

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  
October 26, 2023  
7:11 p.m.

BEFORE:

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

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CHAIRMAN JOHNSON: All right. Next up is 32 Grassy Point. Thank you, Vahid.

MR. ROSTAMI: Thank you.

MR. CELENTANO: Good evening, Board. Engineer for applicant. This is 32 Grassy Point Road. We're adding an existing lot with an existing single-family dwelling. The applicant would like to subdivide the lot and provide a house on North Street. A subdivision is in conformance with all the zoning codes. Tonight is our first public hearing. We're here for public comment and suggestions from the Board.

CHAIRMAN JOHNSON: Does any of the Board Members have a question or comment for 32 Grassy Point?

BOARD MEMBER ROGERS: No.

BOARD MEMBER PURCELL: No.

CHAIRMAN JOHNSON: Consultants?

MR. O'ROURKE: If the Board remembers, they had made a submission after the deadline for this meeting, so our office has not completed the review, although they did make

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a submission. So assuming it's still under review, assuming they're at the meetings. And the one outstanding issue that I haven't had a chance to talk to the Highway Superintendent is the end of the road condition. If you remember, this is at the end of the road. It's a little rough.

CHAIRMAN JOHNSON: Yeah.

MR. O'ROURKE: So that's still outstanding.

CHAIRMAN JOHNSON: All right. Can I take a motion to open the public hearing?

BOARD MEMBER JASLOW: I'll make a motion.

CHAIRMAN JOHNSON: I got a motion. Can I get a 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? Motion carries. Public hearing is open for 32 Grassy Point. Do we have anybody in the crowd who would like to speak on this?

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2 MR. BLACK: Good evening, everybody.

3 I'd like to see the --

4 CHAIRMAN JOHNSON: Anthony, yeah, move  
5 it so the crowd can see it.

6 MR. BLACK: Good evening. My name is  
7 Richard. I live on 36 Grassy Point Road.  
8 I've been living in Rockland, Stony Point for  
9 the last ten years.

10 So I'm just concerned about the current  
11 property on the house, on the property -- the  
12 current house on the property right now,  
13 which is recently renovated. So I think one  
14 of my concerns is what, are they going to  
15 knock that house down and then put two  
16 significantly redesigned houses there? Or  
17 just going to use the back lot to create the  
18 new house?

19 CHAIRMAN JOHNSON: I believe the front  
20 house on Grassy Point is going to remain.  
21 No, no -- not going to be affected at all by  
22 this project. They're just going to divide  
23 the lot and build a second house on the back  
24 side of the lot there.

25 MR. BLACK: And also, they're

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environmentally sensitive that, you know, high water tables, wetlands to be designated for it too, so. I'm new to this but, you know, I'd just like to have some input or understand what the community that we live in, you know.

CHAIRMAN JOHNSON: Our consultants are all over that. If anybody -- John, would you like --

MR. O'ROURKE: Yeah, if you want me to speak to that, yeah. We were concerned with this property because it is in a flood zone. It is near the sewer treatment plant. It does have a high ground water table.

So the applicant over the last several months has been modifying his design. He submitted a flood elevation. The house in the second lot is going to be raised. Parking underneath it. And there's going to be stormwater chambers to collect the stormwater from the new house actually in the ground and then slowly release it afterwards. So he has been -- we've been commenting, he's been addressing, so.

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MR. BLACK: Almost like redrawing what they did for the redesign. All right, thanks again.

CHAIRMAN JOHNSON: Thank you very much. Is there anybody else in the audience who would like to speak on 32 Grassy Point? Okay. Do we want to --

MR. O'ROURKE: At this point, I would continue the public hearing because we haven't completed the review. And Max may have some comments as well, I'm not sure. But I would say continue the public hearing until next meeting.

MR. STACH: Are we still waiting for the County?

CHAIRMAN JOHNSON: Do you have anything to comment on tonight?

MR. CELENTANO: We got a GML. We agree to all the conditions.

MR. STACH: We did get the County back?

THE CLERK: That was Woodrum.

MR. O'ROURKE: That's Woodrum. That's not --

MR. STACH: No, Tony said --

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2 THE CLERK: He submitted his papers  
3 late.

4 MR. STACH: Okay.

5 THE CLERK: So they're not coming in  
6 until the next --

7 MR. CELENTANO: The GML, we're fine with  
8 GML. No overrides.

9 MR. STACH: Yeah. We have the final  
10 answer, right?

11 CHAIRMAN JOHNSON: All right. So  
12 we'll -- can I take a motion to continue the  
13 public hearing until the next Board meeting?

14 BOARD MEMBER BIEHLE: I'll move that.

15 CHAIRMAN JOHNSON: I got a motion. Can  
16 I get a second?

17 BOARD MEMBER ROGERS: I'll second it.

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

20 (Response of aye was given.)

21 CHAIRMAN JOHNSON: Any opposed? The  
22 motion carries.

23 MR. CELENTANO: Thanks. I'll see you in  
24 December.

25 CHAIRMAN JOHNSON: Not next month, it's

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actually December 14th. Thank you very much.

MR. CELENTANO: Have a good night.

(Time noted: 7:17 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.

  
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Jennifer L. Johnson

