

*Town of Stony Point*

Department of Planning

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Adopted: June 23, 2016

**PLANNING BOARD MINUTES**

May 26, 2016

RHO BUILDING at 7:00 P.M.

**Present:**

Eric Jaslow, Member

Peter Muller, Member

Gene Kraese, Member

Gerry Rogers, Member - absent

Michael Ferguson, Member

Paul Joachim, Member

Thomas Gubitosa, Chairman

Steve Honan, Esq.

Special Counsel

Max Stach

Town Planner

**PLANNING BOARD AGENDA**

May 26, 2016

RHO BUILDING at 7:00 P.M

**Public Hearing:**

1. Vestco – SBL 20.04-11-7 Site Plan Conditional Use located on the south side of Holt Drive 625 East of South Liberty Drive

- Public Hearing

Other Business:

Minutes of April 28, 2016

Chairman: On the agenda tonight is Vestco Mr. Zigler can you give us an update.

Vestco – SBL 20.04-11-7 Site Plan Conditional Use located on the south side of Holt Drive 625 East of South Liberty Drive

- Public Hearing

Mr. Zigler: There will be two retail units in front of the building and the last unit which is 2,000 square foot also will be able to be a small sales area we have a note on that I think it is note number nine and basically being warehouses each one of the units has a garage door a human door and that is it. There is nothing fancy to them it is just a straight out addition out of the back of the building towards the school then on the river side of that building will be the parking area. The major change is in the front in the front of the building now is just that bay door where the trucks back into and an access door on the right side if you are standing on Holt Drive looking at the building that will be the right side. What we are proposing to do is take the left side and make two retail uses in there. They will be small about 1,400 square foot so we are talking about some kind of user like a pizza place a nail it is not going to be a big user that is on the left side and to accommodate that we have parking on the left side. So what you are going to end up with is you will have a new façade almost because we will have windows and some kind of sign over the top on the left side the piano warehouse will be on the right looking at the building going in on the left you have parking lot to the right of that parking lot that would be the parking spaces for retail use and as you go further to the back there will be some parking for the users in the warehouse. Behind the warehouse is going to be contractor's storage so that is between the property line and the building so that will not be visible from the street because of the use of a fence with either slats or twine it looks like grass and then the building has a setback. So this contractor's storage would be looking at the building again on the right side the west side of the building and directly behind the building would be the passage for that as you know there is actually a berm on a hill that is where sewer and the septic goes so that sort of acts like the landscaping buffer between everybody to the south. So you really just have two neighbors to it neighbors to the east and the one to the west and the one behind it is the school and the school is about eight or nine hundred foot from the property line so it is a long ways off. It is a warehouse it is not going to be any kind of manufacturing most likely you will end up with a plumber or electrician or somebody storing things in there even old cars or something the size of the units it's not going to be that viable to a big user so you will not have that big user problem. That is about it we had our comments from the County I think we addressed them (inaudible) from West Haverstraw really had to do with the use it had to do with buffering and basically this is the same thing we did with Helmer right next door and I don't think anybody has ever complained and nobody even knew it was over there he used it for a short time. We responded to those comments to West Haverstraw and we have no problem with the comments from the County. The only outstanding comment for the County was to forward the landscaping plan to them.

Chairman: Max any questions before I go to the Public Hearing?

Mr. Stach: What was the revision date on this?

Mr. Zigler: March 2, 2016 we have an additional set of plans I actually have the video here if you want to look at them we had to change so stuff for the ARB we had to move some doors around there was an extra door put on the side of the

Building but that is in the new plans we are going to submit. If you open the Public Hearing we want you to keep it open because we have to go back to the ARB and we have to give the drainage study to John to review.

Mr. Stach: You mentioned that there is a note nine that was not..

Mr. Zigler: It is on the new maps and Bill requested it to be a maximum sales area.

Mr. Stach: I believe you are going to have some use restrictions for that unit as far as what it could be used for in terms of sales is that correct.

Mr. Zigler: No we were talking about that but I did not add any new notes to that I will have to discuss that with you and Bill.

Mr. Stach: I think that also it would be low traffic to that unit and the other item was understanding what uses can be stored there in the contractors storage.

Mr. Zigler: We can list them on the map if you want.

Mr. Stach: I think that would be good.

Mr. Zigler: Those two things we will add to the map in map notes number nine maximum sales area and allowable storage in the unit and we will talk to Bill if he has any other ideas about limiting the sales use in the back.

Mr. Stach: And there is going to be a landscaping plan forthcoming right.

Mr. Zigler: Yes that is already prepared it was actually reviewed by ARB they changed so plants on us and they added 3 butterfly bushes and basically that was it.

Mr. Stach: Those were my comments on tonight I agree with what Dave said I think you have to keep Public Hearing open until you have the comments back from ARB and you have final plans.

Chairman: Does the Board have any questions before we open the Public Hearing. Tom any questions at this point?

Mr. Larkin: No.

Chairman: What I will do now is open the Public Hearing.

Roisin Grzegorzewski, Silverberg and Zalantis Law Firm

Ms. Grzegorzewski: I am from Silverberg and Zalantis we represent the Town of Haverstraw we are over in Tarrytown. We are just concerned as you probably know the proximity to Town to Holt Drive my question is – is this tied in any way to the proposed energy plant development the contractor storage any of that or is it all separate.

Chairman: All separate.

Ms. Grzegorzewski: Great and then in addition to that you are saying that they are separate it will be another impact with traffic and increase of cars and trucks depending on the uses here so just wondering if you considered it in addition to the impacts with the renewable energy center that is going on Holt Drive.

Chairman: This is an existing site there is already stuff there. There is already a warehouse and there is already...

Mr. Zigler: Just to update you on the traffic question because that is a real question. When we did ShopRite if you remember they actually studied everything on the road and they studied full build out for Townline full build out for Hudson Bay and all the offices on the site plus Insulex and Tracy site. As you know Town Line was never constructed Hudson Bay is only half constructed Insulex left half of Bay View that is where the Church was that is empty and Tracy project is gone so in reality the study that we did seven eight years ago covered any additions going on here. To update you that Draft Scope was approved by the DEC and that is out there (inaudible).

Chairman: When ShopRite was there a full traffic study was done on all these different buildings.

Mr. Zigler: Every lot a build out. It included Hudson Grand the senior citizen building which was never built.

Mr. Stach: I would add that when we were going through the Part II on this it was considered that this type of use generally generates much less traffic than other uses permitted under the zone. This was found to be less impactful than other uses permitted as right regarding the traffic.

Chairman: Any other comments ok I need a motion to keep the Public Hearing open.

**MOTION: CONTINUE THE PUBLIC HEARING TO THE JUNE PLANNING BOARD MEETING.**

Made by Paul Joachim and seconded by Gene Kraese

**MOTION: ADOPT MINUTES OF THE APRIL 28, 2016 MEETING**

Made by Gene Kraese and seconded by Tom Gubitosa

**MOTION: CLOSE PLANNING BOARD MEETING**

Made by Gene Kraese and seconded by Paul Joachim

Respectfully submitted,

Mary Pagano, Clerk to the Board