

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
ROSE MEMORIAL LIBRARY

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
June 25, 2026
7:08 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
JAMES PURCELL, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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1 Proceedings

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3 CHAIRMAN JOHNSON: Thank you very much
4 for coming, everyone. All right, give us an
5 update.

6 MR. CRICHLLOW: Okay. Good evening,
7 everybody. Devin Crichlow with Civil Tec
8 Engineering and Surveying. Unfortunately,
9 our architect and our attorney were tied up
10 for tonight, so it's just me. Hopefully I'll
11 be able to answer any questions you all have.

12 So this is our project for 117 West Main
13 Street. It is Rose Memorial Library. We are
14 using the existing building that's already
15 there. We're renovating it and re-purposing
16 it for a library.

17 We were in front of the Board for the
18 first time in January, where we introduced
19 the project. Libraries are not allowed in
20 the zone that we are in, the BU zone. So we
21 were referred to the Town Board to get the
22 zoning code amended.

23 We recently got that amendment. We
24 revised the bulk table for the new amendment.
25 And now we're back for site plan approval.

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2 So to go over the site plan briefly,
3 we'll go over the structure. Again, we have
4 the existing building on-site that we're
5 going to use. And there's going to be a
6 small addition on the east side, about 473
7 square feet. Based off of the requirements
8 for the library, 48 spaces were required, and
9 we're providing 49.

10 We're showing entrances off of all
11 streets. We have one great entrance off of
12 Main Street, an entrance and exit off of
13 Church, and a one-way exit onto Orchard
14 Street.

15 At the last TAC meeting we were at, it
16 was discussed that the library might not need
17 to use a garbage enclosure, which I'm showing
18 near Orchard Street. They said they were
19 going to use trash bins, that they would be
20 allowed, and the garbage truck will come and
21 pick it up.

22 But it was still discussed that we
23 should probably still show the garbage
24 enclosure just in case the applicant intends
25 to use it, or if the Board thinks that it's

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2 necessary, it should still be on the plan.

3 So we are showing an enclosure towards the
4 back there.

5 As for the utilities, we're not
6 proposing any new sewer or water because the
7 building is going to use its existing
8 services. For the drainage, we are showing
9 catch basins around the site in which water
10 will flow off of the driveway leading to
11 these catch basins that will lead to the two
12 dry wells near West Main Street, and there's
13 also an overflow into the existing catch
14 basin onto West Main Street, so it will go to
15 the Town's drainage system.

16 We're also providing a lighting plan, a
17 landscaping plan, erosion control. And we
18 have a fire truck maneuverability plan
19 showing that the Town's largest truck can
20 maneuver on and off site.

21 Again, our architect and attorney aren't
22 here. So there may be some questions geared
23 towards them I might not be able to answer if
24 they can. But if not, I can always get back
25 to them and get those answers back to you.

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2 CHAIRMAN JOHNSON: All right. The
3 entrance coming in from West Main, that's a
4 one way in?

5 MR. CRICHLow: That's one way in, yes.

6 CHAIRMAN JOHNSON: Okay. And that just
7 goes to a one way out straight up the hill?

8 MR. CRICHLow: Yup.

9 CHAIRMAN JOHNSON: And you said you went
10 to the Town Board?

11 MR. CRICHLow: Yeah. So after the
12 January meeting, we went to the Town Board,
13 and we got the code amended to include
14 libraries in the BU district.

15 CHAIRMAN JOHNSON: Okay. So do you need
16 to go to the ZBA?

17 MR. CRICHLow: We don't need any
18 variances. Yeah, I don't think we need
19 anything.

20 CHAIRMAN JOHNSON: The zoning code was
21 changed through the Town Board.

22 MR. CRICHLow: Yes, correct.

23 CHAIRMAN JOHNSON: Anybody else have any
24 questions?

25 BOARD MEMBER PURCELL: How did you make

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2 out with the stanchion pipe for the fire?
3 Did you guys look at that, or they wanted to
4 have the quick connect for the fire?

5 MR. CRICHLOW: Right. So I think our
6 architect was supposed to look into that, and
7 she is not here. So I can always ask her to
8 get back to you.

9 BOARD MEMBER PURCELL: Okay. Just to
10 follow through with the Board.

11 MR. CRICHLOW: Right. I remember that
12 was --

13 BOARD MEMBER PURCELL: At the TAC
14 meeting, you were trying to figure out if the
15 quick connect would be for the fire
16 suppression.

17 CHAIRMAN JOHNSON: On the building.

18 BOARD MEMBER PURCELL: On the building.
19 Where to put it, on the front, on the side.

20 MR. CRICHLOW: I'm not sure if she -- I
21 can ask her. I'm not sure if she got to
22 addressing it. But I'll be sure to bring it
23 up with her.

24 BOARD MEMBER PURCELL: Okay. And the
25 sign, they talk about the relocation of the

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2 sign.

3 MR. CRICHLOW: Yes. So.

4 BOARD MEMBER PURCELL: And the type of
5 sign, too.

6 MR. CRICHLOW: I'm not sure about the
7 type of sign. I should ask about that. But
8 I did move -- they wanted it along the front
9 retaining wall here, and like smack dab in
10 the middle. I think it's about to be like
11 three or so feet above the ground. I can ask
12 them what kind of sign.

13 BOARD MEMBER PURCELL: Yeah, because
14 they were relocating the sign.

15 MR. CRICHLOW: Right. Because yeah,
16 we're changing where it was. I think he said
17 it was like a bronze sign.

18 BOARD MEMBER PURCELL: It was going to
19 be a bronze sign. It was going to be --
20 that's why they talk about moving it more
21 forward.

22 MR. CRICHLOW: Yeah.

23 BOARD MEMBER PURCELL: So it wouldn't
24 impede on the side of the traffic, and people
25 could see it.

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2 MR. CRICHLOW: Right. Yes.

3 BOARD MEMBER PURCELL: And lighting,
4 anything on the lighting, have they discussed
5 that, the change in the fixtures?

6 MR. CRICHLOW: So we did revise the
7 lighting. So I remember the comments from
8 the TAC meeting. There was a question about
9 whether these lights were double or single
10 headed. They're all single headed. We
11 revised that the values were less than one
12 crossing the property line, so that's lower.
13 What else was there.

14 MR. STACH: Less than half.

15 MR. CRICHLOW: Less than half, right.
16 So yeah, I think that was mostly --

17 BOARD MEMBER PURCELL: Yeah. It was
18 just adjustment on the type of fixture.

19 MR. CRICHLOW: Right, yeah.

20 BOARD MEMBER PURCELL: If they were
21 twins or singles.

22 MR. CRICHLOW: Yeah, so we made them
23 smaller, too, because they were like --

24 BOARD MEMBER PURCELL: The poles are
25 going to be a little shorter.

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2 MR. CRICHLOW: Yeah, the poles were like
3 20 feet high back then, and now they're like
4 14.

5 BOARD MEMBER PURCELL: Okay.

6 MR. CRICHLOW: So we shortened those as
7 well.

8 BOARD MEMBER PURCELL: Okay.

9 CHAIRMAN JOHNSON: What do you think,
10 Max? Any questions or comments.

11 MR. STACH: Yeah. So a lot of the stuff
12 that we have here we talked about on the TAC
13 meeting. Some things that might be new to
14 you, Devin, is we have new EAF forms. The
15 DEC got them June 12th, so we need those.

16 MR. CRICHLOW: Okay. So new EAF form.

17 MR. STACH: And then tonight, I'd like
18 to you adopt the notice of intent to be lead
19 agency. As soon as Devin gives us that
20 revised form, we can get it out. And it's
21 only got to go to Rockland County Highway. I
22 think it would be good, we asked to provide a
23 rendering from West Main Street.

24 MR. CRICHLOW: From West Main, right.

25 MR. STACH: Showing -- the one that you

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2 have up there doesn't show the wall, the
3 fence, the trees.

4 MR. CRICHLOW: The sign.

5 MR. STACH: The sign.

6 MR. CRICHLOW: Okay.

7 MR. STACH: So if you can get one from
8 Main Street that shows, like, what it's going
9 to look like with this new wall that goes
10 above the headlights.

11 MR. CRICHLOW: Right.

12 MR. STACH: The sign. I would suggest
13 you got all those Norway spruces up front,
14 you don't need them anymore.

15 MR. CRICHLOW: Okay.

16 MR. STACH: Right. I would put
17 something smaller and decorative up there
18 because we want to see the building. We
19 don't -- it's a beautiful building.

20 MR. CRICHLOW: Right.

21 MR. STACH: But we also want to see what
22 it looks like because there's another wall,
23 right, another --

24 MR. CRICHLOW: Yes, another wall.

25 MR. STACH: -- six-foot, five-foot wall

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in the middle. And we want to see what it looks like going up the hill. And I think also like a cross section from Orchard Street down through the site to West Main Street so you can figure out what's going, like here's the building, here's that first wall, here's that second wall.

MR. CRICHLOW: Right. Okay.

BOARD MEMBER BIEHLE: Elevations?

MR. STACH: They're going to need elevations for the ARB. So you might as well provide us, too.

MR. CRICHLOW: Okay.

MR. STACH: We did clarify that the, that it was considered a scrivener's error. So the Town is already in the process of fixing that. So you are Use Group B.

MR. CRICHLOW: Okay. Right, I remember we mentioned that. In my rush, I forgot to change it. But I remember, yeah.

MR. STACH: So the change in that zoning, yeah. So we'll get that back over to the County.

MR. CRICHLOW: Okay.

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2 MR. STACH: Once it's revised, because
3 that was one of their comments.

4 MR. CRICHLOW: Yes.

5 MR. STACH: So I had, you know, just a
6 couple of details that we'd go over at the
7 TAC meeting.

8 MR. CRICHLOW: Okay.

9 MR. STACH: But the big one is that this
10 has got to go to the County Highway for 239F
11 for the curb cut. And it's got to go -- it
12 came back from GML. The GML Comments One
13 through Four are just, you know, send it to
14 these agencies. Comment Five was a statement
15 that since they're changing the use, they
16 need to get a variance. Which I think we
17 need to have --

18 THE CLERK: That was because it was
19 wrong on the map that I sent, because it was
20 wrong.

21 MR. STACH: It is. But even if it
22 wasn't, it's strange that they would comment
23 on that. So once we get the new map, we
24 should just get John to do an interpretation.

25 MR. CRICHLOW: Okay.

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2 THE CLERK: Oh, okay. I was going to
3 send them a new map. Okay.

4 MR. STACH: I don't think that will fix
5 it. I think they'll still say that.

6 THE CLERK: Okay. Got it. So you will
7 talk to John about it, because I won't see
8 him now until July 10th.

9 MR. STACH: I can, I can email John.

10 THE CLERK: Well, you're going to be
11 gone. Okay.

12 MR. STACH: I can email John. That's
13 fine.

14 Comment Six is about putting more
15 plantings in front of this building, which,
16 this is actually listed as a place of
17 distinction in the comp plan. So I don't
18 know that we want to screen it.

19 BOARD MEMBER PURCELL: No.

20 MR. STACH: So I think you fixed it
21 anyway by bringing that wall up over the
22 headlights.

23 MR. CRICHLLOW: Right.

24 MR. STACH: I think we can just explain
25 that.

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2 Comment Seven recommends New York native
3 landscaping. We're doing the same. You only
4 have at this point the Yoshino cherry. If
5 you're sold on it, it's one tree.

6 MR. CRICHLow: Right.

7 MR. STACH: But I'm suggesting you
8 change those Norway spruces.

9 MR. CRICHLow: To something a little
10 smaller, right.

11 MR. STACH: Yeah, like a choke cherry,
12 or --

13 MR. CRICHLow: Okay. Not a problem.

14 MR. STACH: Something like a dogwood,
15 yeah.

16 MR. CRICHLow: Not a problem.

17 MR. STACH: And then that's it. So if
18 the Board wants tonight, they can notice
19 their intent to declare lead agency and
20 classify it as unlisted.

21 CHAIRMAN JOHNSON: I'll make the motion
22 to do that.

23 BOARD MEMBER BIEHLE: I second it.

24 CHAIRMAN JOHNSON: I got a motion and a
25 second. All in favor?

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(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? All right, motion carries. Thank you, Max.

Does anyone else have any questions or comments? Thank you, Devin.

MR. CRICHLLOW: Thank you. Quick and easy.

CHAIRMAN JOHNSON: Hang on. Let's -- do we want to set a public hearing?

THE CLERK: Yes.

MR. STACH: And refer to the ARB.

THE CLERK: They were referred.

MR. STACH: Oh.

CHAIRMAN JOHNSON: All right.

THE CLERK: Read my notes.

CHAIRMAN JOHNSON: I'll make the motion to set the public hearing.

BOARD MEMBER ALESSI: I'll second.

CHAIRMAN JOHNSON: I got a motion and a second. All in favor?

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? All right. Let's see what -- next meeting is what date?

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2 THE CLERK: July 23rd.

3 MR. CRICHLOW: And the submission
4 deadline for that is when?

5 THE CLERK: No, you have to fill out all
6 the forms and send them out. It's your
7 responsibility.

8 MR. CRICHLOW: Got you. Understood.

9 THE CLERK: You already have the
10 surrounding property owners.

11 MR. CRICHLOW: Yeah, we do.

12 THE CLERK: Okay.

13 MR. CRICHLOW: Are we on for the next
14 TAC meeting or no? I remember that was
15 something we discussed.

16 THE CLERK: Well, Max, should they come
17 to the next TAC meeting?

18 MR. STACH: Yeah.

19 MR. CRICHLOW: Okay. Okay, got you.
20 Will do.

21 THE CLERK: Who set the public hearing,
22 who said it first?

23 CHAIRMAN JOHNSON: Yeah, me.

24 BOARD MEMBER PURCELL: Mark made a
25 motion, Kerri seconded.

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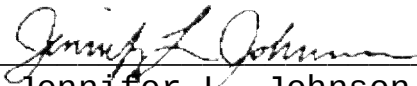
THE CLERK: Okay, thank you.

(Time noted: 7:20 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

