

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

OF

FIRESIDE STEAK HOUSE

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
March 27, 2025
7:05 p.m.

BEFORE:

JAMES PURCELL, ACTING CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

ROCKLAND & ORANGE REPORTING
2 Congers Road, Suite 2
New City, New York 10956
(845) 634-4200

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3 CHAIRMAN PURCELL: Okay. Since we have
4 everybody all present, our first applicant
5 will be for discussion of Fireside. Who
6 wants to come up? And then we'll have Steve
7 and Max chime in. So if someone wants to
8 step up, or.

9 MR. JAVENES: Everybody happy?

10 THE CLERK: Very happy.

11 CHAIRMAN PURCELL: My feet are on the
12 ground, I woke up for the day.

13 THE CLERK: Just don't talk a long time
14 so we can get out of here fast.

15 CHAIRMAN PURCELL: So, Karl, there's
16 been applications before by Fireside. And so
17 at our TAC meeting, we were discussing maybe
18 whether we can waive some issues. So if, I
19 don't know, Steve wants to chime in first, or
20 Max. Doesn't matter. Max?

21 MR. HONAN: It's all right. At the TAC
22 meeting, we had a discussion as to whether we
23 had the discretion as the Planning Board to
24 waive the public hearing on this. And Mary
25 did some digging and found that there was a

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2 site plan issued for the property some years
3 ago. So this application would be considered
4 an amendment to the site plan. And under our
5 code 215-65, the Planning Board has the
6 discretion to waive the public hearing for
7 the amendment.

8 And it's usually based upon how
9 extensive the amendment is. Here, we're
10 looking at quite a minor amendment. I think
11 they're going to enclose an existing porch.

12 MR. JAVENES: Well, we built a deck.

13 MR. HONAN: What's that? Build it out?

14 MR. JAVENES: And it was a seasonal use.
15 And now we just want to make it a permanent.

16 CHAIRMAN PURCELL: Right. I was saying,
17 you guys want to enclose the deck, right?

18 MR. STACH: Not even enclose it. They
19 just want to be able to use it each season as
20 regular seating rather than have to go for,
21 like, the outdoor dining license every year.

22 MR. HONAN: Okay. So in my estimation,
23 it was a fairly minor site plan change. But
24 it's up to this Board to hear from the
25 applicant and make that decision on whether

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2 you think this is something that the public
3 would need to weigh in on or hear, or whether
4 this is really a minor alteration of an
5 existing site plan.

6 CHAIRMAN PURCELL: Max, you have
7 anything else?

8 MR. STACH: Yeah. I would just add that
9 under SEQR, this would be considered a
10 Type II action, so it would not be subject to
11 SEQR. And you know, I think the main point
12 here is that this exists today. It's really
13 just a procedural thing. Right now it's
14 authorized, I believe, through a license with
15 the town, right, for outdoor dining that was
16 developed at the time that we were dealing
17 with Covid. I think the idea now is for this
18 site plan to establish it as a permanent use,
19 being that it has been a permanent use since
20 Covid. Is that correct?

21 MR. JAVENES: Yes.

22 MR. STACH: So we don't have any
23 planning concerns. It's operated this way
24 for years.

25 CHAIRMAN PURCELL: Okay. Does anybody

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2 from the Board have anything they want to
3 interject? John, anything?
4 MR. QUEENAN: Good.
5 CHAIRMAN PURCELL: So we need a motion
6 to waive the public tearing.
7 BOARD MEMBER BIEHLE: I'll make a
8 motion.
9 CHAIRMAN PURCELL: I need a second.
10 BOARD MEMBER JASLOW: I second.
11 CHAIRMAN PURCELL: All right. Call the
12 question. Mary?
13 THE CLERK: You want me to poll the
14 Board. Oh, okay. Mr. Biehle?
15 BOARD MEMBER BIEHLE: Yes.
16 THE CLERK: Okay. Mr. Jaslow?
17 BOARD MEMBER JASLOW: Yes.
18 THE CLERK: Mrs. Alessi?
19 BOARD MEMBER ALESSI: Yes.
20 THE CLERK: Chairman Purcell?
21 CHAIRMAN PURCELL: Yes.
22 THE CLERK: Mr. Rogers?
23 BOARD MEMBER ROGERS: Yes.
24 THE CLERK: Mr. Ferguson?
25 BOARD MEMBER FERGUSON: Yes.

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2 CHAIRMAN PURCELL: Okay. Unanimous.

3 All in favor. So, that's it. Thank you.

4 THE CLERK: No, no, no.

5 CHAIRMAN PURCELL: What else?

6 THE CLERK: Read your paper.

7 MR. QUEENAN: If the Board is so
8 inclined, you can authorize Steve to prepare
9 a draft.

10 CHAIRMAN PURCELL: Why don't we get to
11 that part. So we now need the Board to make
12 a motion to authorize Steve to write the
13 resolution.

14 BOARD MEMBER ROGERS: I'll make that
15 motion, Mr. Chairman.

16 BOARD MEMBER ALESSI: Second.

17 CHAIRMAN PURCELL: Mary?

18 THE CLERK: One second. Okay.

19 Mr. Biehle?

20 BOARD MEMBER BIEHLE: Yes.

21 THE CLERK: Mr. Jaslow?

22 BOARD MEMBER JASLOW: Yes.

23 THE CLERK: Mrs. Alessi?

24 BOARD MEMBER ALESSI: Yes.

25 THE CLERK: Chairman James Purcell?

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CHAIRMAN PURCELL: Yes.

THE CLERK: Mr. Rogers?

BOARD MEMBER ROGERS: Yes.

THE CLERK: Mr. Ferguson?

BOARD MEMBER FERGUSON: Yes.

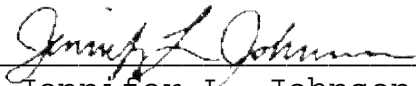
CHAIRMAN PURCELL: Okay. So moved.

(Time noted: 7:09 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

