

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

OF

RICHARD H. AND SANDRA L. KATT

- - - - - X

Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
September 23, 2021
7:04 p.m.

BEFORE:

THOMAS GUBITOSA, CHAIRMAN
KERRI ALESSI, BOARD MEMBER
JAKE CATALDO, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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CHAIRMAN GUBITOSA: All right. We'll go back to Sandra Katt. This is a review. All you -- just identify yourself. Go ahead.

MS. RAMANATHAN: Good evening. Ramya Ramanathan from Atzl, Nasher and Zigler, 234 North Main Street, New City, New York. We're here for Richard H. and Sandra L. Katt, requesting a public hearing to be set in October.

CHAIRMAN GUBITOSA: All right. Yeah.

MS. RAMANATHAN: We're still with the ZBA, and they're setting their public hearing. So there's really nothing much that's happened since, so.

CHAIRMAN GUBITOSA: All right. So I know we had done a site visit, I think last month. And we saw the site, and we see what was going on. I'll go, John Hager, do you have any comments for them on this one?

MR. HAGER: This is 88?

CHAIRMAN GUBITOSA: No, this is --

THE CLERK: Katt.

CHAIRMAN GUBITOSA: Katt.

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2 MR. HAGER: Oh, on Katt. I think I had
3 given you guys a report last month.

4 CHAIRMAN GUBITOSA: Right.

5 MR. HAGER: About our visit, Tom Larkin
6 and myself, when the Building Department
7 visited the property. It's in good
8 condition. It seems to make sense to have
9 the house continue to be a two-family,
10 eliminate the attic space as a third dwelling
11 unit. And the garage that's detached from
12 the house had at least one dwelling unit,
13 maybe two. That would be eliminated, so.

14 Everything seemed to be in order. We'll
15 have to pull a building permit, obviously, to
16 make a few of the modifications to get back
17 to two-family use and eliminate the other
18 dwellings. But everything seemed to be, you
19 know, in sync with the plans that are
20 submitted, yes.

21 CHAIRMAN GUBITOSA: All right. Thanks,
22 John. I'll go, John O'Rourke.

23 MR. O'ROURKE: Thank you. We had
24 reviewed this previously again. The Board
25 sent it to the ZBA. But until the ZBA takes

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action, we can't take any action. We could schedule a public hearing, I have no objection to that. And generally, the house fits within the neighborhood, and we didn't have any real objections, other than they have the ZBA, and have to modify some site utilities that they would do during the building permit process.

CHAIRMAN GUBITOSA: All right, thank you. Steve, any?

MR. HONAN: No, nothing further.

CHAIRMAN GUBITOSA: All right. John Hager, we talked about, I guess eliminating the parking up by, on Wood, right? Like, I know on the corner there, they were --

MR. HAGER: There's excess parking area available now.

CHAIRMAN GUBITOSA: Right.

MR. HAGER: I think one of the recommendations by the County was to eliminate some of it. You know, I don't have a particular opinion about it. I don't think what's there is totally out of character for a two-family. But there could be, you know,

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2 some of it could easily be removed and still
3 have adequate parking. But I don't think
4 it's really necessary, you know, to have some
5 spillover parking for a two-family use.

6 CHAIRMAN GUBITOSA: All right, thank
7 you. All right, I'll go to the Board. Eric,
8 you guys have any questions on it?

9 BOARD MEMBER JASLOW: Only about the
10 parking, like they've been noncompliant for
11 however many years. If there's additional
12 parking there, who's to say that they're not
13 going to go back to the way they are. So I
14 think it should be removed.

15 CHAIRMAN GUBITOSA: All right. That was
16 on the street parking, right?

17 BOARD MEMBER JASLOW: Right.

18 CHAIRMAN GUBITOSA: Because I think, I
19 remember we talked about that when we went on
20 the site visit. And I think they said they
21 were going to eliminate, right? They were
22 going to eliminate some of that side parking,
23 like up on top, on Wood?

24 MS. RAMANATHAN: I can come back to
25 that. Dave didn't brief me on, on the

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2 parking.

3 CHAIRMAN GUBITOSA: Right.

4 MS. RAMANATHAN: I can definitely get
5 that answer for you.

6 CHAIRMAN GUBITOSA: Right. I'll wait, I
7 know Max, I'll let him settle.

8 MS. RAMANATHAN: Oh.

9 CHAIRMAN GUBITOSA: For Katt, any --
10 right now we still, I guess we have to wait
11 for the ZBA. And I think everything else,
12 like John said, they're doing. Any questions
13 you had?

14 MR. STACH: Not at this point, no.

15 CHAIRMAN GUBITOSA: All right. So what
16 did you want, did you want to set a public
17 hearing?

18 MS. RAMANATHAN: Yes, for October.

19 CHAIRMAN GUBITOSA: All right. I'll go
20 to this side. Jerry, Mike? Kerri, nothing?
21 All right. So I need a motion to set the
22 public hearing for the next available
23 meeting, which will be October --

24 THE CLERK: 28th.

25 CHAIRMAN GUBITOSA: 28th. All right. I

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need a motion to set the public hearing for
October 28th.

BOARD MEMBER JASLOW: I'll make the
motion.

CHAIRMAN GUBITOSA: Eric made the
motion. Second?

BOARD MEMBER ROGEERS: I'll second.

CHAIRMAN GUBITOSA: Jerry, second. All
in favor?

(Response of aye was given.)

CHAIRMAN GUBITOSA: Opposed? All right.
So we'll set the public hearing for
October 28th.

MS. RAMANATHAN: Thank you so much.

CHAIRMAN GUBITOSA: You're welcome.

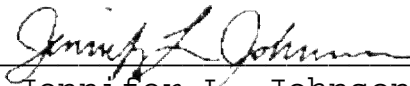
(Time noted: 7:09 p.m.)

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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

