

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
October 27, 2022
7:09 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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CHAIRMAN JOHNSON: Next on the agenda this evening, we have Tyler Place. Good evening.

MS. RAMANATHAN: Hello, good evening. How are you all? I'm Ramya Ramanathan from Atzl, Nasher and Zigler, New City, New York. We're here representing the applicant Robert Varano for his three lot subdivision.

Similar to the last meeting, we were with the ZBA, and the public hearing at the ZBA was closed. We just need to resolve the SEQR with this Board so they can give us the variances there. And other than that, it's been pretty straightforward.

We've addressed John O'Rourke's comments as of last month. We have some more comments which we'll address for the meeting in December. And we have the easement issue that we discussed with Max separately, which I think Max will touch upon also. But most of it has been resolved already, and we're here to hear the public's comments on the project.

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2 CHAIRMAN JOHNSON: Okay. Make a motion
3 to open the public hearing.

4 BOARD MEMBER ALESSI: I make the motion.

5 CHAIRMAN JOHNSON: Can I get a second?

6 BOARD MEMBER ROGERS: I'll second.

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

9 (Response of aye was given.)

10 CHAIRMAN JOHNSON: Any opposed? All
11 right. Public hearing for Tyler Place is
12 open. Do we have anyone who would like to
13 speak on that project? Please, come up.
14 State your name and address, and --

15 MR. FUHRMAN: Ed Fuhman, I live at
16 5 Tyler Place in Stony Point. I was here for
17 the last session relative to this. And my
18 purpose being here tonight is just to walk
19 away knowing that there are no adverse
20 impacts on myself and my neighbor, my
21 neighbors on Tyler Place to this. And so
22 that's what I'm really asking. I mean, what
23 are, what are the results that are expected
24 out of this? What can literally be done?

25 I'll give you an example. On Tyler

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Place, there -- we are a cul-de-sac. And I know part of this property is actually on, I guess -- trying to remember the name of the road now.

MR. STACH: JFK.

CHAIRMAN JOHNSON: JFK is the lower road.

MR. FUHRMAN: Right. Yeah, thank you. Thank you. I just want to make sure there's not going to be a road connecting the two.

BOARD MEMBER FERGUSON: No.

MR. FUHRMAN: That's really my biggest concern. People have the right to develop their property. But I wouldn't want to see the nature of the neighborhood be impacted by that. I didn't think so, but I feel better hearing it. Okay, thank you.

CHAIRMAN JOHNSON: Sure. Thank you. Is there anybody else here who would like to speak on Tyler Place? Okay. We'll continue the public hearing until next meeting. Max, do you have any comments on Tyler Place?

MR. STACH: Yeah. So I did discuss with John the disposition of the current town

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sewer and water infrastructure. And I did talk with Ramya and Vahid really about the layout of, or the elevations of these two lots, these two new lots. And I think what became apparent is that Tyler Place, the cul-de-sac, or the frontage along this lot is actually lower than JFK's cul-de-sac, which was very surprising, sort of knowing the area.

But they did show that. They did show that on the surveys. And it wouldn't make sense, therefore, to require an easement allowing for the connection because at this point, you know, you would need probably to pump the sewer to make the connection. And if you're going to do that, as John pointed out, you might as well bring it up from Wayne Avenue, or bring the water in from the next road to the north, which is Peterson. So there really isn't any public purpose to requiring the easement over the Tyler Place lot.

CHAIRMAN JOHNSON: Okay.

MR. STACH: So with that, I think we are

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satisfied regarding the potential impacts to groundwater. I spoke with John. I know he's waiting for a couple things on the map. But it's my sense that they'll be prepared for a neg dec in December.

CHAIRMAN JOHNSON: Okay. John, do you have any?

MR. O'ROURKE: Correct. We -- excuse me. We issued our comments back in the beginning of this month, mentioned them at the TAC meeting. The applicant has them. But there's no showstoppers, per se. They just need a couple clarifications on the area of disturbance and a couple on the extensions that I mentioned to them today as well. There is some offsite improvements on the road. So they will need a construction cost estimate for those improvements.

But generally, we were satisfied with the plan. Again, it's a three lot subdivision. Two off the cul-de-sac, or actually one off the cul-de-sac and one off of Tyler. So for the amount of property that they have there, we take no exception. We

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have no issue with this.

CHAIRMAN JOHNSON: Okay, thank you.

Does anybody on the Board have any question
or comments?

BOARD MEMBER JASLOW: No comments.

CHAIRMAN JOHNSON: All right. Okay.

We'll keep the public hearing open until next
month.

MS. RAMANATHAN: Sounds good. Thank you
so much. Have a good evening. Thanks.

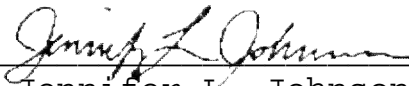
(Time noted: 7:14 p.m.)

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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

