

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

- - - - - X

IN THE MATTER
OF
TYLER PLACE

- - - - - X

Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
June 23, 2022
8:03 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
ROLAND BIEHLE, BOARD MEMBER
JAKE CATALDO, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

CHAIRMAN JOHNSON: All right. Next up, Tyler Place.

MR. ROSTAMI: Good evening. Vahid Rostami from Atzl, Nasher and Zigler. So let me just do a quick introduction to the project.

So, the application for a minor subdivision. Existing, one lot; proposed, three lots, located in Tyler Place. Also accessed from JFK Drive. So the currently existing lot is on private sewer and water. The proposed lots will have sewer and water from JFK Drive. And one is accessed from Tyler Place; the other one is going to access from Kennedy Drive.

So to do this, the application needs a variance for street frontage for the Lot Number Three, which faces Kennedy Drive. The existing frontage is 35, existing is hundred. So it actually needs a variance from the Zoning Board of Applications.

CHAIRMAN JOHNSON: Now, John, you -- O'Rourke -- you did a review on that.

1 Proceedings

2 MR. O'ROURKE: Yeah, we had done a
3 review. We discussed it at the TAC meeting.
4 So they have those comments. They're
5 revising their plans. But at this time,
6 because they have to go to the ZBA, they're
7 going to have to go to -- and GML for county.
8 And I don't believe the Board has, and I'll
9 defer to Max, but I don't think we've done a
10 notice of intent yet. So for this evening, I
11 believe the only thing you can do at this
12 point is refer them to the ZBA, potentially
13 do a notice of intent for lead agency, and
14 distribute to GML.

15 CHAIRMAN JOHNSON: All right.

16 MR. STACH: I concur.

17 CHAIRMAN JOHNSON: Thank you. John
18 Hager, do you have any, any comments at all?

19 MR. HAGER: No, I don't.

20 CHAIRMAN JOHNSON: All right. Board
21 Members? Any objections to referring them to
22 the ZBA? All right. Do we take a vote? All
23 right.

24 THE CLERK: Someone has to --

25 CHAIRMAN JOHNSON: Someone make a

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

motion.

BOARD MEMBER CATALDO: I'll make a motion.

BOARD MEMBER FERGUSON: I'll second.

CHAIRMAN JOHNSON: All right. All in favor?

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? Motion carried. Refer them to the ZBA. And for the lead agency, Mary, you'll do that, or Max will do that.

THE CLERK: Max does that.

CHAIRMAN JOHNSON: Okay. All right. Does the Board have any questions for Vahid while he's up?

BOARD MEMBER CATALDO: Thank you for accommodating the site visit.

MR. ROSTAMI: Thank you.

CHAIRMAN JOHNSON: All right. Thank you very much.

MR. ROSTAMI: Take care, everybody.

(Time noted: 8:06 p.m.)

oOo

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

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