

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

Fax: (845) 786-5138

PLANNING BOARD MINUTES

June 25, 2015

RHO BUILDING at 7:00 P.M.

Present:

Eric Jaslow, Member

Peter Muller, Member

Michael Puccio, Member – absent

Gene Kraese, Member

Gerry Rogers, Member

Michael Ferguson, Member

Thomas Gubitosa, Chairman

Steve Homan, Esq.

Special Counsel

Max Stach

Town Planner

PLANNING BOARD AGENDA

June 25, 2015

RHO BUILDING at 7:00 P.M

APPLICATIONS:

1. H.L.F. Estate – SBL 20.10-2-65 -Three lot minor subdivision located on the North West corner of Filors Lane and Central Highway

- New Application

Other Business:

Town Fire Inspector, Thomas Larkin would like to address the Board.

Minutes of May 28, 2015 Meeting

Chairman: First on the agenda is H.L.F. Estate.

Ryan Nasher, Engineer from Atzl, Nasher and Zigler

Mr. Nasher: We are proposing one lot which is the east side of the site. Now the site has few steep slope area we have also we also have (inaudible) area and the drainage is mostly from the north side going to the south showing I am going to point out to the map this dark lines show the flood plain while these are conceptual layout we are trying to work on the survey so the new plan may be different from what you are showing but it is going to be revised but we are hoping it will match for some of the area but it could be but we are trying to work it out going to the north side there is a puddle up there the drainage if you look at this is the high side of the area pretty much most of the drainage is coming toward the south some of it goes to here. Now for the access we are proposing to do here a 50 foot right lot number three has a total of 17 acres. That is pretty much it if you have any questions we can talk about it.

Chairman: Just so everyone understands that Lot 2 there is already an existing house there and Lot 1 would be right now where they sell the Christmas Trees and base on that would it be using the same driveway?

Mr. Nasher: We are not proposing a driveway we are using the existing driveway.

Chairman: There is no curb cut on Central highway.

Mr. Nasher: We are using the same right of way.

Mr. Muller: So it will be off the same driveway as one and two are using.

Chairman: Right now to get back to that existing lot they use the same driveways that are next to Allison.

Mr. Nasher: They have two driveways they have two options. When the subdivision is finalized that will be cut off.

Mr. Kraese: So basically you are saying after we went to the TAC Meeting you are just subdividing and all you are really doing at this point is put lot number one to be a buildable lot their driveway there now is not 50 foot but on the plans it will be a 50 foot driveway with accessibility to lot number 1 and number 3 and lot number 2 is all by itself correct.

Mr. Nasher: Correct.

Mr. Rogers: The house on Lot 2 is going to stay.

Mr. Stach: It is my understanding and I am fairly certain that that 50 foot right of way exist today it is shown on the tax map it is improved with a narrow driveway going to you proposed lot 3 and will continue to go there. I believe that lot 1 is getting access directly from the existing driveway over that private right of way. Now that brought up some concerns from the TAC Meeting because there are standers for private roads in the Town and while it exists now to serve two lots you are adding another lot to it. So I think that one of the things that Bill has to determine as Building Inspector is whether or not you are going to require a waiver from the subdivision standards for private roads. The other thing that needs to be looked into is Town Law 280A requires that all lots be accessed by an approved road shown on the official map of the Town or an actual road. That would appear not to be the case necessarily so that may require an 280a Unless that is identified as a (inaudible) there were some additional comments at the TAC meeting regarding SEQRA but I think that essentially the issue was that road and you were going to provide the Town with the Easements and Covenants so they can figure out the ownership of that and what waivers would be needed. I would suggest that this is an Unlisted Action there should be no other involved agency and therefore you should be able to declare yourself Lead Agency.

Chairman: Since I have the Fire Inspector here I know lot 3 may be a concern. I guess on the next map you would want to get a distance from Central Highway back to lot number 3.

Mr. Larkin: Yes

Mr. Muller: At the end of lot 3 to turn the trucks around.

Mr. Larkin: That is what you want to see the distance for the turn around.

Chairman: And what the width of that road all the way back.

Mr. Larkin: We have a minimum with the Fire Code of 12 feet.

Mr. Stack: It is 50 foot ownership you are not looking at 50 right of way.

Chairman: Tommy is looking at the paved we want to make sure that the paved road going back is at least 12.

Mr. Larkin: And the distance back.

Chairman: The distance back from Central Highway to lot 3 what the distance is and the width of the driveway.

Mr. Nasher: Sure we could.

Mr. Muller: At what point do you need a turn around.

Mr. Larkin: I believe the paper I showed you last week any more than 300 feet we need at turn around.

MOTION: LEAD AGENCY

Made by Gene Kraese and seconded by Michael Ferguson

MOTION: UNLISTED ACTION

Made by Peter Muller and seconded by Gerry Rogers

MOTION: SITE VISIT

Made by Tom Gubitosa and seconded by Eric Jaslow

MOTION: ACCEPT MINUTES OF MAY 28, 2015

Made by Gerry Rogers and seconded by Tom Gubitosa

MOTION: CLOSE PLANNING BOARD MEETING

Made by Gene Kraese and seconded by Tom Gubitosa

Respectfully submitted,

Clerk to the Board