, and they reviewed everything. We had to make one change on our plans. We put lights over the doors that face Holt Drive. So the plans are basically the same, and it's only those additional lights.

And what we have is a 28,000 square foot building with commercial in the front and warehousing in the back. And we have 44 parking spaces.

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2 We received additional comments from
3 John O'Rourke. There's about four or five
4 comments on the plans, which there was
5 nothing significant. He just wanted some
6 more detail. He helped me out with that.
7 And then there was, I would say somewhere
8 between seven and ten comments on the SWPPP,
9 which is more details that he wanted, and
10 sites of where the specifications come from.
11 So we're pretty well near finished.

12 We did get a County planning memo back
13 in -- about four months ago. And we adhere
14 to everything, except one item where the
15 County interprets the code different than the
16 Town and different than the Building
17 Inspector. And I say that because this
18 building is sort of a mirror image of the one
19 which is to the east, and we're following the
20 same code. So we would ask the Planning
21 Board to override that. I believe it's Item
22 Number Five on the County.

23 And that's it. If the Board has any
24 questions, we're glad to answer them.

25 CHAIRMAN GUBITOSA: All right. I guess

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before -- what I'll do is we'll open the public hearing, and then we'll go to the Board. So at this time, I'll open the public hearing for Nine Holt. If you'd like to comment, just raise the hand. Steve will recognize you and activate your microphone. Steve, anything for Nine Holt?

MR. HONAN: More people are arriving, so I'm just going to let them in.

CHAIRMAN GUBITOSA: All right.

MR. HONAN: As of right now, I see no hands raised for Nine Holt.

CHAIRMAN GUBITOSA: All right. We'll wait a few -- what I'll do is, you know what, we'll go to the Board and see if any of the Board Members have any questions, and we'll just give the public a chance. I'll go to the Board. Jerry, do you have any comments at the moment or do you want to -- we're waiting.

BOARD MEMBER ROGERS: No. No, I'll wait. Yup.

CHAIRMAN GUBITOSA: All right. How about you, Eric, anything for you?

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2 BOARD MEMBER JASLOW: No, no comments at
3 this time.

4 CHAIRMAN GUBITOSA: Okay. Mark,
5 anything?

6 BOARD MEMBER JOHNSON: No comments right
7 now.

8 CHAIRMAN GUBITOSA: All right. Kerri,
9 any comments at the moment.

10 BOARD MEMBER ALESSI: Not at the moment.

11 CHAIRMAN GUBITOSA: All right. Gene,
12 anything at the moment? You're on mute. No.
13 I see you saying no, but that's okay. No?
14 Okay. John, any comments? Or we're waiting
15 until you get all the information back.

16 MR. O'ROURKE: Yeah. As Dave basically
17 gave a run down pretty good of what we had,
18 we worked with him. So I'd expect the next
19 submission to be fine. Some technical
20 comments. But we're generally satisfied with
21 the plan. And he's correct, it is a mirror
22 image of a project the Board has already
23 approved adjacent to it, which has been
24 working out very well. So we have no issues.

25 CHAIRMAN GUBITOSA: All right. Max, any

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2 comments at this time?

3 MR. STACH: No comments at this time,
4 no.

5 CHAIRMAN GUBITOSA: All right. Steve
6 any, anybody make it for the public, any
7 comments from the public, do you see any
8 hands?

9 MR. HONAN: Let me just do a quick scan.
10 No raised hands.

11 CHAIRMAN GUBITOSA: All right. At this
12 time, I'll take a motion to continue the
13 public hearing to the next meeting, which
14 should be December 10th. So I just need a
15 motion to continue the public hearing to the
16 December 10th meeting.

17 BOARD MEMBER ALESSI: I'll make the
18 motion.

19 CHAIRMAN GUBITOSA: Kerri made the
20 motion. I need a second.

21 BOARD MEMBER JASLOW: I'll second it.

22 CHAIRMAN GUBITOSA: Eric, second. All
23 in favor?

24 (Response of aye was given.)

25 CHAIRMAN GUBITOSA: Opposed? All right.

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So, and as the public knows, we combine
November and December. So the next meeting
will be December 10th. So Dave, we'll see
you December 10th for a continued public
hearing.

MR. ZIGLER: Thank you.

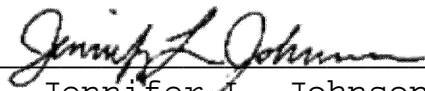
(Time noted: 7:09 p.m.)

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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

