

Town of Stony Point

Department of Planning

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STONY POINT, NEW YORK 10980

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PLANNING BOARD MINUTES

March 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

MARCH 23, 2017

RHO BUILDING at 7:00 P.M.

*****SPECIAL PUBLIC INFORMATIONAL MEETING ON THE DUNKIN DONUTS APPLICATION TO BE HELD AT 6:30 P.M. AT THE RHO BUILDING*****

Dunkin Donut/Mini Mart at Willow Grove Road – SBL 19.02-4-28 Site Plan located on the north side of Willow Grove Road and the East side of Algonquin Drive

- Informational Meeting

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

APPLICATIONS:

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

- Final Resolution

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

- Review

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

- Concept Plan Review

6. 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 February 23, 2017

Chairman: On the agenda is Dunkin Donuts for a Public Informational Meeting.

*****SPECIAL PUBLIC INFORMATIONAL MEETING ON THE DUNKIN DONUTS APPLICATION TO BE HELD AT 6:30 P.M. AT THE RHO BUILDING*****

Dunkin Donut/Mini Mart at Willow Grove Road – SBL 19.02-4-28 Site Plan located on the north side of Willow Grove Road and the East side of Algonquin Drive

- Informational Meeting

Minutes were taken by stenographer.

Chairman: Next on the agenda is a continued Public Hearing for Red Ridge Park Two.

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

MOTION: OPEN PUBLIC HEARING
Made by Peter Muller and seconded by Paul Joachim

MOTION: CONTINUE PUBLIC HEARING TO THE APRIL 27, 2017 MEETING.
Made by Peter Muller and seconded by Paul Joachim
All in favor

Chairman: Next on the agenda is a Site Plan 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

- Final Resolution

MOTION: FINAL RESOLUTION
Made by Peter Muller and seconded by Paul Joachim
Roll Call vote all in favor

RESOLUTION

GRANTING

PRELIMINARY & FINAL SITE PLAN APPROVAL

For The Project

Dr. SEEMA NARANG

BY APPLICATION OF: Dr. Seema Narang, of 16 Perrins Peak Road, Stony Point, New York 10980.

WHEREAS, an amended application and a Short Environmental Assessment Form, dated December 15, 2016, has been submitted to the Planning Board of the Town of Stony Point for Preliminary and Final Site Plan Approval to redevelop the site which presently operates with a dental office on the second floor and a residence on the first floor and for permission to operate the premises with a Dental Office on the first floor and for two (2) residential units on the second floor, and upon a submitted proposed site plan entitled “Dr. SEEMA NARANG” consisting of five (5) sheets, prepared by, Atzl, Nasher & Zigler, P.C., dated January 3, 2017 and last revised on February 1, 2017; and concerning premises designated as Section 15.19, Block 2, Lot 78 on the Tax Map of the Town of Stony Point, County of Rockland, located in an BU Zoning District, at 15 North Liberty Drive/9W, Stony Point, New York 10980; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, the Planning Board declared its intent to be lead agency, and determined that this is an Unlisted Action and a negative declaration was issued by this Board on February 23, 2017; and

WHEREAS, by letter dated October 27, 2016, the Rockland County Highway Department indicated that it had no objection to the application and that the proposed action will not have a foreseeable adverse impact to County roads in the area and no Rockland County Highway Department work permit will be required, and;

WHEREAS, by letter dated November 22, 2016, the State of New York Department of Transportation indicated that it had no objection to the application and the NYSDOT anticipates no impact on the State's highway system; and

WHEREAS, by letter dated January 19, 2017, the Rockland County Department of Health recommended that should the Planning Board require a stormwater management system to remediate the increase in impervious coverage on the site, an application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code; and

WHEREAS, by letters dated November 7, 2016 and February 6, 2017, the Rockland County Department of Planning, pursuant to the requirements of the General Municipal Law §239-1 & m, made certain recommendations for modifications to the plans, as follows:

- 1.) A review shall be performed by the NYS Department of Transportation, and the applicant shall address any concerns and obtain all required permits;
- 2.) A review shall be performed by the County of Rockland Department of Highways, and the applicant shall address any concerns and obtain all required permits;
- 3.) The comments in the January 19, 2017 letter of the Rockland County Department of Health must be addressed;
- 4.) All signage must comply with the Town's sign standards;
- 5.) A lighting plan shall be provided that shows fields of illumination, which must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line, and;
- 6.) The applicant shall clarify the benefits of the alternate parking plan layout submitted as drawing number 2; and

WHEREAS, by letter dated February 10, 2017, the Applicant's representative, Atzl, Nasher & Zigler, P.C., by David M. Zigler, P.L.S., responded to the letter of the Rockland County Department of Planning, dated February 6, 2017, and addressed each comment as follows:

- 1.) No permit will be required from the NYS Department of Transportation;
- 2.) There is no change in the plans and no permit is required;
- 3.) No permit is required for the drainage swale;
- 4.) The signs exist, and handicap signage will adhere to the code;
- 5.) The plan proposes very little lighting on the site due to existing street lighting, the firehouse lights, and other existing lighting. The trees along the southern property line prevent lighting from crossing the property line, and;
- 6.) The optional parking plan allows the applicant to choose construction of either plan after a cost analysis; and

WHEREAS, a duly noticed public hearing was held on February 23, 2017, at 7:00 p.m. at which date the public hearing was conducted, concluded and closed.

WHEREAS, this Board referred the applicant to the Architectural Review Board of the Town of Stony Point, and by a Decision dated March 23, 2017, the ARB issued Conditional Approval of the application; and

NOW, THEREFORE, be it

RESOLVED that the Preliminary and Final Site Plan presented by Dr. Seema Narang, entitled "Dr. SEEMA NARANG" consisting of five (5) sheets, prepared by Atzl, Nasher & Zigler, P.C., dated January 3, 2017, and last revised on February 1, 2017, affecting premises known as Section 15.19, Block 2, Lot 78 on the Tax Map of the Town of Stony Point, and located at 15 North Liberty Drive/9W, Stony Point, New York 10980, 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 conditions of the Conditional Approval granted by the Architectural Review Board.
2. Rockland County Department of Planning recommendations and conditions as stated in its letter dated February 6, 2017, provided, however, that recommendation five (5), requiring a lighting plan, is hereby overridden because this Board has determined based upon its

inspection of the premises and surrounding area, that there presently exists sufficient street lighting, fire house lights, and other available lighting, and further that the trees along the southern property line prevents light from crossing the property line of the subject premises. Therefore a lighting plan will not be required.

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.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call on March 23, 2017, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Members Present:			
Paul Joachim _____	<u> X </u>	_____	_____
Peter Muller _____	<u> X </u>	_____	_____
Gerry Rogers _____	<u> X </u>	_____	_____
Michael Ferguson _____	<u> X </u>	_____	_____
Chairman Gubitosa _____	<u> X </u>	_____	_____
Gene Kraese _____	_____	_____	<u> X </u>
Eric Jaslow _____	_____	_____	<u> X </u>

The Resolution was thereupon duly adopted.

Chairman of the Planning Board
Town of Stony Point

Filed in the Office of the Clerk of the Town of Stony Point this 27th day of March , 2017.

Joan Skinner
Town of Stony Point

MOTION: COST ESTIMATE
Made Paul Joachim and seconded by Gerry Rogers

March 17, 2017

Thomas Gubitosa, Chairman
Town of Stony Point Planning Board
74 East Main Street

Stony Point, NY 10980-1698

RE: Dr. Seema Narang
Tax Lot 15.19-2-78
North Liberty Drive

Dear Chairman Gubitosa:

Please be advised that our office reviewed an "Improvement Cost Estimate Form Effective March 10, 2017", as prepared by Atzl, Nasher & Zigler for the above referenced project. (copy enclosed)

Based upon our review of the most current site plan along with unit costs and work required for the project, our office takes no exception to the proposed total improvement cost of \$33,410.

Therefore, we would recommend this amount be accepted by the Planning Board for the project.

Should you require any additional information or have any questions regarding the above, please do not hesitate to contact our office.

Very truly yours,
Lanc & Tully, P.C.

John O'Rourke, P.E.

ATZL, NASHER & ZIGLER
IMPROVEMENTS COST ESTIMATE FORM
EFFECTIVE - MARCH 10, 2017

PROJECT NAME: DR. SEEMA
NARANG

MAP: 15.19

BLOCK:
2

LOT: 78

IMPROVEMENT ITEM DESCRIPTION	<u>QUANTI</u> <u>TY</u>	<u>UNIT</u> <u>S</u>	<u>UNIT</u> <u>COST</u>	<u>IMPROVEMEN</u> <u>T</u> <u>TOTAL</u> <u>COST</u>
<u>SITE PREPARATION & EROSION CONTROL</u>				
Silt Fencing	<u>120</u>	L.F.	\$ 3.00	\$ <u>360.00</u>
Construction Safety Fencing (removed from plan)	<u> </u>	L.F.	\$ 20.00	\$ <u> </u>
<u>ROADWAYS AND PARKING AREAS</u>				
Parking Lot Paving & Striping	<u>450</u>	S.Y.	\$ 40.00	\$ <u>18,000.00</u>
Pavement Restoration	<u>340</u>	S.Y.	\$ 35.00	\$ <u>11,900.00</u>
<u>LANDSCAPING</u>				
Topsoiling and Seeding	<u>200</u>	S.Y.	\$ 3.00	\$ <u>600.00</u>
Shade Tree	<u>5</u>	EA	\$ 350.00	\$ <u>1,750.00</u>

MISCELLANEOUS

Site Lighting	<u>2</u>	EA.	\$ 400.00	\$ <u>800.00</u>
<u>TOTAL IMPROVEMENTS COST</u>				\$ <u>33,410.00</u>
<u>INSPECTION FEES</u> (6% of Total Improvements Cost)				\$ <u>2,004.00</u>

NOTE:

We have removed the construction entrance since the existing entrance will be used,
we did add that area into "Pavement Restoration".

Chairman: Next on the agenda is Verizon Wireless 65 South Liberty Drive.

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

- Review

MOTION: SET PUBLIC HEARING FOR THE APRIL 27, 2017 PLANNING BOARD MEETING

Made by Gerry Rogers and seconded by Michael Ferguson

MOTION: REFER TO THE ARCHITUCIAL REVIEW BOARD

Made by Gerry Rogers and seconded by Michael Ferguson.

Chairman: Next on the agenda is Nine Holt Drive Mr. Zigler could you give us an update.

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

- Concept Plan Review

Mr. Zigler: Basically on Nine Holt Drive we went out field meeting and look at the building if the Board has no problem we will proceed and the next step we have to do is go out and get an architect to design the building then we will apply to the Planning Board with a full preliminary plan and then proceed from there. Right not we have to get a building.

Chairman: Next on the agenda is Gate Hill Day Camp Two we are going to set a Site Visit for April 8, 2017 at 8:30 AM

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

Chairman: Next on the agenda adopt minutes of February 23, 2017.

MOTION: ADOPT MINUTES OF FEBRUARY 23, 2017
Made by Gerry Rogers and seconded by Michael Ferguson

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

Respectfully Submitted
Mary Pagano, Clerk to the Board