

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER  
OF  
TYLER PLACE

- - - - - X

Town of Stony Point  
RHO Building  
5 Clubhouse Lane  
Stony Point, New York  
December 8, 2022  
7:00 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

ROCKLAND & ORANGE REPORTING

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CHAIRMAN JOHNSON: All right. Thank you for coming. First thing on the agenda this evening is going to be Tyler Place. Right now, I think we'll take a motion to close the public hearing, unless someone here is here to speak on that.

All right. So can I get a motion to close the public hearing on Tyler Place?

BOARD MEMBER ALESSI: I'll make a motion.

CHAIRMAN JOHNSON: Can I get a second?

BOARD MEMBER ROGERS: I'll 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. Public hearing is closed. I think the Part 3 was completed on that, Max, correct?

MR. STACH: Yeah.

CHAIRMAN JOHNSON: And because the Part 3 is done, we have a negative dec. Here it is. All right. I'll read the neg dec

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2 into the record.

3 This notice is issued pursuant to  
4 Part 617 of the implementing regulation  
5 pertaining to Article 8, State Environmental  
6 Quality Review Act of the Environmental  
7 Conservation Law.

8 The Planning Board of the Town of Stony  
9 Point, as lead agency, has determined that  
10 the proposed action described below will not  
11 have a significant effect on the environment  
12 and a Draft Environmental Impact Statement  
13 will not be prepared.

14 The name of the action is Tyler Place.  
15 It's a three-lot subdivision, and SEQR status  
16 is unlisted. Conditioned negative dec, no.

17 The description of the action is as  
18 follows: The action is a three-lot  
19 subdivision of a 4.89-acre lot into three  
20 lots consisting of 1.39 acres for Lot 1, 1.06  
21 acres for Lot 2, and 1.14 acres for Lot 3.  
22 The property is located in the Rural-Density  
23 Residential zoning district. Access to  
24 Lots 1 and 2 would be provided by Tyler  
25 Place, and Lot 3 would gain access by John F.

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Kennedy Drive.

The lot is identified as 10 Tyler Place and is listed as Lot 15.03-1-21.2 on the Town of Stony Point tax map.

Reasons for the supporting determination is the proposed action is not anticipated to result in any potential adverse environmental impacts based on the following:

On or about March 4, 2022 the Planning Board received an application for site plan along with a Part 1 Short Environmental Long Form, EAF, Short Environmental Long Form EAF.

On or about May 6th of 2022, the Planning Board declared its intent to assume lead agency status and to distribute the notice along with the application and Part 1 EAF to the following identified involved agencies: Town of Stony Point Zoning Board of Appeals and the Rockland County Health Department.

Revised submissions were received on or about May 27th of 2022, August 22nd of 2022, and September 30th of 2022, addressing the various concerns of the Planning Board and

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its consultants; and

On or about September 22 of 2022, the Planning Board assumed lead agency, classified the action as unlisted, and adopted a Part 2 Environmental Assessment Form indicating the following areas of environmental concern:

A, impact on land. Potential impacts for construction that will disturb steep slopes and occur for more than 15 months.

B, impact on ground water. The potential to preclude extension of water and sewer mains through the proposed property to Tyler Place or the adjoining lot to the west, Sullivan, and south, Baisley, precluding the future extension of the infrastructure into the surrounding areas of the Town or at least adjoining lots.

C, impacts on plants and animals. The potential to impact northern long-eared bat populations or habitat used by the northern long-eared bat.

Number Five, on or about October 6th of 2022, the Planning Board received a revised

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Environmental Assessment Form Part 3 identifying significant considerations and clarifications with regard to the potential moderate to large impacts identified in the Part 2 EAF, which are summarized briefly hereafter:

A, impacts on land: While 30 percent of the site contains steep slopes, only 2.5 percent of the steep slopes will be disturbed.

B, impacts on ground water: The applicant has indicated willingness to provide a public utility easement through the proposed lots as necessary to extend distribution. Upon further consideration, it was determined that due to elevations of the utility infrastructure on JFK Boulevard and the presence of water and sewer utilities at other area locations, there was no foreseeable need for such easements.

C, impacts on plants and animals: The applicant has indicated that tree clearing will only occur from November 1 through March 31, when bats are not expected to be

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2 roosting.

3 Six, on December 8th of 2022, having  
4 thoroughly reviewed and considered the  
5 information contained therein, the Planning  
6 Board adopted the Part 3 EAF prepared by the  
7 project sponsor;

8 Seven, on December 8, 2022, the  
9 application was the subject of a public  
10 hearing at which no new reliable information  
11 was received that would suggest that the  
12 proposed action would result in significant  
13 large or important impacts not already  
14 analyzed by the Part 3 EAF;

15 Number Eight, based on the foregoing as  
16 well as the review of submitted plans, the  
17 testimony provided by the project sponsor,  
18 consideration of comments by the public, and  
19 consultation with its professional advisors,  
20 the Planning Board has determined that the  
21 project will not result in potential large  
22 adverse impacts including the following:

23 A, a substantial adverse change in  
24 existing air quality, ground or surface water  
25 quality or quantity, traffic or noise levels;

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a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;

B, the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;

C, the impairment of the environmental characteristics of a critical environmental area as designated pursuant to Section 617.14G of this part;

D, the creation of a material conflict with a community's current plans or goals as officially approved or adopted;

E, the impairment of the character or quality of important historical, archeological, architectural, or aesthetic



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resources or of existing community or neighborhood character;

F, a major change in the use of either the quantity or type of energy;

G, the creation of a hazard to human health;

H, a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;

I, the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

J, the creation of a material demand for other actions that would result in one of the above consequences;

K, changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the

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environment; or

I -- sorry, L, two or more related actions undertaken, funded, or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

Number Nine, no other adverse impacts have been identified in connection with the amended proposed action.

Can I get a motion to accept this negative declaration?

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

CHAIRMAN JOHNSON: Can I get a second?

BOARD MEMBER JASLOW: I'll second.

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

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? Motion carries.

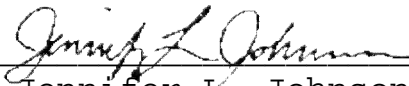
(Time noted: 7:09 p.m.)

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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

