

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

OF

26, 30 THIELLS ROAD

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
December 9, 2021
7:23 p.m.

BEFORE:

THOMAS GUBITOSA, CHAIRMAN
JAKE CATALDO, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
MARK JOHNSON, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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Proceedings

BOARD MEMBER JOHNSON: Next on the agenda is 26 and 30 Thiells Road. It's a lot line change.

MR. CELENTANO: Good evening, Board. Anthony Celentano, engineer for the applicant.

26 Thiells Road would like to purchase a portion of 30 Thiells Road and place a garage for his use. The garage is 24 by 30. It will be 23 feet high, set back 15 feet from the road line, as shown on the plan.

We need some variances. And I don't know if this Board refers to the ZBA, but if they do, we need a referral to the ZBA. And we need approval of the lot line change. Any questions, I'm glad to answer.

BOARD MEMBER JOHNSON: Does the Board -- yeah, yeah. Max, you got any?

MR. STACH: Yeah. So, you know, big picture items, I did provide to the Board a memo dated November 18, 2021. Big picture items, a two-story garage proposed 15 feet from the public right of way. It would be

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similar to the Johnson house on the corner of Thiells and Willow Grove in terms of distance. If you think about it, when you turn on to Thiells from Willow Grove, you make a left coming from here.

CHAIRMAN GUBITOSA: Where the dentist is?

MR. STACH: No, across the street, up on the hill there's that house. That house, that's about 15 feet off the road. This would be similarly set back. So they wouldn't be up on the hill. It would be right on the road.

It's, you know, the other structures, if you look up and down the road, tend to be closer to 30 feet setback. So, you know, to me, if you're going to do two stories, I think 30 feet would be a much better setback. If you can go to one story, maybe it fits a little easier in that 15 feet. But to me, that's the big picture item with this one.

They need to get a variance from the Zoning Board. So, you know, they may take up this issue as well. But you know, since

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you're approving the lot line change, and this lot line change that you're looking to approve would require that short setback, I think it also is something within your purview.

That's really my main comment. It's a Type II action. It's an existing single-family detached residence. Doesn't require a SEQRA review. It does require a referral to the County under 239N. Also, you know, the lot line change does not require a public hearing unless you feel it's necessary.

CHAIRMAN GUBITOSA: All right.

MR. STACH: You should put on the record that it's Type II. I would do a motion.

BOARD MEMBER JOHNSON: I'll make the motion.

CHAIRMAN GUBITOSA: All right. Motion for a Type II. I'll second the motion. And we'll just say motion for Type II, all in favor?

(Response of aye was given.)

CHAIRMAN GUBITOSA: Opposed? All right.

1 Proceedings

2 BOARD MEMBER JOHNSON: We've got to set
3 a site visit. You want to go the same day?

4 BOARD MEMBER ROGERS: Might as well get
5 it over with.

6 BOARD MEMBER JOHNSON: Everybody okay
7 with that? If everybody's okay with the 8th,
8 let's keep it rolling.

9 CHAIRMAN GUBITOSA: Keep it rolling.

10 BOARD MEMBER JOHNSON: Yeah. All right.
11 And then I need a motion to refer them to the
12 ZBA.

13 CHAIRMAN GUBITOSA: I'll make the
14 motion.

15 BOARD MEMBER FERGUSON: I'll second it.

16 BOARD MEMBER JOHNSON: All right.

17 CHAIRMAN GUBITOSA: All in favor?

18 (Response of aye was given.)

19 CHAIRMAN GUBITOSA: Opposed? Good. So
20 I guess we'll see --

21 MR. CELENTANO: When is the site visit?

22 BOARD MEMBER JOHNSON: January 8th.

23 THE CLERK: What time do you want to
24 meet them?

25 BOARD MEMBER JOHNSON: 9:00.

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MR. CELENTANO: January 8th.

THE CLERK: 9:00?

BOARD MEMBER JOHNSON: 9:00.

MR. CELENTANO: I think we should put
the four corners in, right?

MR. O'ROURKE: Yeah. Mr. Chairman,
yeah, they should probably stake out not only
the four corners of the building, but also,
because you're looking at it probably, the
proposed lot line as well. At least the
stake so they know where it is.

MR. CELENTANO: Okay. We'll do that.
All right, guys. Have a merry Christmas.

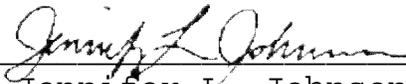
(Time noted: 7:28 p.m.)

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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

