

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
32 GRASSY POINT

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
August 24, 2023
7:39 p.m.

BEFORE:

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

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1 Proceedings

2 CHAIRMAN PURCELL: All right, next we
3 have 32 Grassy Point.

4 MR. CELENTANO: Good evening, Board.

5 CHAIRMAN PURCELL: Can you come up here
6 and speak into the mic, please.

7 MR. CELENTANO: Sure. Good evening.
8 Last time we were here, we scheduled the site
9 visit. The Board came out, looked at the
10 place of the proposed house. In the interim,
11 we did submit an elevation certificate to the
12 Building Department for their review, and
13 we'd like to continue the process on. We're
14 doing a two-lot subdivision, one existing
15 house, one proposed house, no variances being
16 required.

17 CHAIRMAN PURCELL: Sam, you have
18 anything to interject?

19 MS. JUSTINIANO: We prepared a EAF
20 Part 2 and a neg dec.

21 CHAIRMAN PURCELL: Yeah.

22 MS. JUSTINIANO: But those have the
23 conditions that it should only be adopted if
24 there's no comments regarding the drainage
25 and stormwater impact, and that there are no

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2 comments or problems with the applicant
3 obtaining a flood permit.

4 CHAIRMAN PURCELL: John?

5 MR. O'ROURKE: Yeah. My understanding,
6 and I spoke with John today, he didn't
7 mention that you had submitted anything.
8 Last time I spoke with Mary, we were waiting
9 for that submission for the flood elevation.
10 I didn't realize, John, when you submitted
11 it, but John didn't mention it. So I don't
12 think he's completed that review at this
13 time.

14 CHAIRMAN PURCELL: Okay. So then we got
15 to talk to John, do the review, and get back
16 to --

17 MR. O'ROURKE: Yeah. Yeah, we were
18 waiting on him.

19 CHAIRMAN PURCELL: -- to the applicant.

20 MR. O'ROURKE: I think he was waiting on
21 the submission. So I don't know if it
22 slipped through the cracks or he just didn't
23 get a chance to do it. He wasn't in today.
24 Yeah, so I don't think you can take any
25 action again until you get that from the

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2 Building Inspector.

3 MS. JUSTINIANO: Plus, we're also -- I'm
4 not sure if we've heard back from GML on this
5 project, either.

6 MR. O'ROURKE: We have not.

7 CHAIRMAN PURCELL: We have not.

8 MS. JUSTINIANO: So either way, we're
9 basically just in a waiting period.

10 CHAIRMAN PURCELL: All right. So reach
11 out to John tomorrow, get the GML going. And
12 then this way, we have it for the next
13 meeting.

14 MR. CELENTANO: We heard from County
15 Highway. We heard from County Health. We
16 still haven't heard from County Planning yet.

17 CHAIRMAN PURCELL: Okay.

18 MR. CELENTANO: All right?

19 CHAIRMAN PURCELL: All right.

20 MR. CELENTANO: Good. We'll see you
21 next month.

22 CHAIRMAN PURCELL: All right, thank you.

23 MR. CELENTANO: Thank you.


24 (Time noted: 7:41 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

