

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
DiMARSICO

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
August 24, 2023
7:16 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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Proceedings

CHAIRMAN PURCELL: So we'll start with first on the agenda, DiMarsico. DiMarsico.

MR. DiMARSICO: Yeah. Anthony DiMarsico, 41 Washburns. Just changing the use to a two-family.

CHAIRMAN PURCELL: Uh-huh.

MR. DiMARSICO: And if there's any questions.

MR. POTANOVIC: Is there any microphone for the speaker?

CHAIRMAN PURCELL: You know what, George? I don't know. It should be there.

MR. POTANOVIC: I mean, this is why we have this room for everyone to hear what's going on.

CHAIRMAN PURCELL: Yeah. I'll just give you -- you come up here, bud.

MR. DiMARSICO: Sure.

CHAIRMAN PURCELL: Sorry for the inconvenience. I'm not the tech guy.

MR. DiMARSICO: Anthony DiMarsico, 41 Washburns Lane, changing my property use to a two-family.

1 Proceedings

2 CHAIRMAN PURCELL: Okay. So is
3 anything -- John is not here from the
4 Building Department. So everything's been
5 submitted to the Building Department?

6 MR. DiMARSICO: Everything is in.

7 CHAIRMAN PURCELL: Drawings are there
8 now?

9 MR. DiMARSICO: Drawings, they have
10 everything.

11 CHAIRMAN PURCELL: Okay. So at this
12 juncture, John, what are we waiting on?

13 MR. O'ROURKE: Just to explain, because
14 obviously, there's no engineer and attorney
15 representing this. This is an existing home.
16 There's no expansion required with this.
17 It's an internal wall so there's no
18 difference, exterior, what anybody is going
19 to see, or actually in the driveway because I
20 believe the owner is living there already.
21 So it's just to give them some privacy. But
22 to make it a two-family, you have to come in
23 front of this Board for that requirement.

24 So we have no engineering issues. I
25 don't believe.

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Proceedings

CHAIRMAN PURCELL: Sam?

MS. JUSTINIANO: We don't have any outstanding comments. The only thing is I don't know if we heard back as far as GML.

MR. O'ROURKE: We have not.

CHAIRMAN PURCELL: No, we have not.

MR. O'ROURKE: So there's no action the Board can take other than if you wish, you can close the public hearing. But you really can't take any other action. Yeah. You can't really take any other action other than waiting for the County, for the 30 days to expires.

CHAIRMAN PURCELL: All right, so.

MS. MAHONEY: Excuse me. Where is the wall actually going to be?

CHAIRMAN PURCELL: This is not a public hearing, ma'am. This is just the applicant speaks to the Board and we keep moving forward. It's not a question and answer.

PUBLIC SPEAKER: It's adjacent to that property. That's why she wants to know.

CHAIRMAN PURCELL: I mean, but it's not a question and answer. Just, you voice what

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Proceedings

your concern is and then we take it in.

MR. O'ROURKE: But you haven't opened the public hearing yet.

CHAIRMAN PURCELL: I know. We didn't get there yet, so. All right, so I'm going to need a motion from the Board now to open the public hearing on DiMarsico.

MR. DiMARSICO: DiMarsico.

CHAIRMAN PURCELL: DiMarsico.

MR. DiMARSICO: Yeah.

CHAIRMAN PURCELL: Property to a --

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

BOARD MEMBER BIEHLE: I'll second it.

CHAIRMAN PURCELL: Call the question? Approve? Okay, ma'am. Come on up to the mic, please. Thank you.

PUBLIC SPEAKER: My property abuts his property.

CHAIRMAN PURCELL: Okay. Just speak into the -- thank you.

MS. MAHONEY: My property abuts his property. I live on Clark Road. It's the back of the property. I just want to know

1 Proceedings

2 where the wall is going to be. Is it going
3 to affect my property?

4 CHAIRMAN PURCELL: All right.

5 MR. O'ROURKE: If I may. Normally you
6 don't have a give and take. But no, it's an
7 internal wall in his house. So there's going
8 to be --

9 MS. MAHONEY: Oh, so --

10 MR. O'ROURKE: -- no change. You'll
11 never notice a difference from your house
12 into his. It's basically --

13 MS. MAHONEY: So it's not going to be
14 outside.

15 MR. O'ROURKE: No, he's not building
16 anything outside. He's not doing an
17 addition. He's just putting an internal wall
18 in his house to basically separate --

19 MS. MAHONEY: In his house. Oh, okay.
20 I thought it's something that was going to
21 be --

22 CHAIRMAN PURCELL: No, no. Could you
23 state your name, please.

24 MS. MAHONEY: Josephine Mahoney, 9 Clark
25 Road.

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Proceedings

CHAIRMAN PURCELL: Okay, thank you.

Anybody else from the public like to comment on that current project? Okay. I need a -- there's no other?

BOARD MEMBER ROGERS: Motion to close the public hearing.

BOARD MEMBER JASLOW: I second it.

CHAIRMAN PURCELL: All in favor?

(Response of aye was given.)

CHAIRMAN PURCELL: Opposed? So carried.


(Time noted: 7:20 p.m.)

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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

