

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

- - - - - X

IN THE MATTER

OF

117 WEST MAIN STREET

- - - - - X

Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
April 25, 2024
7:20 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JAMES PURCELL, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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MR. CONWAY: Good evening, everyone.
Kevin Conway, the attorney for the applicant,
7 Stokum Lane, New City, New York. I'd like
to thank the Chair and the Board Members for
allowing us to present tonight and, of
course, esteemed Counsel. This is twice in
one day we had to deal with each other,
Mr. Shah.

I want to just give a brief narrative
and turn it over to our technical advisers.
The applicant, as you may know, is proposing
an addition to the existing school building
that's on the site and utilize it for office
space on the first floor and one and two
bedroom apartments on the second, third, and
fourth floors to create a mixed use building
while keeping the original look of the school
building as it currently stands. The --
we're seeking from this Board as an unlisted
action and request that the, this Board
declares itself as lead agency, along with
the negative declaration as we require both
site plan and conditional use approval for

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this application, along with variances from the Zoning Board.

The applicant is proposing a roughly 6900 square feet of office space on the first floor, along with a total of 24 residential units proposed for the second, third, and fourth floors. The project would include -- just one moment. The applicant is proposing 61 parking spaces. And the public sewer and water would be utilized, and stormwater management has been designed for zero net runoff.

The residential units for this project are permitted by a conditional use permit in the BU district and meet the following conditions. And with regard to the conditions, I'm just going to briefly tick them off.

The residential units shall not be permitted in any ground story or any story located below grade or below a story containing nonresidential use. The ground floor of the building must contain a nonresidential use, which is permitted, or a

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conditional use permitted, a nonresidential within the BU zoning district.

At least 200 square feet of unpaved outdoor recreational area shall be provided per unit, except that the area may contain block paver in area serving as patio.

The residential units shall be accessed or accessed by separate entrances for nonresidential units. And the residential units shall have no more than two bedrooms per unit.

The residential units shall be made available by covenant or deed restriction to periodic inspections from the Building Department and Fire Inspector upon demand. And the ground floor uses cannot involve the storage of toxic or flammable chemicals. And the residential dwelling unit shall not remit -- or emit, I'm sorry, unreasonable odor or vibration.

The -- we do require variances for maximum development coverage of 75 percent. We're at 79. Max floor area ratio of .35, we're at 58 percent. Maximum residential

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units, we're at 12 units per acre. We are -- that's the prescribed. We're at 24. And a waiver for residential floor area more than 2.5 times the commercial floor area ratio.

The, a recreation area is proposed on the roof of the structure of the building -- excuse me -- in addition to an area on the western portion of the lot which is situated on a large 1.14-acre lot located in the BU district. The residential mixed use in the BU district is permitted by conditional use permit, while business offices are permitted by right. In addition, the subject property does adjoin residential and religious uses from the vicinity map, which is not shown now, but if the Board wishes, we can probably put that up. In addition, the subject property, the access to the site would be provided by both West Main Street and Franklin Drive.

As to the conditional use permit section of the code, 215-92.2, which was recently adopted by the Town Board, our position is while the application is pending, when that

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happens, the Board can take the position, should it choose to, that while our application was pending when that law was passed, it would be grandfathered in from the, prior to the enactment of that law. However, while we respectfully would request that relief, we do believe that we still can comply, and this project still is beneficial, even if it requires the additional permit with regard to that, even if the Board had us comply with the existing, with the new revised law for the town law.

The -- just one moment. We do also, for the conditional use permit, some just additional comments that the -- with regard to that section of the code that the Town had recently, the Town Board had passed.

The lowest story of the grade of all horizontal areas of the building must be used for a nonresidential use, which is permitted as of right by conditional use within the zoning district. We do comply with that. Since the applicant is proposing office space, which is permitted as of right on the

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2 first floor.

3 Also, the maximum number of units, we're
4 at 24. The new law requires 12. But we do
5 believe that we should receive conditional
6 use -- or I should say we should receive
7 approval for that, notwithstanding, because
8 24 units, if you look at the size of the
9 property, the size of the structure with the
10 two additions, this is not, you know, when I
11 first came on board with the project, you
12 would expect some developers to come in and
13 say I want 40 units, or 60 units, or 80
14 units. And that's not what Mr. Goldberger
15 wished to do.

16 We wanted to keep it in symmetry and
17 size and scope with the site as it is now.
18 It's a large site, but notwithstanding. We
19 want it to be a smart development, not an
20 overused development. At 24 units, I think
21 it does still fit nicely with the existing
22 neighborhood, which is surrounded by a mix of
23 residential and nonresidential. And it works
24 on the site. So I don't think with respect
25 to it, that should be a point that this Board

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or the Zoning Board should not be so strict in interpretation, especially since we did present this application and it was in the chain prior to the enactment of the new Town Board.

With regard to other similarly situated Boards, I presided in the past over the Town of Clarkstown Planning Board and Zoning Board. I preside over the Town Board now. Typically for our Planning Board, we've treated any applicant that had an application pending for any new law that would be enacted with the grandfather status. So it is a legitimate point of contention. But again, I do believe that even if we were to be required to comply with the new law that the Zoning Board could certainly, in its wisdom, give us variance relief for that.

The remaining areas or items, I'm going to ask our experts to go through with, including with regard to the bulk table variances that we require. However, I do believe that this Board can act on this. And I know this has sat -- there's a lot of

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different projects in different towns and municipalities that sometimes, for whatever reason, will sit unused for an extended period of time, where it's not quite the right fit for the right developer to come in. I know previously, this had been envisioned as a private home. And I believe that an application was prosecuted for that.

But I think this application makes sense. Stony Point, including all the other local municipalities in Rockland, are trying to have a fit or a feel where you have mixed use within a structure, which this does. It's not overwhelming from either side, from the office usage nor from the residential portion. You'll see this in other municipalities, both over the border in Bergen County. You'll see it in Park Ridge, you'll see it in Montvale. It is the way that municipalities have been trying to smartly develop.

This site should not cause concern, or should not envelop the local neighborhood. But we think it will be a nice addition.

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Because again, it's only 24 units.

So with that, I'd ask our other experts to proceed. And then certainly, I do want, as I always do, I want to get the Board's reaction, gauge the Board's reaction. So I don't want the Board Members to think that they're not allowed to speak, or not to get the feedback because that's what we're here for. So I encourage any feedback, negative or positive. We want it.

CHAIRMAN JOHNSON: Thanks.

MS. KOWIDGE: My name is Toni Kowidge. I am the architect on this project and owner of Kowidge Architecture and Design. I was brought in on this project to come up with a solution to take this structure that I guess -- I mean, I'm not a resident of this area. But from what I understand, this building, you know, has a lot of heritage in the community and, you know, it's beloved by the neighborhood because it's, it's a nice building. It has good architectural features, character, articulation, and the steeple is quite visible throughout the town.

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2 And so when I was developing the idea
3 for the design, I decided that we didn't
4 want, we definitely didn't want to go higher
5 than the existing, the existing cornice. We
6 want to keep in line with that. You'll
7 notice that it is in the design.

8 But given the zoning, the situation of
9 the building on the site, we determined that
10 the best way to develop it was to do two mass
11 structures on either side. They're almost
12 proportional. They're slightly different.
13 But this site was a little bit challenging.

14 I would like to have you look at this
15 drawing. And you'll see there's a dotted
16 line going through the facade. And you will
17 notice, that is the street level behind the
18 building. And you'll -- there's a diagonal
19 line on the left side of the drawing. That
20 is the intersection of Franklin and Orchard.
21 So you can see how high the site is behind
22 us.

23 So we had a lot of issues in working
24 with that. So you'll notice that the
25 Franklin side of the building,

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Franklin Street side of the building is embedded into the structure. And we had to fill in the grade and retain the dirt on that side. And that solved, or that enabled us to extend the building outwards in that direction.

On the side yard property line, we were able to come out, and it's relatively at grade. But in the rear of the building, we did have to do a series of ramps for the service entrance. And that will allow for trash, and move in, and utility deliveries for the retail use or commercial use, office use.

So to follow up with what Kevin said, the -- from the Main Street perspective, the building does not seem that imposing because we do, are keeping the height the same, letting the steeple stand as the statement. Or, not steeple, cupola. I'm sorry about that.

Then I decided to go with a modern approach, mixing in with the existing features of the building. So right now, we

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have a very deep red, maroon brick with a golden brown, yellow coins and header features. So what I am proposing is, is to extend that color of brick. We'll match the existing brick and do a brick arcade along the Main Street facade. The headers of those will be cast stone to match the color of the architectural coins on the existing building. So there, I will tie in the base.

But from there, we're going to give it a modern feel. And the, the two additions will have box bay windows, very large windows, almost floor to ceiling. They'll be box bay windows. The box bays will be clad in composite wood material so they will not need maintenance. They will not fade. Their color will be static. So it won't be kitschy, where you see people use real wood, and then five years later, it looks horrible and then they don't maintain it.

Then there, in between some of the windows, there will be panel infills. Around the sides of the building, there will be cantilever Juliet balconies with glass

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2 paneling.

3 The roof will be enclosed by a five-foot
4 tall parapet. Because of the large
5 recreation area, we felt that it was
6 necessary to have a safety parapet in case
7 there's families in this, in here with kids.
8 We wanted it to be safe but still able to
9 enjoy the view. So there are some cutouts in
10 the parapet with a railing that you'll
11 notice. Each of the recreation areas on
12 either side is accessed by a stair penthouse
13 with the elevator on the one side extending
14 all the way to that floor for handicap
15 access.

16 Inside the building, there is a main
17 residential entry that is neatly and
18 discreetly tucked in, into the connectors of
19 the plan. And while not -- it does meet the
20 floor space requirement. There is a gym on
21 the first floor that could be also used for
22 community space or a meeting room for the
23 residents, as well as a trash and recycling
24 room.

25 We felt as a whole that we didn't want a

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dumpster enclosure because of the nature of the building. So we wanted to have a trash and recycling. And the steward of the building would bring the dumpsters or trash cans and recycling to the Orchard Street curb cut that is existing on the back side of the building via the ramp in the back.

There are two emergency stair towers that are, that connect the center hallway of each floor. Because of the extreme floor to ceiling heights of the existing structure, we were able to match up the corridor to floor, floor finishes.

However, in the existing building, there will be steps within the apartments, which is allowed by the residential code. So those apartments in the existing structure will be quite grand, actually. And on the second floor, there are some mezzanines because of the 15-foot-three ceiling height in there. So we are able to have a mezzanine.

I do want to point out that the building is fully sprinklered. That is the plan.
Excuse me.

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2 And for the second floor rear
3 apartments, they do have a fourth floor in
4 the attic with an emergency stair that does
5 meet the mezzanine code. So there's a
6 circular stair accessing that loft space in
7 the back as well as a mezzanine. So those
8 are some very nice apartments.

9 I did not count the mezzanine space
10 toward the square footage of those apartments
11 because technically, it is a not, non-useable
12 mezzanine. It's not, doesn't attribute to
13 bedroom space. But if there is any question
14 on that, we can address that.

15 Other than that, let me -- I do want to
16 show you real quick here. We are keeping the
17 catwalk on the back side of the building to,
18 for the emergency egress for those apartments
19 on the back side of the building. So those,
20 the -- we will be restoring that or replacing
21 it. It is structurally not static right now.
22 So we will be updating that, but keeping the
23 character of that catwalk, which is quite
24 interesting.

25 We will be keeping the stone wall on the

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2 back of, on Orchard Street. And we will be
3 keeping the fence surrounding the site,
4 except for the new access points.

5 Again, in this drawing, I showed the
6 diagonal line there. So you can see that
7 even though this is a tall structure meeting
8 the cornice, it is not as imposing as it
9 appears because of the existing geography of
10 the site.

11 So to that, I will -- oh, I do want to
12 say that for the facade that you're looking
13 at on the lower portion there that faces the
14 existing residential adjacent lots, we did
15 not put any windows on the ground floor so we
16 could have a smooth brick face. And we
17 minimized the amount of windows on that
18 facade facing so to pay respect to the
19 neighbors.

20 So that is all I have. Are there any
21 questions?

22 BOARD MEMBER ALESSI: I think the
23 threshold question is the grandfather
24 question.

25 MR. O'ROURKE: Well, I'll just jump in

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here because obviously, Steve's not here, and he knows the history of this. The code that the Town Board adopted did not provide any grandfathering clause. Sometimes when they do a law, they'll say if an application has been made, it's grandfathered. Sometimes they say if it has a neg dec, it's been grandfathered. This one, there is no grandfathering clause.

So I would defer to Steve. But in conversations with him, he does not feel this Board has the authority to grant grandfathering because it's not in the code. And again, that's been pointed out to the applicant. And that's one of the ZBA variances they would require.

But again, Steve is not here. So this is me just relaying what we've spoken in the past.

CHAIRMAN JOHNSON: And I appreciate that. I was not aware of that.

BOARD MEMBER JASLOW: I mean, I have a comment, not a question and not looking for a response. But you guys are saying you're

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building this to fit into the community. And where in the community do we have recreational space on the roof instead of on the ground, on the grass? Nowhere. Like, in Eagle Bay, they put green space. In Liberty Ridge, they have green space.

So you're saying it fits in the community, but there's nothing like it in the community. I mean, this is the country, not the city. And green space is grass, not the roof.

And you're saying, you know, the code is 12 apartments. You're not pushing, but you're doing double. You're asking for double the apartments. If you had 12 apartments, maybe you would have something that fits into the community like you're saying it does. That's all. That's just a comment.

MR. STACH: So, yeah. We've been reviewing this at TAC meetings. I guess has been on for two, three agendas now. Working with them to get the application complete.

We have provided a memo. This is our

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second memo on this application. A lot of our original comments have been addressed, especially with regard to submissions. Almost everything we've asked for has been provided. The two pieces that are still outstanding are really landscaping and lighting. And it's appropriate that those come later after you get past the big issues of building and site.

We did bring up the zoning compliance. We do believe this does require a number of variances. The applicant's attorney went over several of those. We essentially -- I don't think we need to go over it tonight.

One of the things I will notice, however, is that we did, when drafting this code, bring in two areas where we felt there should be relief from the standard BU zoning, and that was for existing buildings. Because that was the thrust of the BU zoning, is that if you have an existing building and you want to reuse it for apartments above commercial, that we wanted that, to see that happen.

So if you have a structure that is built

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at .35 FAR and conforms today, and you put apartments upstairs, you're going to exceed that. So we wanted to have a waiver element for the Planning Board to do that. So we allowed it to go up to .7, which is double. But one of the things that we said is that at least 50 percent of the footprint of the building had to be in existence prior to the application. In this case, I think it's about .37.

MS. KOWIDGE: Right.

MR. STACH: So it's about a third has been in existence, where we wanted at least half to be in existence. Other than that, I mean, I think there's, there's just a matter of going for variances. The zoning that we had developed is, would propose or would require a smaller building with fewer apartments on the site.

BOARD MEMBER BIEHLE: To me, it looks just big. Because that lot's an acre and a quarter.

BOARD MEMBER JASLOW: No, less.

BOARD MEMBER BIEHLE: 24 apartments on

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2 it plus commercial. We went through this
3 with another job, another project.

4 CHAIRMAN JOHNSON: And you're proposing
5 60, 61 parking spaces, you said?

6 MR. CRICHLow: Correct.

7 MS. KOWIDGE: Yes.

8 CHAIRMAN JOHNSON: On the existing lot.

9 MS. KOWIDGE: Yes.

10 CHAIRMAN JOHNSON: That's there, right.

11 BOARD MEMBER BIEHLE: That takes all the
12 green space in front.

13 CHAIRMAN JOHNSON: That's total
14 coverage. That's --

15 MS. KOWIDGE: It's not total coverage.
16 We do have islands of where we plan to do
17 plantings and trees. So it's not, it's not
18 an impervious wasteland. You know, we do
19 have, we do have planter boxes. We do have
20 planter boxes along the side. Let me see
21 here. Devin?

22 CHAIRMAN JOHNSON: Where is the access
23 to the parking lot currently?

24 BOARD MEMBER BIEHLE: If you go up to
25 the left side, looking up from Main Street,

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2 on the left side.

3 CHAIRMAN JOHNSON: Up to Orchard is the
4 access?

5 MR. O'ROURKE: Yeah. It's off the -- if
6 you're going down, driving down West Main
7 Street, you turn up Orchard, and then you can
8 go into it. So the access is on the lower
9 side. And that all area is actually
10 generally paved now. It's not like they're
11 ripping out any lawn area. It's all
12 basically from the school parking lot.

13 CHAIRMAN JOHNSON: Yeah.

14 BOARD MEMBER BIEHLE: Well, there's
15 quite a bit of grass.

16 MR. O'ROURKE: Yeah, but I don't believe
17 they're ripping -- you're not proposing
18 removing any of the lawn that's there now,
19 correct? For parking, you're not expanding
20 the parking.

21 MS. KOWIDGE: In the front, yes.

22 MR. CRICHLow: In the front, yes.

23 MS. KOWIDGE: At the lowest tier, that
24 is, that is the main parking lot.

25 BOARD MEMBER BIEHLE: You're going to

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2 lose almost all of it.

3 MS. KOWIDGE: But we are doing islands
4 throughout, and we are abiding by the
5 ten-foot screening on this side, as well as
6 along the front. We plan to have a large
7 planting bed up there. That was -- I mean,
8 the code is the code. But that is -- we did
9 meet the parking requirement.

10 MR. STACH: They actually -- you only
11 exceed the coverage requirement by
12 two percent, correct?

13 MR. CRICHLow: The development coverage?

14 MR. STACH: Yes.

15 MR. CRICHLow: I think it's
16 four percent, actually. Yeah, four percent.

17 MR. STACH: So it's not actually one of
18 the things that they need to dial back on to
19 meet the code. It's the coverage of the
20 entire site. This is the BU. We allow
21 people to pave it for parking and have
22 commercial use.

23 MR. O'ROURKE: I think the point was --

24 MS. KOWIDGE: We did reduce the parking
25 by ten spots.

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2 MR. CRICHLow: We did.

3 MR. O'ROURKE: -- if you only had twelve
4 units, you wouldn't need that much parking.

5 CHAIRMAN JOHNSON: Right.

6 BOARD MEMBER BIEHLE: Again, you got to
7 use the roof.

8 MR. STACH: There might, I mean, there
9 might be ways for them to get back that
10 four percent. I would think being creative.

11 MS. KOWIDGE: Well, we'd have to, we'd
12 have to give up parking.

13 MR. STACH: Or building.

14 MR. CRICHLow: I'd also say -- right.
15 It would be difficult as well, I mean, if
16 we're talking about the parking because I
17 modified it based off of the fire truck
18 turning circulation. So I had to make the
19 aisles pretty wide for the truck to be able
20 to make it all the way through. So it would
21 be difficult to remove any pavement to get
22 the cover down.

23 MR. O'ROURKE: Well, again, the
24 engineering plans were recently submitted.

25 MR. CRICHLow: Right.

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2 MR. O'ROURKE: So we'll go through those
3 as it goes forward. But you have options.
4 You can do, you can do porous pavement, which
5 is not, would not be considered impervious
6 area. So that there's a possibility that you
7 could get that number down and still have it
8 paved.

9 MR. CRICHLOW: Okay. Got you.

10 BOARD MEMBER ALESSI: There's a
11 reference to a recreation area in addition to
12 the roof on the western --

13 MS. KOWIDGE: It's right here. Along
14 this portion here, tucked in against the
15 slope of the wall.

16 BOARD MEMBER ALESSI: Okay.

17 MR. STACH: So one of the things that I
18 write in my review is that I think you can
19 probably provide all of the recreation,
20 required recreational area off the roof.
21 That doesn't mean they can't propose to do
22 recreational area on the roof.

23 CHAIRMAN JOHNSON: Right.

24 MR. STACH: But they don't need it to
25 meet the zoning, right. So nothing in the

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zoning says you can't do it. All it says is you need to have it. And in order to waive it being on the ground, they would have to meet those requirements. But they don't need a waiver from that, I don't believe. I think your requirement for 24 units would be about 4800 square feet.

MS. KOWIDGE: Yes, 4800.

MR. STACH: They have 4800 square feet of grass alongside that building. The FAR is where that's going to be an issue. What's your FAR?

MR. CRICHLow: I have 0.58 here.

MR. STACH: So they're allowed .35. They're allowed up to .7 if, again, it's 50 percent existing footprint. So essentially, almost half of the addition would need to be reduced to meet that .5 FAR, I would imagine. Or that 50 percent footprint.

BOARD MEMBER JASLOW: Because they doubled the size.

MR. STACH: They tripled the size. Tripled the size.

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2 CHAIRMAN JOHNSON: The footprint.

3 MR. STACH: Not really the size because
4 of that mezzanine story.

5 BOARD MEMBER JASLOW: Right.

6 MR. STACH: And they really didn't -- I
7 guess all of your basement story is not
8 habitable area. So that doesn't necessarily
9 count toward FAR, either. But the -- it's
10 close to tripling it. Logistically.

11 So they're going to seek relief from the
12 Zoning Board, like any applicant is entitled
13 to. And that will be up to the Zoning Board.
14 However, the Zoning Board is not going to
15 make a decision until you complete SEQOR.

16 So this is a similar situation to which
17 you've been in the past. You're going to
18 need, as part of the SEQOR review, to
19 determine that is or is not in character with
20 the neighborhood before you can grant a
21 neg dec. So if you do feel that this is out
22 of character due to its size, due to its
23 intensity, it's going to be incumbent for you
24 to make those statements when you go through
25 the SEQOR review.

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2 But for now, we're really only starting
3 the SEQR review. So it's going to be a
4 notice of intent to declare lead agency. And
5 then there will be a Part 2 that will have a
6 draft for you next month.

7 CHAIRMAN JOHNSON: Make a motion to
8 declare lead agency.

9 BOARD MEMBER ROGERS: I'll second that.

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

12 (Response of aye was given.)

13 CHAIRMAN JOHNSON: Any opposed? All
14 right. Does --

15 MS. KOWIDGE: He didn't even get to talk
16 about the civil design.

17 MR. CRICHLAW: Everything else was kind
18 of talked about already, so.

19 BOARD MEMBER BIEHLE: Question, too. I
20 mean, I know you have the two colors. But
21 what would it look like if it was all red?
22 It would look more as one building. Right
23 now, it looks like two additions. And I know
24 you're trying to keep the character of one
25 building, but.

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2 MS. KOWIDGE: I'm sorry, I don't
3 understand your question.

4 CHAIRMAN JOHNSON: The two annexes don't
5 carry the same character as the existing
6 part.

7 MS. KOWIDGE: That's true. That's true.
8 And that is the intent. You know, these are
9 modern structures with the flair and the,
10 like the -- not the flair. I don't want to
11 use that word. They're modern structures
12 that complement the existing structure,
13 right. George Washington is not coming for
14 dinner, so why do we want our buildings to
15 look like we're making them for him, right.

16 BOARD MEMBER JASLOW: Because we want to
17 fit it into the community.

18 MS. KOWIDGE: They do fit in the
19 community. We're restoring the structure,
20 the existing structure, all right. There is
21 no reason why you can't blend old and new.
22 And the colors complement each other. Those,
23 the blue and the tan and the wood, those are
24 all tones that are based in the existing
25 brick. I did do an RGB Pantone pull of the

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brick that we have. And these colors were in the family. So they do complement each other.

I know it's hard to fathom because it is a forward thinking. But, you know, I always tell all my clients, don't be afraid of color. You know, one color is very monolithic. It makes it look even bigger than what it is. The colors help break it up. They help articulate it. They don't make it look like a giant box. Because to an extent, these are, if you look at the outline, kind of are boxes, right. But they don't look like boxes because they're broken up.

And if you think about the way that the downtown is, you do have buildings that are tall and thin lined up next to each other. This kind of mimics that with the colors. You have tall and thin lined up next to each other. The colors just brighten the atmosphere. They make it look new and modern. So that was the intent. That was kind of the approach that we took.

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2 MR. STACH: Can I just -- one of the
3 things is this structure is eligible, listed
4 as eligible for the state and national
5 register. I think we would encourage you to
6 submit via Chris for SHPO consultation for
7 SEQR. One of the things -- the structure as
8 you look at this image here, the structure is
9 not that red, right. And so I think that,
10 and I assume that maybe in real life, it's
11 not going to be as blue as it's shown.

12 MS. KOWIDGE: It's a much more, it's a
13 much more muted blue.

14 MR. STACH: Yeah.

15 MS. KOWIDGE: It pops out. I mean, when
16 I printed this, I did 50 percent
17 transparency. So, you know, trying to bring
18 it down. The blue, it's not like a sky blue,
19 and it's not like a robin egg's blue. It has
20 tones of gray and a little bit of purple in
21 it. So, you know.

22 MR. STACH: I would think if you could
23 do something that's a little more perspective
24 of photorealistic.

25 MS. KOWIDGE: That's the next thing I'm

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2 going to do. We'll do a realistic rendering.

3 BOARD MEMBER BIEHLE: Maybe if you bring
4 a little red out into that area.

5 MS. KOWIDGE: Well, it's in the, it's in
6 the brick on the base.

7 MR. STACH: You want to go back to the
8 other -- this is, this is the facade you're
9 not going to see.

10 MS. KOWIDGE: So the brick in the arcade
11 will be -- we're going to try our best to
12 match. It is a -- what do you call it, I'm
13 sorry. They put bits of the iron in the
14 brick and it spots it. There's a term for
15 it. I'm so sorry. It's --

16 BOARD MEMBER BIEHLE: I understand what
17 you're saying.

18 MS. KOWIDGE: It's late in the day. I
19 can't remember. But we're going to do our
20 best to match that brick. And I think that
21 will really tie it in. Plus, like I said,
22 the headers over those arched, over the
23 arcade openings, we're going to match that
24 color. They're not going to be brick. You
25 know, because I don't want to -- I'm not

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2 trying to copy that. But I am going to match
3 the color.

4 BOARD MEMBER BIEHLE: So we'll have some
5 of that color in.

6 MR. STACH: So on that drawing where you
7 have the black colonnade on the ground floor.

8 MS. KOWIDGE: It's actually not black,
9 but.

10 MR. STACH: That's going to match the
11 red?

12 MS. KOWIDGE: Yeah. We are going to
13 match the brick. So you can see there that
14 the brick is the same color. The hatch is
15 making it look a little darker. But it is
16 the same color.

17 And interestingly, when they built this
18 building, they invested in doing -- the
19 yellow brick is actually quite expensive.
20 It's very hard to make a yellow brick like
21 that. It kind of has a gloss finish, and for
22 that time period of 1850s, that was a very
23 arduous process. So much so that you notice
24 that they use it on the front, but not on the
25 back because -- so, but we're going to try

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2 our best to match that color.

3 And it's also going to be at the kick
4 stone on the base in the arcade and the base
5 around the column as well, the arcade
6 columns. So you will see that brick bleed
7 around the structure. You'll see it on the
8 back side of the building as well, and at the
9 base along the side.

10 CHAIRMAN JOHNSON: I don't think I've
11 ever noticed the yellow brick on that
12 building. And I've been by it hundreds of
13 times.

14 MS. KOWIDGE: It's very stark. It's, I
15 mean, it's a bright yellow brick.

16 BOARD MEMBER JASLOW: Can I just make
17 one comment? You guys are selling something.
18 We're buying. Sell us something we want to
19 buy. Not what you want to sell.

20 MS. KOWIDGE: I understand.

21 CHAIRMAN JOHNSON: Thanks, Max.

22 BOARD MEMBER ALESSI: I think this
23 gentleman had something.

24 CHAIRMAN JOHNSON: Yeah.

25 MR. CRICHLow: Me?

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2 MR. O'ROURKE: If you want to give a
3 presentation.

4 MR. CRICHLow: No, Toni and Kevin
5 already said everything that really needed to
6 be said. The only thing I really wanted to
7 talk about was just the parking, which I
8 already mentioned. I modified it for the
9 truck turning analysis.

10 So I got the specs for the fire truck.
11 I used the largest one that they had, which I
12 believe was a 70-foot mini tower. And based
13 off of that, I had to widen the aisles so the
14 truck would be able to come in and out and
15 around.

16 And one of the comments we had in the
17 TAC meeting was why not have two-way traffic
18 for the middle and the top parking aisles.
19 And before, it was because there just wasn't
20 enough room to make that happen. Because as
21 we widened it because of the truck, we now
22 decided to make the middle and the top and
23 the sides here two-way traffic, while the
24 bottom is still one because it's just way too
25 narrow. That's all I really had to say.

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2 CHAIRMAN JOHNSON: And the parking up in
3 front of the building is for the commercial,
4 and the parking out in the field is
5 residential? Or is that --

6 MS. KOWIDGE: It's not really -- there's
7 no designations.

8 MR. CRICHLOW: Yeah, there's no
9 designation.

10 BOARD MEMBER JASLOW: So the main exit
11 and entrance is going to be off of Franklin.

12 MR. CRICHLOW: Yes.

13 CHAIRMAN JOHNSON: Across from the
14 church, right?

15 MR. CRICHLOW: Right.

16 BOARD MEMBER BIEHLE: It's also off
17 Main, right?

18 MR. STACH: There's an entrance only.

19 MR. CRICHLOW: There's an entrance only
20 on West Main because, I mean, it's really
21 narrow. So you can come in on West Main, and
22 then come to this bottom row. But it's all
23 one way. To come out, you would have to go
24 out by Franklin Drive.

25 MS. KOWIDGE: And I think we talked

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about this would be no left turn. So it would be right turn only.

CHAIRMAN JOHNSON: Okay. That's good.

MS. KOWIDGE: Yeah.

MR. O'ROURKE: If I may.

CHAIRMAN JOHNSON: Please.

MR. O'ROURKE: So, and I think Mary brought this up. It wouldn't -- I think it would be a good idea to do a site visit, even though everybody is familiar with it. But the applicant then could maybe stake out the corners of the building, stake out the parking so the Board gets an idea, one, that you actually see the colored brick and it kind of kicks in because we all drive by at 30 miles an hour with your head up like that.

So I think in this case -- and again, I don't know if it's appropriate yet. But I think you really want to have a site visit where they stake some stuff out so you get an idea for the size and the layout of the building. And I think that typically, the applicant is there, and then they can walk you through what they're proposing.

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2 MR. STACH: There's one other thing that
3 I want to just -- because we work with SHPO
4 on a lot of adaptive reuse buildings. And
5 one of the things that I think the Board
6 should just be aware of is SHPO, the State
7 Historic Preservation Office, doesn't want
8 you to try and match an existing historic
9 building when you add to it. They want the
10 new building to be clearly distinguished from
11 the existing building so that you have the
12 historically accurate building, and then you
13 have something that's clearly added on to it.
14 That's the approach they want.

15 They don't want you to match. They want
16 you to, like, they want you to match the
17 sequence and the spacing of the windows. And
18 they might want you to match proportions.
19 But they don't want a carbon copy. And I
20 just wanted to say so when, even if there is
21 opportunity to make this more compatible with
22 the character of Stony Point, Historic
23 Preservation Office is going to balk if it
24 starts looking too much like the existing
25 structure.

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2 BOARD MEMBER JASLOW: Thanks for
3 bringing that up.

4 MR. STACH: You're welcome.

5 BOARD MEMBER PURCELL: Also, I noticed
6 that you took some of the colors that match
7 some of the houses on Main Street on the
8 other side. There's Town Hall.

9 MS. KOWIDGE: I'm so sorry.

10 BOARD MEMBER PURCELL: I noticed some of
11 the colors that are in there, because it's a
12 lot brighter on the screen. They actually
13 look like powder blue, unless my eyes are
14 different than everybody else, than what's on
15 the print. The print looks a lot more
16 subtle.

17 MS. KOWIDGE: Yeah.

18 BOARD MEMBER PURCELL: You know, there's
19 a lot of colors that are already on houses on
20 Main Street on the other side. Town Hall is
21 a grayish color, bluish gray.

22 MS. KOWIDGE: Yeah.

23 BOARD MEMBER PURCELL: There are some
24 townhouses, town colored homes that are on
25 West Main Street. So, you know, we can look

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2 at the colors. We want to, like, look up and
3 down the whole block as we drive by. And I
4 see some that's already in there.

5 But, like, that red brick looks like the
6 red crayon number eight out of the packet.
7 Completely different than what's on your
8 print. It's a lot more subtle. It's a lot
9 more subtle here than on there. So I don't
10 know how you can address that, you know,
11 going further with the public here.

12 MS. KOWIDGE: Well, when I send it to
13 the rendering farm, you know, I'm going to
14 give them pictures and they'll pull directly
15 off of that for the brick.

16 BOARD MEMBER PURCELL: Okay. All right,
17 thank you.

18 MR. STACH: I think sometimes it's,
19 like, the outlines, like, make it darker.

20 MS. KOWIDGE: Yeah. The brick hatch
21 definitely does that. It's a conundrum
22 because then if you remove the hatch, then
23 you don't get the feel of the brick. But,
24 you know. But you get more of the color. So
25 it's a --

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2 MR. STACH: But when you zoomed it in
3 before, it cleared up.

4 MS. KOWIDGE: It bled out, yeah.

5 CHAIRMAN JOHNSON: All right. Anybody
6 else have any questions? Any more questions?

7 THE CLERK: Do you want to go on a site
8 visit?

9 CHAIRMAN JOHNSON: I absolutely want to
10 go on a site visit.

11 THE CLERK: Do you want to go on
12 May 4th? That's before the next TAC meeting,
13 May 9th.

14 CHAIRMAN JOHNSON: Will you guys have an
15 opportunity to stake the corners and stuff
16 like that?

17 MR. CONWAY: Yeah. Yeah, no, I would
18 encourage a site visit.

19 BOARD MEMBER ALESSI: That's only --
20 that's next Saturday.

21 CHAIRMAN JOHNSON: Yeah, I was going to
22 say, that's pretty short notice. You guys
23 will have time to?

24 MS. KOWIDGE: I think so. We can
25 coordinate.

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2 MR. CONWAY: Yeah, I think we do.

3 CHAIRMAN JOHNSON: All right. May 4th,
4 you said?

5 THE CLERK: May 4th, because the TAC
6 meeting is May 9th.

7 MS. KOWIDGE: Should we meet you there?

8 CHAIRMAN JOHNSON: Yes, yes, meet us
9 there.

10 MR. O'ROURKE: May the fourth be with
11 you.

12 MR. CONWAY: What time would you like
13 to?

14 CHAIRMAN JOHNSON: 8:30? 8:30.

15 MR. CONWAY: 8:30, okay.

16 CHAIRMAN JOHNSON: Does that work for
17 you? I'm not sure. In the morning, yes, I'm
18 sorry. We like to get it done early.

19 MR. CONWAY: That makes sense.

20 CHAIRMAN JOHNSON: Maybe we'll grab some
21 coffee at the diner.

22 THE CLERK: 8:30.

23 CHAIRMAN JOHNSON: 8:30 on May 4th.

24 MS. KOWIDGE: Thank you all very much
25 for your time.

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CHAIRMAN JOHNSON: Thank you.

MR. CONWAY: Yeah, thanks, everyone. We appreciate it.

THE CLERK: See you May 4th.

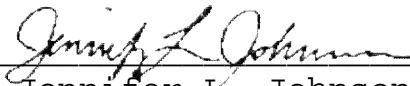
(Time noted: 8:04 p.m.)

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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

