

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

OF

26,30 THIELLS ROAD

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Town of Stony Point  
RHO Building  
5 Clubhouse Lane  
Stony Point, New York  
March 24, 2022  
7:10 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN  
ROLAND BIEHLE, BOARD MEMBER  
JAKE CATALDO, BOARD MEMBER  
MICHAEL FERGUSON, BOARD MEMBER  
ERIC JASLOW, BOARD MEMBER  
JERRY ROGERS, BOARD MEMBER

ROCKLAND & ORANGE REPORTING  
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CHAIRMAN JOHNSON: Next on the agenda this evening is going to be 26,30 Thiells Road.

MR. CELENTANO: Hello. Good evening.

CHAIRMAN JOHNSON: How are you?

MR. CELENTANO: Good. Anthony Celentano, engineer for the applicant. Last time we were here, we got referred to the Zoning Board of Appeals. We received our variances. And then we came back to the TAC. TAC had a couple of comments and suggestions, and we incorporated them in the new plans. And we're here tonight for final approval. This is for a lot line change between two neighbors, so the applicant could put a constructed garage for his residence.

CHAIRMAN JOHNSON: Max, you're pretty good with this?

MR. STACH: Yeah. All of my comments have been --

CHAIRMAN JOHNSON: Addressed?

MR. STACH: Addressed, yes.

CHAIRMAN JOHNSON: All right. And John?

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2 MR. O'ROURKE: Yeah. We'll do a final  
3 map review before you sign the map. There  
4 was a couple of signature box changes that  
5 are going to be made. But other than that,  
6 we're fine with everything.

7 CHAIRMAN JOHNSON: Okay. And John  
8 Hager?

9 MR. HAGER: Everything seems to be okay.  
10 The Zoning Board got everything approved that  
11 was needed. And there were some comments  
12 that came up from the County that was able to  
13 be addressed. But that went well.

14 CHAIRMAN JOHNSON: Does anybody on the  
15 Board have any questions for the applicant?  
16 Steve? Are we --

17 MR. HONAN: Mr. Chairman, no. I've been  
18 dealing with the applicant and the neighbor  
19 over this past week, and they've given me  
20 everything I need. And so I've drafted a  
21 resolution for the Board's consideration.

22 CHAIRMAN JOHNSON: All right. I'll take  
23 a motion to read.

24 BOARD MEMBER CATALDO: I'll make a  
25 motion.

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CHAIRMAN JOHNSON: Okay.

BOARD MEMBER ROGERS: I'll second.

CHAIRMAN JOHNSON: Second, all right.

I'll read the motion. All right.

The resolution granting a lot line change for the project 26 and 30 Thiells Road, by application of Steven Valvo and Cecelia Lubeck and Maureen Porette.

Whereas, an application dated July 21, 2021, and a Short EAF dated March 22, 2022, have been submitted to the Planning Board of the Town of Stony Point seeking approval for a lot line change and the relocation of a common property boundary line between two existing adjoining lots, the Porette Lot consisting of 45,890 square feet, located at and commonly known as 30 Thiells Road, Stony Point, New York, and the Lubeck and Valvo Lot consisting of 23,413 square feet, located at and commonly known as 26 Thiells Road, Stony Point, NY, upon a submitted plan entitled 26 30 Thiells Road, consisting of one sheet, prepared by Anthony R. Celentano, P.E., dated October 1, 2019, and last revised

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March 11, 2022, Subject Application, and affecting premises designated as Section 20.05, Block 3, Lot 65, and Section 20.09, Block 1, Lot 8, respectively, on the Tax Map of the Town of Stony Point, County of Rockland, which parcels are located in the R1 Zoning District, Subject Premises; and it is intended that the lot line change will result in an increase in area to the Lubeck and Valvo Lot, and a corresponding decrease in the area of the Porette Lot, of 2,252 square feet, and for the purpose of facilitating the construction of a garage upon the Lubeck and Valvo premises; and

Whereas, pursuant to the New York State Environmental Quality Review Act, this application constitutes a Type II action, and accordingly, no further environmental review is required; and

Whereas, a duly noticed public hearing was not required on this application pursuant to Town of Stony Point Code Section 191-7; and

Whereas, the adjusted lot dimensions

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produced by this application will be in compliance with the bulk provisions of the Town of Stony Point Zoning Code; and

Whereas, by letter dated August 24, 2021, the Rockland County Department of Planning, pursuant to their GML review authority, submitted the following comments for consideration:

One, a review must be completed by Rockland County Department of Highways and all required permits obtained from them;

Two, as required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed;

Three, the proposed garage requires several bulk variances from the provisions of the Town of Stony Point Zoning Code, and this department requests the opportunity to review the variance application; and

Whereas, by letter dated August 17, 2021, the Rockland County Department of Health indicated that should the Planning

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Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to the Rockland County Department of Health for review of systems for compliance with the County Mosquito Code; and

Whereas, by Memoranda, dated August 10, 2021, and November 18, 2021, prepared by Max Stach of Nelson, Pope & Voorhis, LLC, the consulting planners for the Town, and upon his review of the subject application and draft plats, made numerous observations and suggested amendments to the plat plan, and in compliance therewith, the applicant submitted their revised plat of March 3, 2022; and

Whereas, a project review sheet memo, dated August 5, 2021, by Lanc and Tully Engineering and Surveying, P.C., the Town's consulting engineer, was submitted to this Board and to the Applicant concerning their review of the Subject Application and draft plat plan, and based upon the numerous suggested amendments to the plat plan, the applicant submitted their revised plat of

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March 3, 2022; and

Whereas, this board referred the applicant to the Zoning Board of Appeals of the Town of Stony Point for area variances relative to the applicant's proposed garage to be built, and by a Decision and Resolution, dated March 3, 2022, Application 21-19, the ZBA approved the application and granted the requested variances with conditions; and

Whereas, the plat indicates the location of a Proposed Easement For Ingress And Egress For Lot Number 2 Over Lot Number 1 at the northwest portion of the Lubeck and Valvo Lot, the parties shall enter into a written easement agreement more particularly describing the location and extent of the easement, and which shall be filed in the office of the County Clerk; and

Whereas, this application came before this Board as an agenda item and was heard and considered by this Board on March 24, 2022 at 7:00 p.m., at which date and time the applicant appeared by their representative,

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Anthony R. Celentano, P.E.; and

Now, therefore, be it resolved that the Subject Application and plat submitted for approval concerning the Subject Premises be and hereby is approved, and the Chairman is hereby authorized to sign same and to permit same to be filed in the office of the Rockland County Clerk as a subdivision plat pursuant to the requirements of the Town of Stony Point Code Section 191-15, upon compliance with all provisions of the Town Code and payment of any and all outstanding fees to the Town, subject to the following conditions:

One, compliance with all the provisions and conditions contained in the ZBA Decision and Resolution, dated March 3, 2022, Application 21-19.

Number two, the deed transferring the property must be promptly filed and recorded in the Rockland County Clerk's Office to achieve the lot configuration indicated and to ensure the tax maps are properly updated, and the deed must be filed contemporaneous

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with the filing of the plat.

Number three, the deed or instrument establishing the easement for ingress and egress over the Lubeck and Valvo Lot and for the benefit of the Porette Lot must be promptly filed and recorded in the Rockland County Clerk's Office contemporaneous with the filing of the plat. The form and content of the easement shall be approved by the attorney for the Planning Board.

The question of the adoption of the forgoing resolution was duly put to a vote on roll call on March 24, 2022, which resulted as follows. Mary, poll the board, please.

THE CLERK: Mr. Cataliano? Mr. Cataldo, I'm sorry. I said your name wrong. Yes?

BOARD MEMBER CATALDO: Yes.

THE CLERK: Mr. Jaslow?

BOARD MEMBER JASLOW: Yes.

THE CLERK: Mr. Biehle?

BOARD MEMBER BIEHLE: Yes.

THE CLERK: Mr. Ferguson?

BOARD MEMBER FERGUSON: Yes.

THE CLERK: Mr. Rogers?

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BOARD MEMBER ROGERS: Yes.

THE CLERK: Chairman?

CHAIRMAN JOHNSON: Yes.

MR. CELENTANO: Thank you.

CHAIRMAN JOHNSON: All right. The resolution is duly adopted. Is there anything else we need for that, Mary?

THE CLERK: Excuse me.

CHAIRMAN JOHNSON: Is there anything else we need for that?

THE CLERK: No, done. Thank God.

CHAIRMAN JOHNSON: Thank you very much, Mr. Celentano.

MR. CELENTANO: Thank you.

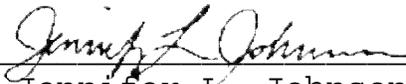
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THE FOREGOING IS CERTIFIED to be a true  
and correct transcription of the original  
stenographic minutes to the best of my ability.

  
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Jennifer L. Johnson

