

STATE OF NEW YORK : COUNTY OF ROCKLAND
TOWN OF STONY POINT : PLANNING BOARD
----- X
IN THE MATTER
OF
3-4 MARKS COURT
----- X
Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
March 24, 2022
7:20 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
2 Congers Road, Suite 2
New City, New York 10956
(845) 634-4200

[3]

1 Proceedings
2 CHAIRMAN JOHNSON: Okay. John O'Rourke?
3 MR. O'ROURKE: No comments.
4 CHAIRMAN JOHNSON: John Hager?
5 MR. HAGER: I have nothing.
6 CHAIRMAN JOHNSON: Members of the Board?
7 And Steve, you're good?
8 MR. HONAN: Yes, Mr. Chairman.
9 CHAIRMAN JOHNSON: All right. Look for
10 a motion to read the resolution.
11 BOARD MEMBER ROGERS: I'll make that
12 motion, Mr. Chairman.
13 CHAIRMAN JOHNSON: Got a motion.
14 BOARD MEMBER CATALDO: Second.
15 CHAIRMAN JOHNSON: I got a second.
16 Anybody else have any questions? All right,
17 I'll read the resolution. All right.
18 Resolution granting a lot line change
19 for the project 3 and 4 Marks Court, by
20 application of Donna Avino, as Trustee, for
21 the Avino Family Irrevocable Trust and Victor
22 and Inocencia Carrano. Excuse me for the
23 pronunciation.
24 Whereas, an Application and a Short EAF,
25 both dated February 2, 2022, have been

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1 Proceedings
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3 CHAIRMAN JOHNSON: Up next is 3-4 Marks
4 Court. Good to see you again.
5 MR. CELENTANO: Yes, good to see you.
6 All right, so last time we were here, we went
7 through all the particulars of the lot line
8 change, that it was deeded back in the 60s.
9 And the map is here to legalize the current
10 lot line change.
11 The Board requested an easement. We
12 provided an easement for the encroachment for
13 the one lot, for three on to four. We
14 provided that description to the attorney.
15 We were going to vote on it last
16 meeting, but we decided to wait to see if we
17 needed a GML. And I guess it was determined
18 by Counsel here that it wasn't required. So
19 we would like to get a vote on it tonight.
20 CHAIRMAN JOHNSON: All right. Max,
21 your --
22 MR. STACH: Yeah.
23 CHAIRMAN JOHNSON: -- questions were all
24 answered?
25 MR. STACH: Yes.

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1 Proceedings
2 submitted to the Planning Board of the Town
3 of Stony Point seeking approval for a lot
4 line change and the relocation of a common
5 property boundary line between two existing
6 adjoining lots in a previously approved
7 subdivision plat on file in the office of the
8 Rockland County Clerk as filed Map
9 Number 3011, Book 64, Page 71, FM 3011 for
10 Section III, Willow Grove Homes, the Carrano
11 Lot consisting of 28,518 square feet, located
12 at and commonly known as 3 Marks Court,
13 Stony Point, New York, and the Avino Family
14 Irrevocable Trust Lot consisting of 15,020
15 square feet, located at and commonly known as
16 4 Marks Court, Stony Point, New York, upon a
17 submitted plan entitled Proposed Lot Line
18 Change For 3-4 Marks Court, consisting of one
19 sheet, prepared by Anthony R. Celentano, PLS,
20 dated February 2, 2022, and last revised
21 February 18, 2022, Subject Application, and
22 affecting premises designated as
23 Section 20.10, Block 1, Lot 83, and Section
24 20.10, Block 1, Lot 82, respectively, on the
25 Tax Map of the Town of Stony Point, County of

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1 Proceedings
 2 Rockland, which parcels are located in the R1
 3 Zoning District, Subject Premises; and it is
 4 intended that this application will formalize
 5 a previous attempted land transfer between
 6 the former owners of the lots by the mere
 7 exchange and filing of a deed, and by this
 8 present application there is no construction
 9 or development anticipated; and
 10 Whereas, pursuant to the New York State
 11 Environmental Quality Review Act, this
 12 application constitutes a Type II action and
 13 accordingly no further environmental review
 14 is required; and
 15 Whereas, a duly noticed public hearing
 16 was not required on this application pursuant
 17 to Town of Stony Point Code Section 191-7;
 18 and
 19 Whereas, the adjusted lot dimensions
 20 produced by this application will be in
 21 compliance with the bulk provisions of the
 22 Town of Stony Point Zoning Code; and
 23 Whereas, a technical advisory committee
 24 meeting was conducted and the application was
 25 reviewed by the committee, including the Town

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1 Proceedings
 2 compliance with all provisions of the Town
 3 Code and payment of any and all outstanding
 4 fees to the Town, subject to the following
 5 conditions:
 6 The parties shall enter into a written
 7 easement agreement for parking and
 8 maintenance between the adjoining homeowners
 9 and concerning that portion of land located
 10 upon Lot 82, the Avino lot, and designated on
 11 the Plat as Proposed Parking Easement, which
 12 is currently being used and occupied by the
 13 owners of Lot 83, the Carrano lot, and said
 14 easement to be satisfactory to the Town
 15 Attorney as to form and substance. The
 16 easement shall be filed in the office of the
 17 Rockland County Clerk contemporaneous with
 18 the new Plat.
 19 The deeds transferring the property must
 20 be promptly filed and recorded in the
 21 Rockland County Clerk's Office to achieve the
 22 lot configuration indicated and to ensure the
 23 tax maps are properly updated; and
 24 The question of the adoption of the
 25 forgoing resolution was duly put to a vote on

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1 Proceedings
 2 Planner and Town Engineer, and the
 3 applicant's engineer was advised concerning
 4 suggested amendments to the plat; and
 5 Whereas, the applicant in response to
 6 the Town's consulting engineer and planner's
 7 suggestions, revised the plat as of
 8 February 18, 2022, and incorporated the
 9 engineer's comments; and
 10 Whereas, this application came before
 11 this Board as an agenda item and was heard
 12 and considered by this Board on March 24,
 13 2022, at 7:00 p.m., at which date and time
 14 the applicant appeared by their
 15 representative, Anthony R. Celentano, P.E.;
 16 and
 17 Now, therefore, be it resolved that the
 18 Subject Application and plat submitted for
 19 approval concerning the Subject Premises be
 20 and hereby is approved, and the Chairman is
 21 hereby authorized to sign same and to permit
 22 same to be filed in the office of the
 23 Rockland County Clerk as a subdivision plat
 24 pursuant to the requirements of the Town of
 25 Stony Point Code Section 191-15, upon

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1 Proceedings
 2 roll call --
 3 THE CLERK: Excuse me.
 4 MR. STACH: Before you vote, I just want
 5 to ask a question.
 6 CHAIRMAN JOHNSON: Sure.
 7 MR. STACH: Like the other lot line
 8 change we just adopted, doesn't this need to
 9 get draining agency permit or sign off?
 10 MR. O'ROURKE: You think it may need
 11 drainage sign off?
 12 MR. STACH: Everything filed in the
 13 Office of the County Clerk has to be signed
 14 off by drainage agency, or they won't accept
 15 it. So it doesn't -- it might not need the
 16 permit, but it still needs a signature by the
 17 commissioner of the drainage agency.
 18 MR. CELENTANO: We have, we have the
 19 title box on the drawing.
 20 MR. STACH: You have it on the drawing?
 21 MR. CELENTANO: Yeah.
 22 MR. STACH: Does it need to be somehow
 23 put in the resolution or not?
 24 MR. HONAN: Not if it's already on the
 25 plan that we're, that this Board is


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1 Proceedings
 2 approving. So it's whatever is on the plan
 3 should be fine. It's on there already?
 4 MR. CELENTANO: Yeah, yeah. Title block
 5 for the drainage agency.
 6 MR. STACH: Okay.
 7 MR. CELENTANO: They won't accept it at
 8 the County Clerk unless it's signed off by
 9 the drainage agency.
 10 MR. HONAN: I think we're okay, as long
 11 as we made reference to most revised, and
 12 it's reflected before the Board right now. I
 13 think we'll be okay.
 14 MR. STACH: Okay.
 15 CHAIRMAN JOHNSON: Yeah. It has to go
 16 out to the drainage agency in the site plan.
 17 MR. HONAN: Normally that's picked up
 18 and put in the resolution because of a GML
 19 letter.
 20 MR. STACH: Yeah. And this didn't have
 21 a GML letter.
 22 MR. HONAN: So we're good.
 23 THE CLERK: We're good.
 24 CHAIRMAN JOHNSON: We're good?
 25 THE CLERK: He just has to fix the

[11]

1 Proceedings
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 3 THE FOREGOING IS CERTIFIED to be a true
 4 and correct transcription of the original
 5 stenographic minutes to the best of my ability.
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Jennifer L. Johnson
 Jennifer L. Johnson



[10]

1 Proceedings
 2 boxes. Okay.
 3 CHAIRMAN JOHNSON: All right. I guess
 4 poll the Board.
 5 THE CLERK: Mr. Cataldo?
 6 BOARD MEMBER CATALDO: Yes.
 7 THE CLERK: Mr. Jaslow?
 8 BOARD MEMBER JASLOW: Yes.
 9 THE CLERK: Mr. Biehle?
 10 BOARD MEMBER BIEHLE: Yes.
 11 THE CLERK: Mr. Ferguson?
 12 BOARD MEMBER FERGUSON: Yes.
 13 THE CLERK: Mr. Rogers?
 14 BOARD MEMBER ROGERS: Yes.
 15 THE CLERK: Chairman?
 16 CHAIRMAN JOHNSON: Yes.
 17 MR. CELENTANO: Thank you guys. Have a
 18 great night.
 19 CHAIRMAN JOHNSON: Thank you very much.
 20 (Time noted: 7:28 p.m.)
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