

Town of Stony Point

Department of Planning

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PLANNING BOARD MINUTES

February 23, 2017

RHO BUILDING at 7:00 P.M.

Present:

Eric Jaslow, Member
Peter Muller, Member
Gene Kraese, Member
Gerry Rogers, Member
Michael Ferguson, Member
Paul Joachim, Member
Thomas Gubitosa, Chairman

Steve Honan, Esq.
Special Counsel

Max Stach
Town Planner

PLANNING BOARD AGENDA

FEBRUARY 23, 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

- Public Hearing

2. Dr. Seema Narang – SBL 15.19-2-78 Site Plan Conditional Use located on the West side of North Liberty Drive 200 feet South of Summit Avenue

- Public Hearing

APPLICATIONS:

3. 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 Burghardt Drive to Conklin Drive

- Review

4. 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

- New Application

5. Nine Holt Drive SBL 20.04-11-8 Site Plan located on the south side of Holt Drive 588 feet east of South Liberty Drive/Route 9W

- New Application

Other Business:

Proposed Amendment Chapter 215 Article IX – Sign Law
Minutes of January 26, 2017

Chairman: First on the Agenda is Red Ridge Park Two for a Public Hearing.

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

- Public Hearing

Chairman opened the Public Hearing and hearing no comments continued the Public Hearing to the March 23, 2017 Planning Board Meeting.

MOTION: CONTINUE THE PUBLIC HEARING TO THE MARCH 23, 2017 PLANNING BOARD MEETING.

Made by Peter Muller and seconded by Paul Joachim

Chairman: Next on the agenda is a Public Hearing for Dr. Seema Narang.

Dr. Seema Narang – SBL 15.19-2-78 Site Plan Conditional Use located on the West side of North Liberty Drive 200 feet South of Summit Avenue

- Public Hearing

Chairman: Mr. Zigler give us an update.

Mr. Zigler: We are here for a Public Hearing on a Site Plan and this is a little be odd because of the Site Plan for this has to do with just the parking lot. The change in the building required the Site Plan. The site we are talking about is on 9W it is just south of the Fire House. The Doctors office was upstairs and apartments downstairs they wanted to flip the use now the office is downstairs and to go upstairs with the apartments it had to meet the code and we had to come to the Planning Board for a Site Plan and Conditional Use. One of the items we ran into when we did this is the apartments upstairs was minimum code for 800 square foot for each apartment so there has to be a slight addition over the roof so it will not enlarge the footprint just enlarge both units to meet the code. The biggest thing was the parking lot because the parking lot doesn't meet the new code so what we had to do is we stretched the north side all the way up to within 10 foot of the fence of the fire house and then we stretched the south side that is showed on the plan up there. We end up when you come into the entrance where you come in now the parking is going to be farther away closer to the fence and that opens it up for the turnaround that you need there is also parking on the left but that is going to be

direct into 9W. In the back we are proposing to add 5 more spaces for overflow it is not required but we end up having a couple more spaces than required. For the apartments because that is the residential portion of it they have their own entrance and the entrance is on the north side so we put the garage and the parking in front of the garage and that will be the parking so basically the Site Plan. It is just a parking lot expansion the landscaping gets moved around a little there is already a handicap access to it the sign is there and there is a small porch light and we are going to add a couple of those if you are familiar with the area the firehouse lights of half of Stony Point. The proposal is just really the parking lot as far as the building itself it is not going to change very much. We had comments back from the County that we addressed New York State DOT which had nothing to say Rockland County Highway had nothing to say the Health Dept. If we do something that requires a mosquito permit we would have to get a mosquito permit. We asked the Board to override the details of the lighting that the County wanted it is a small site and the County Planner definitely did not go out there at night and doesn't know about the street lights and the firehouse and that is one condition we ask the Board to override.

Mr. Stach: I did prepare a Part II for your review all a negative declaration.

MOTION: ADOPT A PART II

Made by Paul Joachim and seconded by Michael Ferguson

MOTION: ADOPT NEGATIVE DECLARATION

Made by Gerry Rogers and Seconded by Michael Ferguson

All in favor

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

TOWN OF STONY POINT, NEW YORK

DATE: February 23, 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: DR. SEEMA NARANG SITE PLAN AND CONDITIONAL USE PERMIT

SEQR Status: Unlisted

Condition Negative Declaration: No

Description of Action: Site Plan and Conditional Use Permit to allow the reconfiguration of two existing apartment and a Doctor's office in the BU Zoning District.

Location: 15 North Liberty Drive

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 October 6, 2016, the Town of Stony Point received an application for Site Plan Approval and Conditional Use Permit along with a Short Environmental Assessment Form (EAF);
2. On or about October 27, 2016, the Town of Stony Point declared itself lead agency and classified the action as unlisted;
3. The application will not result in any land use change to the site. Currently the existing structure contains two existing non-conforming first floor apartments and a second floor doctor's office. As proposed, the structure will contain a doctor's office on the first floor and move the two apartments to the second story. This will improve the code compliance of the structure. Only minor structural expansion and site improvements are being proposed

as necessary to fully meet code requirements of square footage per apartment and minimum parking.

4. On or about February 23, 2017, the Planning Board reviewed the Short EAF Part 2 and determined that all potential impacts associated with the proposed action were small or unlikely;
5. No other impacts were identified.

Chairman: Open the Public Hearing for Dr. Narang.

MOTION: OPEN PUBLIC HEARING

Made by Peter Muller and seconded by Paul Joachim0

Only comment by the public was Dr. Narang thanking the Planning Board for all their work and help with this project.

MOTION: CLOSE PUBLIC HEARING

Made by Gene Kraese and seconded by Paul Joachim

Mr. Zigler: We will have to go to ARB for approval and make changes to map and we will be ready for Final next month.

Chairman: Next on the agenda is Blanchard Hollow.

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 Burghardt Drive to Conklin Drive

- Review

Chairman: Mr. Zigler last month we had gone out for a site visit.

Mr. Zigler: We went out for a site visit and if the Board is all together if the average density is a better plan than the existing plan we are going to prepare and average density plan for the for cull de sac just as we discussed out in the field and I have to meet with Mrs. Mason and we will resubmit a full application for an average density if the Board thing this is a good idea if not it will stay as it is today. So I would just ask for some direction if the average density is to be a benefit.

Chairman: The Board likes the average density what do you think Bill?

Mr. Sheehan: It saves a lot of road and infrastructure keeps a big part of the property in a natural state I have no objections to it.

Mr. Larkin: I recommend two fire hydrants in the subdivision.

Mr. Stach: I believe that the applicant is making the case here tonight that the cull de sac is the better plan.

Mr. Zigler: This plan far exceeds the other in road cuts and blasting and everything else.

Chairman: I guess we are good with the average density.

Mr. Zigler: We will probably be back in a couple of months.

Chairman: Next on the agenda is Verizon Wireless Mr. Teyber would you give us and update

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

- New Application

Mr. Teyber: I am here tonight from the law firm of Snyder & Snyder in support of New York SMSA Limited Partnership d/b/a Verizon Wireless Public Utility Wireless Telecommunications Facility at 65 South Liberty Drive, Stony Point. To install a wireless communication facility on the roof of the existing building they consist of small panel antennas approximately 2 feet high located on the north and south side of the building related equipment located at the rear of the building. So the Town of Stony Point zoning code specifically encourages roof top facilities such as this provided by site plan approval (inaudible) so proceeding with this at the TAC this week and month prior and all of the comments pertain to the aesthetics of the installation we really want to make the antennas as invisible and draw the least amount of attention as possible. So tonight I want the Boards thoughts on the visual impact of the proposal and resubmit revised plans that have the revised designed for the next meeting. If you look through you packets that visual you are looking at are 4 antennas two on the north side of the building and two on the south side of the building with the equipment located at the back. I have

with me here tonight a revised alternative design which uses they are brand new the same simulation photos. These are using a new antenna a canister antenna it has one antenna on each side for a total of two all the equipment is located at the back of the building. I wanted to get the Boards thoughts on this new design to the one that was initially proposed so I can come back with revised plans for next meeting.

Mr. Sheehan: I my opinion he just has to come back with details and measurements.

Mr. Teyber: This is exactly what I wanted some direction and the next meeting with new plans and spec sheets to answer your questions.

MOTION: LEAD AGENCY

Made by Gene Kraese and seconded by Michael Ferguson

MOTION: UNLISTED ACTION

Made by Paul Joachim and seconded by Michael Ferguson

MOTION: TO HIRE RF CONSULTANT MICHAEL P. MUSSO TO REVIEW THE VERIZION APPLICATION.

Made by Paul Joachim and seconded by Eric Jaslow

Mr. Teyber: It is our position the applicant's position that this is a Type II action under DEC regulation 617.5c7 construction of a non residential facility that it involves less that 4,000 square feet however I just wanted it said for the record.

Mr. Stach: So it has been my recommendation to this Board that these are radio communication facilities I think you disagree with that interpretation.

Mr. Teyber: I need to submit that for the record.

Chairman: Next on the agenda is Nine Holt Drive

Nine Holt Drive SBL 20.04-11-8 Site Plan located on the south side of Holt Drive 588 feet east of South Liberty Drive/Route 9W

- New Application

Chairman: Mr. Zigler can you update us.

Mr. Zigler: This is a new application it is called Nine Holt Drive and it is a building before the piano it is a small brick building in this proposal everything is removed and a new proposed building this is a concept plan. We wanted to start the process and go out and look at it. We also have to the address the issues of the warehouse and the commercial so there will be some retail use in it. We would like a field trip and go back and submit another plan.

MOTION: SET SITE VISIT FOR MARCH 4, 2017

Made by Eric Jaslow and seconded by Paul Joachim

Chairman: Next on the agenda is the Proposed Amendment Chapter 215 Article IX-Sign Law

MOTION: TO AUTHORIZE MAX STACH TO SEND A LETTER TO THE TOWN BOARD ON THE PLANNING BOARDS RECOMMENDATION TO THE SIGN LAW AMENDMENT

Made by Tom Gubitosa and seconded by Gene Kraese

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February 27, 2017

Hon. Jim Monaghan, Supervisor
Hon. Members, Town Board of Stony Point
74 E. Main Street
Stony Point, NY 10980

Re: Proposed Amendment to Chapter 215 Article IX – Sign Law to allow for LED Signs on parcels occupied by emergency and/or public service organizations

Dear Honorable Supervisor and Members:

We have reviewed the above-referenced proposed local law and recommend approval with the following modifications:

- (1) The LED signs will be subject to Planning Board approval of sign plans or site development plans. We suggest item (5) be modified to reference that an approved sign plan or site development plan is required prerequisite to the sign permit.
- (2) With regard to the dimensional requirements of items (11) through and including (15), the Planning Board recommends that it be given the authority to vary those requirements to the minimum extent necessary to insure proper sight distance for vehicles exiting emergency service lots and to insure the health, safety and general welfare of the community.

Thank you for the opportunity to comment on this proposed local law. If you have any comments or questions, please do not hesitate to contact me.

Very Truly Yours
TOWN OF STONY POINT PLANNING BOARD

Thomas Gubitosa, Chairman

MOTION: ACCEPT MINUTES OF THE JANUARY 26, 2017 MINUTES
Made by Gerry Rogers and Michael Ferguson

MOTION: CLOSE PLANNING BOARD MEETING
Made by Paul Joachim and seconded by Gerry Rogers.

Respectfully Submitted,
Mary Pagano, Clerk to the Board