

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
32 GRASSY POINT

- - - - - X

Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
July 27, 2023
8:47 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JAMES PURCELL, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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CHAIRMAN JOHNSON: All right. 32 Grassy Point.

MR. CELENTANO: Good evening, Board.

CHAIRMAN JOHNSON: Good evening.

MR. CELENTANO: Anthony Celentano, engineer for the applicant. I'm here -- this is the first time this project is being introduced to the Board. We have a lot that spans from Grassy Point to North Street. And he's looking to do the similar, the similar subdivision that every lot has done that spans from Grassy to North. He's looking to divide the lot in half, keep the existing house as is, a single-family, and then construct a single-family on North Street.

No variances will be required. It's a two-lot subdivision, one existing house and one proposed house. And this is the first time we're here in front of the Board.

CHAIRMAN JOHNSON: All right. I'm sure you've got some comments on this, Max.

MR. STACH: Yeah. So we provided comments to the applicant at the TAC meeting.

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2 We'll put them in a memo for the Board. I
3 know John had a lot of concerns with this
4 particular application.

5 I think one of the items that was
6 outstanding is regarding the base flood
7 elevation in Stony Point. We use the
8 advisory base flood elevation maps, not the
9 adopted base flood elevations. So I think
10 you were going to check that out, or John was
11 going to help you check that out.

12 MR. CELENTANO: I think it's settled.
13 It was 14, that number. The house proposed
14 is at 14.

15 MR. STACH: Okay. And even at 14, you
16 don't require variances.

17 MR. CELENTANO: No.

18 MR. STACH: 35-foot height.

19 MR. CELENTANO: No.

20 MR. STACH: So really, I think it was
21 some issues regarding the map notation. You
22 know, details of that. This is going to be
23 an unlisted action under SEQR. A public
24 hearing will be required. So I think for
25 tonight, you probably want to set a site

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2 visit, declare yourselves lead agency.

3 CHAIRMAN JOHNSON: Lead agency, yeah.

4 MR. STACH: Yeah. This doesn't require
5 Health Department approval. We don't any
6 think there are any other involved agencies,
7 so we would recommend -- you don't need to
8 notice your intent. You can just declare
9 lead agency and classify the action as
10 unlisted, and then set the site visit.

11 CHAIRMAN JOHNSON: All right. Motion to
12 declare?

13 BOARD MEMBER ALESSI: I'll make a
14 motion.

15 CHAIRMAN JOHNSON: Can I get a second to
16 declare lead agency?

17 BOARD MEMBER ROGERS: I'll second that.

18 CHAIRMAN JOHNSON: All in favor?

19 (Response of aye was given.)

20 CHAIRMAN JOHNSON: Any opposed? All
21 right, motion carries. Site visit.

22 BOARD MEMBER ROGERS: Going to be a busy
23 boy.

24 CHAIRMAN JOHNSON: Yeah. We can all
25 meet for breakfast afterwards. Do you think

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you can have it staked out, marked out by August 5th?

MR. CELENTANO: Yeah. We'll give you the corners of the proposed house.

CHAIRMAN JOHNSON: I'm sorry?

MR. CELENTANO: We'll give you the proposed corners of the house.

CHAIRMAN JOHNSON: Okay. That's good, yeah.

MR. CELENTANO: Okay, guys, thank you. We'll see you then. Have a good night.

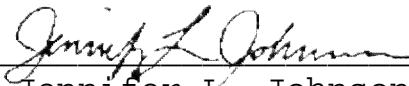
(Time noted: 8:50 p.m.)

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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

