

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER  
OF  
33-35 WOOD AVENUE

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Town of Stony Point  
RHO Building  
5 Clubhouse Lane  
Stony Point, New York  
April 28, 2022  
7:00 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN  
KERRI ALESSI, BOARD MEMBER  
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: All right. First thing on the agenda this evening is 33-35 Wood Ave. Is there anybody here representing? Okay. Do the consultants have anything to say to address that?

MR. O'ROURKE: Yeah. To address the Board, this was a, an existing two-family house. They did an addition. It went to the ZBA, and ZBA had a public hearing. The ZBA approved the expansion. Under your code, any expansion of two, I think a two-family requires a Planning Board approval.

CHAIRMAN JOHNSON: Okay.

MR. O'ROURKE: So that's why they're here. It's a Type II action. Nothing really is changed. Basically, they're expanding a portion of the house towards the garage. Pretty straightforward. And again, it's been through the ZBA. The ZBA granted it. So it's, normally it wouldn't be in front of this Board, but your code has that one little line that says it has to go in front of this Board for approval.

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2 CHAIRMAN JOHNSON: All right.

3 MR. O'ROURKE: But we had no engineering  
4 issues with it.

5 CHAIRMAN JOHNSON: Okay. Does anybody  
6 on the Board have any questions? Max?  
7 Anything from you?

8 MR. STACH: Nothing.

9 CHAIRMAN JOHNSON: Okay. All right.  
10 I'll take a motion to read the resolution.

11 BOARD MEMBER ROGERS: I'll make that  
12 motion, Mr. Chairman.

13 BOARD MEMBER CATALDO: I'll second.

14 CHAIRMAN JOHNSON: All right, got a  
15 motion and a second. All right. This is the  
16 resolution granting final site plan approval  
17 to project 33-35 Wood Avenue by application  
18 of Michael Pappas and Eric Lawton of  
19 11 Ramapo Road, Garnerville, New York, 10923.

20 Whereas, an application and a short  
21 environmental assessment form dated  
22 January 31 of 2022 and February 15 of 2022,  
23 respectively, has been submitted to the  
24 Planning Board of the Town of Stony Point  
25 pursuant to the Town of Stony Point zoning

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code Section 215-59 for final site plan approval to construct an addition and a garage to an existing two-family home, and upon a submitted proposed site plan entitled Proposed Addition for 33-35 Wood Avenue, consisting of one sheet, prepared by Anthony R. Celentano, P.E., dated August 15 of 2021, and last revised on February 28 of 2022, subject application, and concerning premises designated as Section 15.19, Block 3, Lot 39, on the tax map of the Town of Stony Point, County of Rockland, located in an R-1 zoning district at 33-35 Wood Avenue, Stony Point, New York, 10980, the subject premises; and

Whereas, pursuant to the New York State Environmental Quality Review Act, the Planning Board determined that this is a Type II action, and the proposed action is not anticipated to have an adverse environmental impact, and accordingly, no further environmental review is required; and

Whereas, this applicant was referred to the Zoning Board of Appeals of the Town of Stony Point for area variances, and by a

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decision dated December 16, 2021, the ZBA issued a decision and resolution of approval with conditions; and

Whereas, the application before the ZBA was the subject of a public hearing, and the neighbors of the subject premises appeared and were heard by the ZBA; and

Whereas, this application came before this Board as an agenda item at its meeting of April 28, 2022, at 7:00 p.m., at which time the application was considered; and

Now, therefore, be it resolved that the subject application 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 Town Clerk upon any and all, payment of any and all outstanding fees to the Town, subject and conditioned upon the following:

All of the whereas paragraphs are incorporated herein by reference.

Number two, all conditions of the conditional approval and all the terms set forth in the Zoning Board of Appeals decision

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and resolution of approval dated December 16 of 2021.

Number three, all other applicable site plan requirements set forth in the site plan regulations of the Town of Stony Point and consistent with the general notes on the site plan.

Four, the applicant shall make application to the Building Inspector's office for the appropriate building permits and other permits as directed by the office of the Building Inspector.

The question of the adoption of the foregoing resolution was duly put to a vote on a roll call on April 28, 2022. Mary, please poll the Board.

THE CLERK: Mr. Rogers?

BOARD MEMBER ROGERS: Yes.

THE CLERK: Mr. Ferguson?

BOARD MEMBER FERGUSON: Yes.

THE CLERK: Mr. Biehle?

BOARD MEMBER BIEHLE: Yes.

THE CLERK: Mr. Cataldo?

BOARD MEMBER CATALDO: Yes.

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THE CLERK: Mr. Jaslow?

BOARD MEMBER JASLOW: Yes.

THE CLERK: Mrs. Alessi?

BOARD MEMBER ALESSI: Yes.

THE CLERK: Chairman Johnson?

CHAIRMAN JOHNSON: Yes. All right.

Passes by unanimous decision. And since  
there's nobody -- oh, are you here? Okay,  
I'm sorry. Welcome.

MR. PERKINS: Late to the party. Thank  
you.

CHAIRMAN JOHNSON: Congratulations.

MR. PERKINS: Thank you.

(Time noted: 7:05 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.

  
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Jennifer L. Johnson

