

# *Town of Stony Point*

## Department of Planning

74 EAST MAIN STREET  
STONY POINT, NEW YORK 10980

Tel: (845) 786-2716 x 113

[planning@townofstonypoint.org](mailto:planning@townofstonypoint.org)

Fax: (845) 786-5138

### **PLANNING BOARD MINUTES**

**March 26, 2014**

**RHO BUILDING at 7:00 P.M.**

#### Present:

Eric Jaslow, Member

Peter Muller, Member

Michael Puccio, Member

Gene Kraese, Member

Gerry Rogers, Member

Michael Ferguson, Member

Thomas Gubitosa, Chairman

Stephen Honen, Esq.

Special Counsel

Max Stach

Town Planner

### **PLANNING BOARD AGENDA**

**MARCH 26, 2015**

**RHO BUILDING at 7:00 P.M**

#### **APPLICATIONS:**

1. New Planet Sustainable Fuels - SBL 20.02-11-26, 20.04-11-3 Site Plan, located on the East end of Holt Drive 1800 feet East of Route 9W, Stony Point, and New York

- Site Plan Review

2. Sullivan-Varano - SBL 15.03-1-21.1-21.2-23 5 lot Major Subdivision located on the East side of Wayne Avenue and the South Side of Tyler Place.

- Subdivision Review

3. Varieur - SBL 20.09-1-6 Site Plan review located on the north side of Willow Grove Road 150 feet west of Thiells Road

- New Application

Other Business:

Minutes of February 26, 2015 Meeting

**Minutes for this application were taken by stenographer.**

New Planet Sustainable Fuels - SBL 20.02-11-26, 20.04-11-3 Site Plan, located on the East end of Holt Drive 1800 feet East of Route 9W, Stony Point, and New York

Site Plan Review

Chairman: Next on the agenda is Sullivan-Varano.

Sullivan-Varano - SBL 15.03-1-21.1-21.2-23 5 lot Major Subdivision located on the East side of Wayne Avenue and the South Side of Tyler Place.

- Subdivision Review

Mr. Zigler: On the last map it is the average density all the area that was destroyed in the middle for the cul de sac, drainage and the home settings now could be left natural on page four of the maps we have conservation box which shows the differences of disturbed area, impervious area and that what we are calling a conservation table on drawing two. You will see that the impervious coverage from the standard layout to the average density goes from 41,000 to 11,000 so that would mean of course we are taking the road out and we are having smaller driveways in some instances so that is where the impervious coverage

comes the difference. As far as the disturbed area goes from 112,000 down to 51 that is about half 50% and of course that is because they are taking the road out of the middle so basically I would like to ask the Board to take a look at that and hopefully set up a Public Hearing for the next meeting and let see what the public has to say and we will finish our environmental which I believe we are going to do a Part III and have that all ready for the workshop.

Chairman: Should we get to the Part II? Bill do you have any questions before we get to the Part II.

Mr. Sheehan: It can work are you going to lock any of it up?

Mr. Zigler: We would not have a problem with that but differently to the rear of the yards wouldn't be a problem and also we plan on doing a buffer around the stream and the wetlands because that will be part of the conservation code that used to be in there. Before the next meeting I think I will sit down with them and we will come up with a conservation area.

Mr. Sheehan: You don't sterilize the whole piece but you have to use something.

Chairman: Does the Board have any questions? John do you have any questions.

Mr. O'Rourke: We did look at the plan and I would have to agree with the applicant's consultant by reducing the road you have less impact to the steep slopes, the wetlands. I think the septic system designed for the standard but looking at the soils I think that would work. Again the average density there is no road but more important is the traffic is diffused when you have the road that is a lot of cars and you are going to have concentration here you are spreading out the homes on three different roads versus on road so it is usually less of an impact on neighboring properties. On this one he has three homes and three driveways but they are all accessing different roads versus putting the new road in and having access that. So I think it works and for the impact to the neighbors.

Mr. Stach: So we did receive this map in advance of this meeting and we did go through the Part II Environmental Assessment form as you remember from the past when we have done average density subdivisions we do the Part II on both the standard map with consideration also of the average density. But the standard map we have always required it to meet the level of having no significant impact before you grant sketch approval and move on to the average density plan. In this instance we have looked at both of those plans and we have identified several

impacts. I wanted to in my memorandum to point out that there were several Part I questions that the applicant hadn't filled in we provided answers for those for your consideration based on that our EAF Part II recommendations are that there can be a potential impact for construction on steep slopes over 15% we are recommending that the applicant discuss the construction measures that would be employed to mitigate any impacts on those slopes over 15 %. The site does contain a fresh water wetland we do ask that the applicant explain if and why construction is necessary in that fresh water wetland for both the standard and average density plan. We believe that the average density plan may actually help to mitigate that concern and we would like the applicant to address that. For the next impact we identify it's erosion or storm water impacts that may result in siltation of receding water bodies again we are asking the applicant to explain the measures that would mitigate siltation of the unclassified onsite stream as well as the more ecologically Cedar Pond Brook that it is tributary to. The next one is that the application would require a new water supply wells this is an area which we also believe that the average density maybe an advantage to the standard density plan so we are asking that they describe the number of new water supply wells that would be required by both the standard and average density plans we also ask that the applicant discuss if there is any way to further reduce the new number of water supply wells if there are opportunity to extend the water supply from Kennedy Drive to be on just the one lot. Lastly the site is located in an area that is designated as sensitive for archaeological resources by the New York State Department of Parks Recreation and Historic Preservation This is something that a previous application dealt with it was Apple Ridge I believe this applicant consultant also was the consultant for that project and if he could append that study and report the historic resources don't change over time so if he could append that report here it would address any of the impacts to the archaeological resources for this application as well. At this point going forward if you adopt this Part II as prepared the applicant will need to go and submit a draft Part III in advance of the April meeting we can probably discuss whether or not this Board would be willing to grant sketch approval which in the past has essentially established a lot count and they allowed the applicant to move on with fully engineering the average density plan. There are several items I am sure John needs in terms of erosion control and the water drainage infrastructure and those matters and it really doesn't make sense for the applicant to fully engineer them for the average density plan until this Board gives sketch approval to the standard plan and makes an indication that they would be predisposed to approve that average density plan. So I suggest that you adopt the Part II tonight.

Chairman: Ok does the Board have any questions? So I guess at this point I need a motion to accept the Part II as per Max's recommendations as stated.

MOTION: ACCEPT PART II

Made by Peter Muller and seconded by Michael Ferguson

Roll call vote all in favor

MOTION: SET PUBLIC HEARING APRIL 23, 2015

Made by Gerry Rogers and seconded by Michael Ferguson

Chairman: Next item on the agenda is Varieur.

Varieur - SBL 20.09-1-6 Site Plan review located on the north side of Willow Grove Road 150 feet west of Thiells Road

New Application

Dr. Varieur: My name is Michael Varieur I am the owner and applicant on this proposal to establish a home office in my residence on 241 Willow Grove Road. We spoke at the TAC meeting that we would be setting a Public Hearing this evening I am not sure how much is involved on this part and questions I need to answer. Do I need to review what I stated at the TAC? I had a previous office in the Town from 1988 to 2005 and I am seeking to come back to the Town and on this corner property on Thiells and Willow Grove Road I have a rather large recreation room that I built years ago for the kids to play in and I was doing coaching etc. but I have the space there and have do nothing with it and I always said it would be a place I could establish an office so that is what I am trying to do with this section here it is designated on the plan where the proposed office would be we have designated parking here that already exist which is set back from the road and the neighbor enough were (inaudible) any comments from anyone but I understand that we have to go through the questions and answers. I did get a letter from the County that said that we need to re look at the septic system that we have there and we have Anthony Celentano go over it as we speak to redesign the septic system for comply with DEC guide lines and we have spoken to Scott McKane regarding that it is just a matter of complying with the numbers that the Health Department requires. We got a letter from the Health Department and the DEC has their own guidelines as far is with an office what they would required as far as septic system increase per chair.

Mr. O'Rourke: The DEC has regulations for Dentists office particularly it is very specific on Mercury levels and the discharge they have specifics. Just to give a quick overview it is a 700 square foot home office which is permitted in this use as a conditional use our office looked at the Zoning which is RR which is permitted they are not doing any exterior work at all the existing parking is there I conducted a Site Visit the sight distance is good in both distances. The parking is going to be a little tight but he described his employee as a relative so he can park behind him normally I would recommend that we keep the parking tight because it is a residential area so you don't really want to add parking and make it look like an office. Right now there is no exterior changes at all to the site plan the applicant has stated he is going to add a sign which we requested be noted that it meets Town Code but other than that for all intense purposes it is not going to change as you drive by it is going to look exactly like it does now. Upstairs is so storage space but it is specifically for home occupancy.

Chairman: Max could you just explainer why we are not Lead Agency.

Mr. Stach: This is classified as a Type II action so all you should do is state for the record that it is a Type II action therefore it is not subject to SEQRA additional I would just add that I believe that the employment of the business would be limited to under code two nonresident employees.

Chairman: So what I will need is a motion to make this a Type II Action.

**MOTION: TYPE II ACTION**

Made by Gene Kraese and seconded by Peter Muller

Chairman: We are going to set a Site Visit for April 4<sup>th</sup>, 2015 at 8:30 AM. Next I need a motion to set the Public Hearing.

**MOTION: SET PUBLIC HEARING FOR APRIL 23, 2015**

Made by Peter Muller and seconded by Michael Puccio

All in favor

Dr. Varieur: We sent a revised map with the diagram of the sign the location and the actual design of it.

Chairman: Last thing is the minutes of February 26, 2015.

MOTION: ADOPT MINUTES OF FEBRUARY 26, 2015  
Made by Gerry Rogers and seconded by Peter Muller

Chairman: Close meeting.

MOTION: CLOSE MEETING  
Made by Gerry Rogers and seconded by Eric Jaslow

Respectfully submitted,

Mary Pagano, Clerk to the Board