

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
NINE HOLT DRIVE

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
July 24, 2025
7:04 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
KERRI ALESSI, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JAMES PURCELL, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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3 CHAIRMAN JOHNSON: First up this
4 evening, we've got Nine Holt. This is for a
5 reapproval of the previous site plan.

6 MR. ROSTAMI: Good evening. Vahid
7 Rostami from Atzl, Nasher and Zigler. So
8 this project Nine Holt is here in front of
9 the Board for reapproval. This is a mixed
10 industrial commercial building with a net
11 square foot of 28,625. And this site plan
12 has received approval from the Planning Board
13 in March 2022. And ever since, the approval
14 has expired. So with no change to the site
15 plans, so we're here for the reapproval of
16 the site plan. If you have any questions.

17 CHAIRMAN JOHNSON: Do any of the Board
18 Members have any questions or comments for
19 this? Any of the consultants? Max, do you
20 have any? Okay.

21 MR. HONAN: No, Mr. Chairman.

22 CHAIRMAN JOHNSON: Thank you. We've got
23 a resolution drafted. I'll read that into
24 the record.

25 THE CLERK: It's a public hearing.

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2 CHAIRMAN JOHNSON: Oh, I'm sorry. Is
3 there anyone here to speak on Nine Holt? Is
4 there anyone here to speak on Nine Holt
5 Drive? One more time, is there anyone here
6 to speak on Nine Holt? Okay. I'll make a
7 motion to close the public hearing.

8 BOARD MEMBER ALESSI: I'll second.

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

11 (Response of aye was given.)

12 CHAIRMAN JOHNSON: Any opposed? All
13 right. The public hearing is closed. Now I
14 will read the resolution in. All right.

15 Resolution granting final site plan and
16 conditional use approval for the project
17 Nine Holt by application of Patrick Magee as
18 owner of Nine Holt Drive, P.O. Box 54, of
19 Stony Point, New York, 10980.

20 Whereas, an application and narrative
21 dated June 4 of 2025 have been submitted to
22 the Planning Board of the Town of Stony Point
23 for final site plan approval to redevelop the
24 site and to remove the existing warehouse
25 consisting of 8,000 square feet and replace

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2 it with a 28,625 square foot mixed use
3 building and 44 parking spaces and two truck
4 docks, and for other site improvements as
5 pursuant to Article 12 of Chapter 215 of the
6 Town's zoning code for a conditional use
7 approval designation of local convenience
8 commercial as the primary use of the site and
9 the building to consist of a five unit
10 retail/commercial facility and with two of
11 those units having a warehouse accessory use,
12 and upon a submitted proposed site plan
13 entitled Nine Holt Site Development Plan,
14 consisting of ten sheets, prepared by Atzl,
15 Nasher and Zigler, dated February 28 of 2020,
16 and last revised on July 22 of 2021, subject
17 application, and concerning premises
18 designated as Section 20.04, Block 11, Lot 8
19 on the tax map of the Town of Stony Point,
20 County of Rockland, consisting of 1.9 acres
21 and located in an LI zone -- I'm sorry, LI-2
22 zoning district, Holt Drive light
23 industrial/commercial district, at 9 Holt
24 Drive, Stony Point, New York, 10980; and
25 Whereas, the subject premises previously

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received conditional use approval and final site plan approval with conditions on January 28 of 2021 after an extensive project review by this Board, and thereafter, the applicant permitted those approvals to lapse due to the passage of time, which necessitated the instant application for conditional use approval and final site plan approval, based upon a virtually identical application for the subject premises; and

Whereas, on July 24 of 2025, this Board reviewed the current application and noted only minor inconsequential changes from the prior application before this Board and noted no further environmental impacts and concluded that the prior SEQRA determination of a negative dec of January 28 of 2021 was currently applicable and reaffirmed the prior SEQRA determination; and

Whereas, this Board reviewed the current application and compared it to the prior application and identified only minor changes were being made in the current proposed site plan, and therefore determined that the

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2 provisions of the prior resolution, dated
3 January 28 of 2021, and its conditions were
4 applicable to the instant application and its
5 provisions and conditions would be binding
6 upon the applicant; and

7 Whereas, this application was scheduled
8 for a duly noticed public hearing before the
9 Planning Board on July 24 of 2025 at
10 7:00 p.m., at which time the public hearing
11 was opened, conducted, and closed; and

12 Whereas, this matter was an agenda item
13 before this Board on July 24th of 2025 at
14 7:00 p.m., and all submissions relative
15 hereto were duly considered by the Planning
16 Board.

17 Now, therefore, be it resolved that the
18 subject application for final site plan and
19 conditional use approval relative to the
20 subject premises is approved, and the
21 Chairman is hereby authorized to sign same
22 and to permit same to be filed in the office
23 of the Town Clerk, upon payment of any and
24 all outstanding fees to the Town, subject and
25 conditioned upon the following:

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2 All of the whereas paragraphs are
3 incorporated herein by reference.

4 Number Two, the applicant shall comply
5 with all the conditions and provisions of the
6 prior resolution of approval dated January 28
7 of 2021, issued by this Board to the
8 applicants, Dynamic Fitness Products,
9 Incorporated, and Patrick Magee, with respect
10 to the project Nine Holt.

11 Three, all the conditions of approval
12 granted by the Architectural Review Board
13 decision.

14 Number Four, compliance with all other
15 applicable site plan requirements set forth
16 in the site plan regulations of the Town of
17 Stony Point, and the Town's conditional use
18 requirements and consistent with the general
19 notes on the applicant's approved site plan.

20 Number Five, prior to the Chairman
21 signing the site plan, the Town of Stony
22 Point Engineer shall conduct a review of the
23 final site plan for completeness and
24 compliance with all conditions and code
25 provisions and the provisions set forth in

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the engineer's memoranda to the Planning Board, and shall advise the Chairman accordingly whether the site plan is in a form which will permit the Chairman to sign the same.

The question of the adoption of the foregoing resolution was duly put to a vote on a roll call on July 24, 2025. Mary?

THE CLERK: Mr. Jaslow?

BOARD MEMBER JASLOW: Yes.

THE CLERK: Mrs. Alessi?

BOARD MEMBER ALESSI: Yes.

THE CLERK: Mr. Johnson?

CHAIRMAN JOHNSON: Yes.

THE CLERK: Mr. Rogers?

BOARD MEMBER ROGERS: Yes.

THE CLERK: Mr. Purcell?

BOARD MEMBER PURCELL: Yes.

THE CLERK: Mr. Ferguson?

BOARD MEMBER FERGUSON: Yes.

CHAIRMAN JOHNSON: Thank you very much.

MR. ROSTAMI: Thank you, everybody.

CHAIRMAN JOHNSON: Thank you, Vahid.

All right. Do I need to make a motion to

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accept this, or?

THE CLERK: Accept what?

CHAIRMAN JOHNSON: Accept the
resolution.

THE CLERK: We did, roll call.

(Time noted: 7:12 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

