

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
TYLER PLACE

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
September 22, 2022
7:28 p.m.

BEFORE:

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

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New City, New York 10956
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1 Proceedings

2 CHAIRMAN JOHNSON: All right. Next on
3 the agenda is Tyler Place.

4 MS. RAMANATHAN: Hello. Good evening.

5 CHAIRMAN JOHNSON: How are you?

6 MS. RAMANATHAN: I'm good. Ramya
7 Ramanathan from Atzl, Nasher and Zigler,
8 New City, New York.

9 So we're here for the Tyler Place
10 subdivision project. And just an update from
11 the last time we were here in front of the
12 Planning Board, we've gone to the ZBA. We've
13 requested for the variances. We've had a
14 public hearing with the ZBA, which is now
15 closed. But we won't get the variances until
16 the SEQOR process has been resolved with the
17 Planning Board. And we're still yet to have
18 a public hearing with this Board, so we'd
19 request to set one up for that as well. So
20 that's basically why we're here today.

21 CHAIRMAN JOHNSON: All right. Do we
22 need to accept the Part 2 before we set the
23 public hearing?

24 MR. STACH: Yeah. Not before you can do
25 it. You don't have to do that.

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2 CHAIRMAN JOHNSON: All right.

3 MR. STACH: You can do in whatever
4 order.

5 CHAIRMAN JOHNSON: Let's set the public
6 hearing for the October meeting.

7 MS. RAMANATHAN: Yeah.

8 CHAIRMAN JOHNSON: That's October 27th.
9 We'll open the public hearing for
10 Tyler Place.

11 MS. RAMANATHAN: Thank you so much. We
12 hope to resolve, submit the Part 3 to Max,
13 and address John O'Rourke's comments as well
14 by then. So that will be coming up shortly.

15 CHAIRMAN JOHNSON: Okay, yeah, because I
16 had some questions that I awaited in their
17 responses.

18 MS. RAMANATHAN: Yes. So for the
19 October's TAC meeting, we have responded to
20 that.

21 CHAIRMAN JOHNSON: All right. Very
22 good.

23 MS. RAMANATHAN: Thank you so much.
24 Have a good evening.

25 CHAIRMAN JOHNSON: Well, we want to --

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MR. STACH: Yeah. So the actions you've taken so far are that you've noticed your intent to declare lead agency, and you tentatively classified the action as Type I. So what I'd recommend is tonight, that you formally assume lead agency status, classify as a Type I action, and adopt the EAF Part 2.

I provided and recommended one that identifies three impacts. One is impacts from land disturbance. There are steep slopes, and the applicant is proposing construction over more than 15 months.

Impact on ground water. This is a little bit, sort of complex. But I'm asking them to address the fact that their previous plans to extend the water main beyond the end of Kennedy Drive could be foreclosed by this project. I understand that. And we discussed this at the TAC meeting. And I think they've agreed to provide easements that would allow the extension of the water main across this property if necessary. So, but I would like them to address it in the Part 3.

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2 CHAIRMAN JOHNSON: Okay.

3 MR. STACH: And then the third is this
4 is an area that is noted as a potential
5 habitat for northern long-eared bat, which
6 usually just requires clearance of trees
7 after November 1st and before April 1st.

8 So those are the three impacts I
9 identified. If you agree, you could
10 identify -- you could adopt that Part 2 as
11 well. So it's lead agency, Type I action,
12 Part 2.

13 CHAIRMAN JOHNSON: I make a motion to
14 declare lead agency. I need a second.

15 BOARD MEMBER ROGERS: I'll second that,
16 Mr. Chairman.

17 CHAIRMAN JOHNSON: I got a motion and a
18 second. All in favor?

19 (Response of aye was given.)

20 CHAIRMAN JOHNSON: Any opposed? All
21 right. What was the other, Max?

22 MR. STACH: Classify it as Type I
23 action.

24 CHAIRMAN JOHNSON: All right. I make a
25 motion to classify it as Type I. Can I get a

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second?

BOARD MEMBER ALESSI: I second.

CHAIRMAN JOHNSON: We have a motion and
a second. All in favor?

(Response of aye was given.)

CHAIRMAN JOHNSON: All right.

MR. STACH: And adopt the EAF Part 2 as
prepared by the planning consultants.

CHAIRMAN JOHNSON: Thank you, Max. I
make a motion to adopt the Part 2. Can I get
a second?

BOARD MEMBER JASLOW: Second.

BOARD MEMBER FERGUSON: Second.

CHAIRMAN JOHNSON: I got a motion and a
second. All in favor?

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? All
right. Motion carries.

MS. RAMANATHAN: Thank you, Max. Thank
you so much. Take care.

CHAIRMAN JOHNSON: Thank you very much,
Ramya.

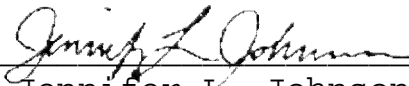
(Time noted: 7:32 p.m.)

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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

