

Town of Stony Point

Department of Planning

74 EAST MAIN STREET
STONY POINT, NEW YORK 10980

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PLANNING BOARD MINUTES

April 27, 2017

RHO BUILDING at 7:00 P.M.

Present:

Eric Jaslow, Member

Peter Muller, Member - absent

Gene Kraese, Member - absent

Gerry Rogers, Member

Michael Ferguson, Member

Paul Joachim, Member - absent

Thomas Gubitosa, Chairman

Steve Honan, Esq.

Special Counsel

Max Stach

Town Planner

PLANNING BOARD AGENDA

April 27, 2017

RHO BUILDING at 7:00 P.M.

PUBLIC HEARING:

1. Red Ridge Park Two - SBL 15.02-3-26, 27, 28, &29 Site Plane located on the northwest corner of North Liberty Drive and Hastings Lane
 - Continued Public Hearing
2. Verizon Wireless 65 South Liberty Drive (NY-Stony Point 4 SC) – SBL 20.11-2-18 Site Plan located on the west side of Route 9W
 - Public Hearing

APPLICATIONS:

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.
 - New Application

Other Business:

Minutes of March 23, 2017

Chairman: First on the agenda is Red Ridge Park Two is a continued Public Hearing Mr. Zigler could you give us an update.

Red Ridge Park Two - SBL 15.02-3-26, 27, 28, &29 Site Plane located on the northwest corner of North Liberty Drive and Hastings Lane

- Continued Public Hearing

Mr. Zigler: We are back I think this is the fourth month with the continued Public Hearing basically at the first one we just had one comment the gentleman wanted a fence down the property line which we added to the map we really didn't do any changes to the map other than a few details that John wanted in engineering and turnaround up at the top. The major thing became the construction sequence and I think we have that in shape now Bill was pretty satisfied we change a couple of more items then John looked at it and he had some comments so there are some minor changes but basically it is the same as we discussed. The only difference was on the note on the front page note eleven states that we have to take down A C D E F think F prior to the signature and the note for the construction sequence prior to the last permit we repeated those units so we took off the repetitive unite

letter because it was already down so basically that was the major change. So if the Board is happy with that and closes the Public Hearing our next step would be to put together a total SWIPP package with the modified map and deliver that to John and I think that would pretty much close it out for next month. This on the front of the page on drawing one has to be done prior to you signing it. The construction phase lasts for the three year term or less that is what is on drawing twelve.

MOTION: ADOPT PART II EAF AND PART III EAF
Made by Eric Jaslow and seconded by Gerry Rogers

Chairman: I will read the Negative Declaration and we can vote on it.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

PROJECT: RED RIDGE PARK TWO

TOWN OF STONY POINT, NEW YORK

DATE: April 27, 2017

This notice is issued pursuant to Part 617 of the implementing regulation pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Planning Board of the Town of Stony Point, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: RED RIDGE PARK - TWO SITE PLAN

SEQR Status: Unlisted

Condition Negative Declaration: No

Description of Action: Site grading, roadway construction and stormwater infrastructure to support the replacement of nine residential units in various structures with seven manufactured homes.

Location: Both sides of Thamsen Drive (northwest of the intersection of Hastings Lane and North Liberty Drive, Town of Stony Point, County of Rockland.

Reasons Supporting This Determination:

The proposed action is not anticipated to result in any adverse environmental impacts based on the following:

1. On or about January 6, 2016, the Town of Stony Point received an application for approval of the proposed site plan along with a Long Environmental Assessment Form (EAF) Part 1; and
2. On or about, the Town of Stony Point declared itself lead agency and classified the action as unlisted; and
3. The EAF Mapper application of the NY Department of Environmental Conservation noted that the property is located in an area of high archeological sensitivity, has wetlands or waterbodies on the site, and contains threatened and endangered species, while the applicant has indicated that the Mapper is incorrect given that the project site has been completely previously disturbed during the construction of the current site improvements, contains no wetlands or waterbodies and contains no important or significant habitat that would support threatened or endangered species; and
4. On or about February 6, 2016 the Planning Board conducted a site visit and noted that the site has been completely previously disturbed as claimed by the applicant and did not contain any natural undisturbed areas that could contain archeological resources, wetlands, waterbodies or critical habitat; and
5. The Planning Board further noted that the proposed development would be less intense than the current development and would result in improvements to emergency access and aesthetics as well as drainage; and

6. On or about April 27, 2017, the Planning Board adopted a Short Part Two Environmental Assessment Form identifying potential moderate or large impacts to archeological resources, wetlands, waterbodies and threatened and endangered species based on the results of the EAF Mapper; and
7. On or about April 27, 2017, the Planning Board adopted a Short Part 3 Environmental Assessment Form that explained in part that:
 - a. The entire project site has been previously disturbed and there is a very low probability of encountering intact archeological resources during the site grading work proposed; and
 - b. The Planning Board has visited the site and no on-site wetlands, waterbodies or areas of damp soils are apparent; and
 - c. The project site is steeply sloping, currently almost completely developed as homesites and driveways/roadways and only contains a small number of single shade trees with little to no habitat value for protected and endangered species; only species adaptive to human contact are likely to use the site currently or in the future; and
8. No other potential impacts have been identified.

MOTION: ADOPT NEGATIVE DECLARATION

Made by Gerry Rogers and seconded by Michael Ferguson

Roll call vote all in favor

MOTION: OPEN AND CLOSE PUBLIC HEARING

Made by Michael Ferguson and seconded by Gerry Rogers

Chairman: Next on the agenda is Verizon Wireless Public Hearing.

Verizon Wireless 65 South Liberty Drive (NY-Stony Point 4 SC) – SBL 20.11-2-18 Site Plan located on the west side of Route 9W

- Public Hearing

Mr. Teyber: My name is Ed Teyber from the Law firm of Snyder and Snyder the only thing that has changed on the plans is adding an addition screening on roof.

Mr. Stach: I would suggest prior to reading the Negative Declaration we listen to Mike Musso the Radio Frequency expert on this project.

Mr. Musso: Mike Musso from HDR working on behalf of the Town Max brought me into the project to perform a technical review for the project the wireless facility that is proposed I have prepared a TEC Memo as follows.

April 24, 2017
10050357

Thomas Gubitosa, Chairman of the Planning Board and Members of the
Town of Stony Point Planning Board
Town of Stony Point Town Hall
74 East Main Street
Stony Point, NY 10980

Re: Proposed Wireless Telecommunications Facility – Verizon New Rooftop Installation
65 South Liberty Drive, Town of Stony Point, New York

Dear Chairman Gubitosa and Members of the Planning Board,

This technical memorandum (Tech Memo) was prepared to summarize HDR's review of the application materials prepared by Snyder & Snyder, LLP, on behalf of the applicant, New York SMSA Limited Partnership d/b/a Verizon Wireless (Verizon), to construct a new rooftop wireless telecommunication facility at the above-referenced location (the site) in a "BU" (Business) zoning district in the Town of Stony Point. The applicant is seeking site plan approval, in accordance with Town of Stony Point Wireless telecommunications facilities code 215-66 B.(1)(b) and a Building Permit. As the proposed antennas and equipment do not increase the building height by more than 10 ft, it is understood that a special use permit may not be required under the code. No variance needs were identified by the applicant.

This Tech Memo is written for the review and comment of the Town of Stony Point Planning Board in anticipation of the April 27, 2017 meeting. A summary of findings and recommendations is included at the end of this Tech Memo. Additional comments from HDR can be provided by supplemental memo or at the meeting. Three application filings submitted to

the Town of Stony Point were received and reviewed by HDR: November 10, 2016, January 17, 2017, and March 1, 2017. The application materials appear to be comprehensive.

The technical memorandum is divided into the following sections:

- Application Overview
- Coverage/Capacity Needs
- Conformance with NIER and Other Radiation Hazard Criteria
- Visual Impact Analysis / Aesthetics
- Structural Assessment
- Recommendations

Application Overview

Verizon has proposed the installation of a new rooftop wireless telecommunications “small cell” facility at the above-referenced location (the site). Verizon is proposing to install two (2) cylindrical antennas, two GPS antennas, six small remote radiohead (RRH) units in two sectors (beta and gamma) on the building rooftop¹. Roof-based support equipment (small equipment cabinets, cabling and utility connections, access ladder, and a safety railing) is also included. The proposed facility will provide services on Verizon’s FCC-licensed frequencies that allow Verizon to provide voice and data exchange services. The proposed installation will accommodate Verizon’s licensed frequency bands, including 1900 and 2100 MHz, to provide different classes of wireless services (PCS, and cellular). The rooftop facility proposed can be defined as a “small cell”, with coverage and service being provided to a focused area along the Route 9W corridor in Stony Point. As described further below, additional Verizon coverage will be provided to the immediate area. The proposed facility will also provide needed supplemental capacity to the existing network of nearby (on air) Verizon sites.

The proposed “canister” antennas (which were incorporated into the design based on Planning Board feedback) measure 24” tall with a diameter of 14.2”. The tops of the two antennas will be at a height of approximately 27 ft 5” above grade level (or, approximately 3 ft above the rooftop surface). The two GPS antennas will be mounted to the southwest corner safety railing. The antennas will be consistent with (or lower) than existing rooftop features (see below images).

Three RHH units and small ancillary equipment (three rectifiers, one fiber box, one junction box) are proposed for both the gamma and beta sectors on the west (rear) side of the building roof.

¹ The cell site design has been modified from the original based on Planning Board feedback and discussions with the applicant representative.

RRH units are used increasingly by wireless carriers to boost antenna signals and process “call traffic”. Three RRH models are proposed to accommodate the various Verizon frequency bands, with the largest model measuring approximately 21.6 inches in height, 12 inches in width and 9 inches in depth, with an approximate weight of 57 pounds. Two small equipment cabinets (max dimension of 26.3” tall, 22.1” wide, and 20” deep; weight of 80 lbs), one small telco box, and a circuit panel are proposed to be mounted on a new unistrut frame located at the southwest corner of the building.

Two non-penetrating cable trays are proposed on the rooftop, connecting the antennas on the east side of the building with the equipment on the west side of the building roof. Electric, ground and telco conduits will be routed along the rooftop, with the electric and ground conduits routed up the building façade.

A 3-foot 6-inch high safety railing, with an architectural screen, is proposed along the western side (back) of the rooftop and a portion of the southwest building corner. The two cylindrical antennas and equipment cabinets will be screened from some views, while the GPS antennas and the tops of other ancillary equipment (RRHs, rectifiers, junction box) will be extend slightly above the height of the screen.

To gain access to the rooftop, two caged access ladders, with a platform connection at a height of 12-feet 5-inches above grade is proposed at the rear of the building. Relocation of an existing AC unit on the ground at the rear of the building will be required, and an extension of the existing concrete pad within the existing fencing is proposed. Installation of an access gate with fencing privacy slats in front of the new access ladder is proposed.

The below plan view of the building roof depicts the Verizon facility layout and cross-section depicts the rear of the building and rooftop. No emergency or back-up generator is proposed.

Site photographs provided below were taken during HDR’s April 18, 2017 site visit.

HDR notes that a detailed alternate site analysis was not conducted for the application. As the noted coverage need and proposed cell site location is within a commercial area along Route 9W, and since the proposed facility complies with the Town code’s height requirement, this appears to be reasonable.

1. Coverage / Capacity for the Verizon Facility Proposed at 65 S. Liberty Drive

A number of factors can prevent the commencement or completion of a call from a wireless phone. A subscriber may not be able to complete a call due to limitations in *capacity* (how many callers are communicating with the same cell site at a given time). The proliferation of cell

phones, smartphones and tablet computers has increased the need for network capacity, even within areas that were “covered” during the early roll-out of wireless telecommunications facilities. Industry focus has shifted from simply geographic coverage to "capacity coverage" in order to meet subscriber demand for bandwidth-intensive services. An inability to meet this demand results in overloaded networks and sluggish or interrupted service (e.g., “dropped calls”). The site is proposed predominantly to prevent short falls in capacity in the Verizon network in the area and to improve coverage in the immediate vicinity of the proposed location. Capacity limitations were demonstrated in the application materials for Verizon’s Furnace Woods (21-51 Scenic Drive, Croton-on-Hudson) site and Garnerville site (34 Bridge Street, Garnerville).

The frequencies involved in Verizon’s operation require line-of-sight propagation paths for its performance (with some enhancement due to reflections from solid structures). It is necessary that adjacent wireless telecommunications facilities exist in order to render homogeneous coverage and so that capacity (call traffic, data usage) can be managed in a given region of a service provider’s network. The Verizon site is being proposed as a “small cell” within the existing network of Verizon sites.

A comparison of existing Verizon coverage and coverage with the rooftop cell site , provided by the applicant, is shown below

Coverage without proposed site

Coverage with proposed site

The technical information related to the justification of the proposed cell site, as provided by Verizon’s RF design engineer on January 20, 2017, was reviewed by HDR. The analysis provided location and operational information for existing (“on air”) Verizon facilities in the site area, including the proposed site. The data demonstrates that there is currently a focused gap in Verizon wireless coverage along the Route 9W corridor and losses in network capacity in the area (two facilities in particular were noted to be at or over capacity criteria). The proposed Verizon “small cell” facility is situated and designed to provide capacity relief and supplemental coverage to Verizon’s local cell site network².

2. Conformance with NIER and Other Radiation Hazard Criteria

In order to comply with the Non-Ionizing Electromagnetic Radiation (NIER) hazard criteria, Pinnacle Telecom Group (Pinnacle, on behalf of the applicant), calculated power density levels (also referred to herein as radio frequency [RF] levels) for the proposed installation. Modeling was conducted by Pinnacle to simulate RF levels that can be expected at ground areas around

² HDR understands that another Verizon rooftop “small cell” may be proposed along the Route 9W corridor (146 S. Liberty Drive; approximately 1000 ft south of the subject site). Based on a discussion with the applicant representative, there are currently no plans for Verizon to actively pursue that site.

the site and on the rooftop assuming the proposed Verizon facility is constructed and operational.

The findings of the exposure analysis were reviewed against the FCC's general public maximum permissible exposure (MPE) limits. For general public exposures at "ground level", the maximum cumulative RF levels were calculated to be less than 12% of the general public MPE limit. RoofView software was used for the rooftop compliance analysis. At the rooftop level, the maximum RF levels were calculated to be approximately 18.5% of the general public MPE at all rooftop surfaces, and thus are compliant with the FCC limit.

3. Visual Impact Analysis / Aesthetics

Three photographic renderings were provided by the applicant and are included as Attachment A to this Tech Memo. The simulations include vantage points along Route 9W and depict "before" and "after" views of the proposed rooftop installation. Based on the photosimulations, the cylindrical antennas and screen wall will be visible from several locations, but particularly in the immediate site vicinity. Installation of conduits along the building facade, new access ladder and cross-over platform, and access gate will also be visible from some perspectives. Lighting, landscaping and additional parking is not proposed as part of the proposed cell site. It is noted that with the re-design of the facility based on prior Planning Board feedback, and given that the height provision of the Town's wireless code is adhered to, the proposed "small cell" will not present significant (incremental) visual impacts to the site area. The facility is typical of many such existing rooftop sites in the area

4. Structural Assessment

A structural certification by KMB Design Group (a NYS P.E.) dated October 31, 2016 was provided with the application materials. The certification states that the building can accommodate the proposed antennas and equipment. The analysis considered the provisions of 2015 Building Code of New York State, AISC Steel Construction Manual – 13th Edition, Building Code Requirements for Masonry Structures – ACI 530-11 (MSJC), and Minimum Design Loads for buildings and other Structures ASCE – 7-10, which appears to be appropriate. **It is understood that the Applicant maintains full responsibility for the accuracy and adequacy of all aspects of the proposed installation design, construction, and maintenance.**

5. Conclusions and Recommendations

The following recommendations were identified based on HDR's technical review of the application materials. Some of the below recommendations may be considered as conditions of approval, if the site plan application is approved.

- The applicant should confirm to the Town Building Department that (a) the 65 S. Liberty Drive rooftop facility will comply with the FCC definition of a "Controlled Exposure Environment" and (b) the FCC signage will be maintained at all times (e.g., at roof

access hatch, and at ladder). It is the applicant's responsibility to comply with all FCC rules and regulations that are applicable to the site and operations.

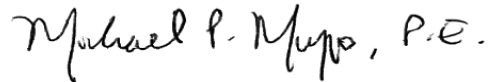
- Any building roof maintenance or inspection activities by persons not trained in RF exposures should be coordinated appropriately between the owner/operator of the building and Verizon to eliminate the potential for RF exposures at levels above the general public MPE.
- Color matching and painting of the proposed antennas, antenna mounts/supports, and visible portions of ancillary equipment (e.g., RRH units, cables, security railing) shall conform to the colors of the existing building and building roof elements. Non-reflective paint (matte finish) should be used for all visible elements of the Verizon antennas and associated equipment. A white or off-white color for the canister antennas (as depicted in the photosimulations, and to match the trim of the building facade) appears to be a reasonable option for the rooftop site.
- Operations should be maintained in accordance with the Town's Wireless Ordinance and all other relevant Town code items. Any proposed future increases in Verizon's number of antennas, antenna sizes, or number/sizes of equipment cabinets, shall be approved by the Town prior to any modifications. Any additional equipment proposed shall also be approved by the Town prior to installation.
- If the application is approved, a supplemental RF Emissions Report and updated structural certification encompassing the re-design of the Verizon facility shall be submitted for the Town's files. The updated structural certification should reference the final design Drawings, and verify that the cylinder antennas, cabinets and ancillary equipment, safety railing, and access ladders / platform are appropriately considered. The original structural certification included a substantially larger design that was being considered at that time.
- Referral Agencies: As the proposed cell site is located in a commercial area along Route 9W, the New York State Department of Transportation (NYSDOT) is listed in the application materials as an involved agency. The applicant shall discuss if the application was referred to other agencies (e.g., Rockland County Planning, neighboring municipality). Correspondences with all referral agencies should be provided for the Town's files.

Prior to any construction at the site, the Town Building Department should review the applicant's insurance, workers' compensation, and security bond submittals to verify they are adequate. Earlier application materials note that a removal agreement will be prepared by Verizon and executed with the Town during the building permit phase of the project.

Please feel free to contact us should you have any questions on this memorandum.

Sincerely,

Henningson, Durham & Richardson
Architecture and Engineering, P.C.
in association with HDR Engineering Inc.



Michael P. Musso, P.E.
Senior Project Engineer

cc: Edward Teyber, Esq., Snyder & Snyder

Chairman: Before we get to the Public Hearing Max prepared a Part II.

MOTION: ADOPT THE PART II
Made by Gerry Rogers and seconded by Eric Jaslow

Chairman: I will read the Negative Declaration and then the Board can vote on it.

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

PROJECT: VERIZON 65 SOUTH LIBERTY DRIVE

TOWN OF STONY POINT, NEW YORK

DATE: APRIL 27, 2017

This notice is issued pursuant to Part 617 of the implementing regulation pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Planning Board of the Town of Stony Point, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Verizon - 65 South Liberty Drive

SEQR Status: Unlisted

Condition Negative Declaration: No

Description of Action: Rooftop co-location of two cylinder wireless telecommunication antennas at the structure at 65 South Liberty Drive and installation of attendant equipment at the rear of the property.

Location: 65 South Liberty Drive, Stony Point, NY

Reasons Supporting This Determination:

The proposed action is not anticipated to result in any adverse environmental impacts based on the following:

1. On or about November 10, 2016, the Town of Stony Point received an application for site plan approval and supporting RF documentation for two wireless telecommunication panel antennas at the subject premises along with a Short Environmental Assessment Form (EAF);
2. On or about February 23, 2017, the Town of Stony Point Planning Board declared itself lead agency and classified the action as unlisted;
3. In response to concerns regarding to potential visual and community character impact of the proposed panel antenna, the applicant revised the application to instead propose cylinder antenna which are camouflaged to look like rooftop chimneys and relocated and screened equipment at the rear of the roof;
4. On or about April 27, 2017 the Town's radio frequency consultant verified that the proposed installation is within Federal Communications Commission guidelines and would not result in any potential impacts to public health or safety from radio emissions or equipment installation;
5. The Town of Stony Point Fire Inspector has reviewed the application and his concerns have been addressed;

6. On or about April 27, 2017, the lead agency reviewed a Part 2 Environmental Assessment Form and concluded that the proposed project is not likely to result in any large environmental impacts;
7. No other adverse impacts were identified.

MOTION: ADOPT NEGATIVE DECLARATION
Made by Eric Jaslow and seconded by Michael Ferguson

Chairman: I am now going to open the Public Hearing hearing no comments from the public there was a motion to close the Public Hearing.

MOTION: CLOSE PUBLIC HEARING
Made by Gerry Rogers and seconded by Eric Jaslow

Chairman: Now I will read the Final Resolution and then the Board can vote on it.

RESOLUTION

GRANTING

SITE PLAN APPROVAL

For The Project

STONY POINT 4 SC

**BY APPLICATION OF: New York SMSA Limited Partnership
d/b/a Verizon Wireless, c/o Snyder & Snyder, LLP,
94 White Plains Road, Tarrytown, NY 10591.**

WHEREAS, an application dated November 9, 2016, and an EAF dated November 9, 2016, has been submitted to the Planning Board of the Town of Stony Point for Site Plan Approval for the proposed installation of a public utility wireless telecommunication facility consisting of roof-top antennas on an existing two (2) story building located at 65 South Liberty Drive, Stony Point, NY and related equipment, and upon a submitted proposed site plan entitled “Verizon - Stony Point 4 SC” consisting of six (6) sheets, prepared by KMB Design Group, dated October 19, 2016, and last revised on February 28, 2017 (hereinafter, Subject Site

Plan Application); and concerning **premises owned by DC Liberty LLC, designated as Section 20.11, Block 2, Lot 18 on the Tax Map of the Town of Stony Point, County of Rockland, consisting of approximately 18,092 +/- sq. feet, located in a BU Zoning District, and located on the west side of North Liberty Drive, at 65 South Liberty Drive, Stony Point, New York 10980** (hereinafter, Subject Premises); **and**

WHEREAS, pursuant to the New York State Environmental Quality Review Act, on or about February 23, 2017, the Town of Stony Point Planning Board declared its intent to act as lead agency, and determined that this was an Unlisted Action and on April 27, 2017 the Town of Stony Point Planning Board adopted a Negative Declaration and issued a Notice of Determination of Non-Significance; and

WHEREAS, on or about March 23, 2017, the project sponsor provided visual simulations and revised plans for the roof-top antennas, including in the form of canister antennas and for proposed architectural screening of the telecommunications equipment; and

WHEREAS, by letters dated January 9, 2017 and April 19, 2017, the Rockland County Department of Planning recommended the following modifications to the application: A review shall be completed by the New York State Department of Transportation, any concerns addressed and any required permits obtained, and a review shall be completed by the Rockland County Department of Highways and any required permits obtained; and

WHEREAS, this board referred the applicant to the Architectural Review Board of the Town of Stony Point, and by a Decision, dated April 19, 2017, the ARB issued Approval of the application with conditions; and

WHEREAS, this Board retained the services of Michael P. Musso, P.E., of HDR Engineering Inc. as an RF Consultant and received his Technical Memorandum, dated April 24, 2017 (consisting of 18 pages), containing his review of the project and including his recommendations found at pages 8 and 9 of his Memo, and on April 27, 2017 Mr. Musso appeared before and made a presentation to this Board concerning his findings and recommendations; and

WHEREAS, a duly noticed public hearing was held before the Planning Board on April 27, 2017, at which date the public hearing was opened and the hearing was conducted, and the public hearing was concluded and closed.

NOW, THEREFORE, be it

RESOLVED that the Subject Site Plan Application located and affecting the Subject Premises **be and hereby is approved, and the Chairman is hereby authorized to sign same**

and to permit same to be filed in the office of the Town Clerk, upon payment of any and all outstanding fees to the Town, subject and conditioned upon the following:

1. All construction, maintenance and operations of the facility shall be in accordance with the final site plan approved by the Planning Board and signed by the Planning Board Chairman.

2. All conditions of the Conditional Approval granted by the Architectural Review Board.

3. All other applicable site plan requirements set forth in the site plan regulations of the Town of Stony Point and consistent with the General Notes on the site plan.

4. The Applicant shall comply with the recommendations found at pages 8 and 9 of the Technical Memorandum of Michael P. Musso, P.E., dated April 24, 2017, as the RF Consultant to the Planning Board in this matter.

5. No Certificate of Completion shall be issued by the Building Inspector for the facility until such time as construction is completed in accordance with this Resolution, the Site Plan and upon the inspection and approval by the Town Engineer.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call on April 27, 2017, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Members Present:				
Eric Jaslow	X			
Michael Ferguson	X			
Gerry Rogers	X			
Thomas Gubitosa, Chairman	X			
Gene Kraese				X
Paul Joachim				X

Peter Muller

X

The Resolution was thereupon duly adopted.

**Chairman of the Planning Board
Town of Stony Point**

Filed in the Office of the Town Clerk in the Town of Stony Point on the 2nd day of May, 2017

Barbara Oyer, Deputy Town Clerk

MOTION: TO ADOPT THE FINAL RESOLUTION

Made by Gerry Rogers and seconded by Michael Ferguson

Roll call vote all in favor

Chairman: 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.

- New Application

Michael Ferguson wants to make the Board aware that he is an adjacent property owner and does anyone have any objections. There were no objections.

Ms. Miele: My name is Amy Miele and I am of counsel to the Law Office of Ira Emanuel this evening with me tonight is Dave Zigler we are here tonight on behalf of Gate Hill Day Camp Gate Hill has been intuition in Town since the 1950's they would like to embark on a multi phase plan of improvements to their property I understand that there was a site visit that I did not attend but Mr. Zigler did attend. This isn't a Public Hearing but I understand we may be able to get the process rolling by declaring your intent to be Lead Agency on this matter with that I am going to had this over to Mr. Zigler.

Mr. Zigler: We are a little out of whack with this one I thought instead of doing a normal presentation we would talk about our site visit that we went out. I think what you see is there is going to be like three different types of buildings. They are going to remove some and put one in and they are going to change some and replace some buildings. Those buildings on sitting on blocks they are moveable almost like oversized sheds so that would be the least disturbed construction you could make and in this case there are areas that are disturbed were they are going to take down a building and replace a building. The second building you are looking at are these they are actually going to be bigger buildings almost like cafeteria style they will be more seasonal. Last the second office that would be like the first one so you are talking like building two stories that is a real house that is in an area that is already disturbed. So all the things we reviewed are in an area that is disturbed already the things that are standing out that are not in disturbed area we thought at the time was the obstacle course the adventure course and these two lower fields what I didn't realize was the obstacle course and the adventure course is through the trees. They are not going to cut the trees down just have a walkway through the trees so that is not so much of a disturbed area. The lower field the bigger soccer field that is purely grading you have to cut trees and pull stumps and the one on the lower part need more construction because of the steep slopes. Those two areas are seriously disturbed areas. The basic thing we are going to detail this as we move on we have some drainage to review we are going to show grading and going to the Health Department for the units that have bathroom facilities in them. We will have to give you a grading plan and a SWIPP for this and then we are going to investigate this area down here for a grounds keeper house so I think what we would do next is proceed giving you more details on these.

**MOTION: DECLARE STATE ENVIRONMENTAL QUALITY REVIEW
NOTICE OF INTENT TO BECOME LEAD AGENCY – TYPE I ACTION.**
Made by Thomas Gubitosa and seconded by Gerry Rogers

MOTION: ACCEPT MINUTES OF MARCH 23, 2017
Made by Eric Jaslow and seconded by Michael Ferguson

MOTION: CLOSE PLANNING BOARD MEETING
Made by Gerry Rogers and seconded by Michael Ferguson

Respectfully submitted,
Mary Pagano, Clerk to the Board