

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
52 WAYNE AVENUE

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
August 24, 2023
7:30 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

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

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CHAIRMAN PURCELL: Anybody for
52 Wayne Avenue?

MR. STEINBERG: Yes.

CHAIRMAN PURCELL: Could you please come
up to the mic?

MR. STEINBERG: Richard Steinberg
representing 52 Wayne Avenue. We submitted
the site plan. I think the question was that
you were going to, at TAC, you were going to,
you were going to go to the site and see the
particular site.

CHAIRMAN PURCELL: We want to -- we can
get your information at the site to set up a
visit. We did site visits of properties two
weeks ago.

MR. STEINBERG: Oh.

CHAIRMAN PURCELL: And nobody ever got
back to us to let us know and confirm the
site was set up for our visit.

MR. STEINBERG: Oh.

CHAIRMAN PURCELL: So that's what we
were looking to do, was it two Saturdays ago
or three Saturdays ago?

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MR. STEINBERG: I think the time that you went is when I was sick.

CHAIRMAN PURCELL: Okay.

MR. STEINBERG: And I was supposed to be at the meeting, and I didn't show up because I got sick that day.

CHAIRMAN PURCELL: So we would like to set up a site visit.

MR. O'ROURKE: Yeah. I think at this point --

CHAIRMAN PURCELL: At this point.

MR. O'ROURKE: -- that would be the only -- but I would point out typically, the Board asks for staking out houses and proposed driveways. So you should coordinate that with your surveyor.

MR. STEINBERG: So you want --

CHAIRMAN PURCELL: Stake out approximately what it's going to look like.

MR. STEINBERG: I can't in the woods. I can put stakes in there.

MR. O'ROURKE: Yeah, that's what I mean. Stakes, stakes will --

CHAIRMAN PURCELL: Pink ribbons on them.

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MR. STEINBERG: Okay.

MR. O'ROURKE: But most importantly, driveway locations. And then if you want to put a ribbon around the house. But I also questioned, just to confirm, are you proposing the four lot or the five lot? Because I did speak with the Highway Superintendent. He didn't recollect you speaking with him and him saying he wanted a T turnaround. So I think it's going to be a cul-de-sac which -- so you may want to consider for the stakeout whether it's the four or the five lots. So that's going to have to be --

MR. STEINBERG: Well, the -- it works with the cul-de-sac. In other words, I have the square footage for the cul-de-sac as well. The reason we elected to go that particular way was because we felt right now -- and you can check with the two neighbors that are adjacent to it -- people go down the block and turn around in their driveway.

MR. O'ROURKE: Yup. Don't disagree with

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2 it.

3 MR. STEINBERG: Okay.

4 MR. O'ROURKE: All I'm saying is if
5 you're going to proceed with the five lot,
6 then remember to stake out the cul-de-sac in
7 that area as well. If you're going to four
8 lot, just --

9 MR. STEINBERG: The other thing was that
10 I wasn't handling the, that particular
11 portion of the road. I -- Bill Sheehan was
12 handling with the Highway Superintendent. If
13 he didn't do it --

14 MR. O'ROURKE: Okay. That's okay. I'm
15 just saying if you're going to go with the
16 cul-de-sac, which is what he kind of implied
17 that he wanted to me, if you're going to go
18 for a cul-de-sac, that should be staked out
19 as well.

20 MR. STEINBERG: Okay. I have no problem
21 with the cul-de-sac.

22 CHAIRMAN PURCELL: Sam, do you have
23 anything else to bring up?

24 MS. JUSTINIANO: No. I think there were
25 just those changes that we mentioned at the

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2 TAC meeting. That's all.

3 CHAIRMAN PURCELL: Okay. So if you
4 could get somebody to reach out to Mary and
5 try to get us --

6 MR. STEINBERG: When would you like to,
7 so I can have it staked out. Next week
8 sometime?

9 CHAIRMAN PURCELL: We got Labor Day
10 weekend.

11 MR. O'ROURKE: I was going to say Labor
12 Day. I mean, if the Board wants to do it,
13 that's great. It's Labor Day weekend.

14 BOARD MEMBER ROGERS: The weekend after
15 probably would be better.

16 CHAIRMAN PURCELL: So probably talking
17 September 9th. It's a Saturday.

18 MR. STEINBERG: What day is that?

19 CHAIRMAN PURCELL: As long as everybody
20 can make it. Hopefully not. So potentially
21 we'll shoot for -- what time?

22 BOARD MEMBER ROGERS: 8:30.

23 CHAIRMAN PURCELL: Okay. 8:30?

24 MR. STEINBERG: I wake up early.

25 CHAIRMAN PURCELL: Okay. And just

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confirm with Mary so she can email the Board and the stakeout is done. That's important.

MR. STEINBERG: We'll do the stakeout of a basic house. You don't have to have the -- the lots are large enough to hold any house. But I'm saying to you, just to give you an idea for the house.

BOARD MEMBER BIEHLE: Yeah.

MR. O'ROURKE: More importantly is the driveway so the Board can get an idea of where the houses are proposed so they have an idea of how far set back it is.

MR. STEINBERG: I think we on both, on that plan that you have, it shows where the houses are going, and where the septic are going, so.

MR. O'ROURKE: Yeah, but.

CHAIRMAN PURCELL: We want to get a physical, a physical look.

MR. STEINBERG: Okay.

CHAIRMAN PURCELL: Yeah. We did that last week with a couple projects. We want to get a physical look because we might see things a different way.

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2 MR. STEINBERG: No problem. Not a
3 problem.

4 CHAIRMAN PURCELL: We would see
5 something.

6 MR. STEINBERG: But again, again, if
7 someone builds a house there, they may want
8 to do it as slightly different. Larger,
9 smaller, whatever.

10 BOARD MEMBER BIEHLE: That's fine. Just
11 as long as we get the footprint.

12 MR. STEINBERG: Yeah, no problem.

13 CHAIRMAN PURCELL: You have to have a
14 surveyor out, you know.

15 MR. STEINBERG: No problem. I had them
16 out there to send the property stakes along
17 the property of the lot where the house is,
18 is being completed so that you know where
19 Lot 2 is.

20 CHAIRMAN PURCELL: Okay.

21 MR. STEINBERG: And the driveway, the
22 center line of the driveway for Lot 1.

23 CHAIRMAN PURCELL: Okay. If you could
24 just confirm, we can do that September 9th at
25 8:30.

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MR. STEINBERG: No problem.

CHAIRMAN PURCELL: All right.

BOARD MEMBER JASLOW: John, would you say stake it out, put the largest possible house that may be going on the property? Not stake it out to what you think it's going to be.

MR. O'ROURKE: No. Typically, when the Board sees it, and your surveyor should know this if he's done any work, is you typically where the driveway is, where a proposed house is. You're not locked into the size. And the proposed -- you know, again, these are wells and septic. So the Board gets an idea, because they're not experts, and they walk around the woods, and you get confused, so.

CHAIRMAN PURCELL: Yup.

MR. O'ROURKE: Here's a red ribbon and you know a house is going through there.

MR. STEINBERG: So there is that, there is a house up there.

CHAIRMAN PURCELL: Yeah.

MR. STEINBERG: Already.

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2 MR. O'ROURKE: Yeah. And obviously, on
3 that lot, you don't have to stake anything
4 out.

5 MR. STEINBERG: Okay. So if we put four
6 houses exactly the same as that size so that
7 you can get a -- with driveways off that
8 particular thing, would that be suffice for
9 you?

10 MR. O'ROURKE: Yeah. And I think that's
11 what they're asking for.

12 CHAIRMAN PURCELL: Yeah, yeah.

13 MR. STEINBERG: Okay.

14 CHAIRMAN PURCELL: Thank you.

15 MR. STEINBERG: That's a 2300 square
16 foot house. Okay.

17 CHAIRMAN PURCELL: Great. Thank you.
18 Appreciate it. Have a great night.

19 MR. STEINBERG: You too. The 9th.

20 PUBLIC SPEAKER: Excuse me. Are we
21 supposed to hear what you people are
22 discussing? Because we can't hear anything
23 that's being said. So can you recap for us
24 what just took place?

25 CHAIRMAN PURCELL: I can check the

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2 volume.

3 PUBLIC SPEAKER: He wasn't using the
4 mic.

5 PUBLIC SPEAKER: You guys aren't using
6 the mics, either. We can't hear anything
7 you're saying.

8 CHAIRMAN PURCELL: The mics are here.
9 We can see what the volume is at.

10 PUBLIC SPEAKER: I mean, am I going --

11 PUBLIC SPEAKER: Well, I can hear from
12 here.

13 MR. O'ROURKE: Again, while he's looking
14 at that, if you want a recap, basically that
15 applicant has proposed four-lot subdivision.
16 The Board has requested that he stake out the
17 location of the driveways, property lines,
18 and the house so the Board can do a site
19 visit basically two weeks from now so they
20 can get an idea of what's proposed and where
21 it is so they can look at the driveways.
22 Nothing more was done other than that. It's
23 a first step in any applicant, application
24 before the Board.

25 PUBLIC SPEAKER: But is he looking for a

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variance to put a fifth house in there?

MR. O'ROURKE: No. He needs -- right now, he proposes no variances for those lots. None are required. He's proposing -- he's in between -- he's proposing five lots, four off of one street, and he may propose a cul-de-sac at the end of another street so he can get the lot frontage. But he just, he's not sure yet. Cost-wise, he's going to weigh it out. So we just asked him to stake out both.

PUBLIC SPEAKER: Thank you very much.

MR. O'ROURKE: You're welcome.

CHAIRMAN PURCELL: Sorry. I turned it up. Hopefully you can hear us. Again, I'm not the tech guy.

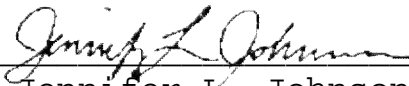
(Time noted: 7:39 p.m.)

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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

