

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
December 14, 2023
7:11 p.m.

BEFORE:

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

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CHAIRMAN JOHNSON: First on the agenda this evening -- oh, actually, first things first. Town Line is off the agenda for this evening. So first on the agenda is 32 Grassy Point. Hey, Anthony.

MR. CELENTANO: Hello.

CHAIRMAN JOHNSON: Weren't they going to make it so we could get the displays up on the TV? Did they ever --

THE CLERK: They have, they have to bring their cord to plug in.

CHAIRMAN JOHNSON: Oh, okay.

THE CLERK: We told them last time.

CHAIRMAN JOHNSON: Okay.

THE CLERK: I don't have a cord for them to plug in. They have to bring their computer and a cord.

CHAIRMAN JOHNSON: Okay.

MR. CELENTANO: Okay. Good evening, Board. My name is Anthony Celentano. I'm here for the applicant of 32 Grassy Point Road. I'll briefly describe the project.

We have an existing single lot with an

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existing dwelling on it. The applicant is looking to subdivide the lot into two lots, one with the existing house fronting on Grassy Point Road, and the other one would be a new dwelling on North Street. The lots subdivided do not require any variances.

We've been here a couple times. I think we received a neg dec. We had the public hearing last month. Public hearing is still open. We're here tonight for final approval.

We did receive memorandum from the Town Planner, the Town Engineer, and the County of Rockland GML review. And we agree to all the comments and suggestions both the County, the Planner, and the Engineer have. We're not looking for any overrides tonight. And we would like to -- we leave it at that.

CHAIRMAN JOHNSON: Do any of the Board Members have questions for Anthony?

BOARD MEMBER BIEHLE: No.

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

BOARD MEMBER ROGERS: I'll make it, Chairman.

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CHAIRMAN JOHNSON: Can I get a second?

BOARD MEMBER BIEHLE: I'll second.

CHAIRMAN JOHNSON: I got a motion and a second. Will anybody have any questions or comments from the public regarding the Grassy Point project? Going once, going twice.

Can I get a motion to close the public hearing?

BOARD MEMBER JASLOW: I'll make the motion.

BOARD MEMBER FERGUSON: I'll second it.

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

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? All right. Motion for public hearing is closed. Can I get a motion to --

MR. HONAN: Mr. Chairman, I believe there's a neg dec. Has that been issued yet this?

THE CLERK: I think it has. It's Woodrum that we have to do the neg dec.

MR. HONAN: This one was already, this

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2 one was already issued?

3 THE CLERK: I think so, yes.

4 MR. HONAN: My file indicated it was
5 going to be done today.

6 THE CLERK: Oh. I don't know.

7 MR. HONAN: Anthony, do you remember,
8 was the neg dec issued on this one?

9 MR. CELENTANO: I know the Planner
10 planned one. I don't know if it was adopted
11 last meeting, but I thought it was going to
12 adopt it again.

13 THE CLERK: Sam?

14 MS. JUSTINIANO: I'm checking right now.

15 MR. CELENTANO: For the record.

16 MS. JUSTINIANO: We, we did put one out.
17 And it just had the notes of John O'Rourke
18 and John Hager giving the okay regarding the
19 flooding and such.

20 MR. HONAN: Okay. So then we're in a
21 position, then, to vote to adopt a neg dec at
22 this point.

23 CHAIRMAN JOHNSON: Okay. Can I get a
24 motion to adopt the neg dec?

25 BOARD MEMBER ROGERS: I'll make that

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2 motion, Mr. Chairman.

3 BOARD MEMBER FERGUSON: I'll second it.

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

6 (Response of aye was given.)

7 CHAIRMAN JOHNSON: Any opposed? All
8 right, motion carries.

9 Next we've got a resolution. I'll read
10 the resolution, and then I will take a vote
11 on that. All right.

12 Resolution granting approval of a two
13 lot minor subdivision and site plan for the
14 project 32 Grassy Point by application of
15 Schlome Fruchter of 32 Grassy Point Road,
16 Stony Point, New York.

17 Whereas, an application dated
18 December 14, 2022, and a short EAF dated
19 July 5 of 2023, have been submitted to the
20 Planning Board for approval of a two lot
21 minor subdivision and site plan of a project
22 designated 32 Grassy Point and seeking to
23 divide an existing lot with one single-family
24 residence thereon into two lots with a
25 single-family residence to be constructed on

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the newly created lot with site improvements proposed and which new lot will front upon North Street, and upon a submitted plat designated minor subdivision for 32 Grassy Point and site plan for 32 Grassy Point, both dated December 14 of 2022, last revised October 12 of 2023, and prepared by Anthony R. Celentano, each consisting of one sheet and affecting premises commonly known as 32 Grassy Point, Stony Point, New York, and designated as Section 21.05, Block 1, Lot 24 on the tax map of the Town of Stony Point, consisting of .25 acres, located in the RW zoning district; and

Whereas, pursuant to the New York State Environmental Quality Review Act, the application was classified as an unlisted action and the Planning Board has been designated the lead agency; and the Board completed a short EAF Part 2 impact assessment, and determined that the proposed action will not result in any significant adverse environmental impacts and a negative declaration was issued by this Board on

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December 14 of 2023; and

Whereas, the memoranda to the Planning Board dated January 20, 2023, February 9, 2023, September 11, 2023, and October 17, 2023, of John O'Rourke, P.E., of Lanc and Tully Engineering and Surveying, the Town of Stony Point Engineer, reflect the successive reviews he conducted of the various amended plat and plans and submissions of the applicant, resulting in the applicant's most current revised plat and site plan incorporating all recommended revisions and resulting in a revised plat and site plan which are currently acceptable; and

Whereas, the memoranda to the Planning Board, dated August 18 of 2023 and December 12 of 2023 were received from Max Stach of Nelson, Pope and Voorhis, the planning consultant to the Town, and based upon his multiple reviews of the application and plans and submissions of the applicant, including suggested revisions to the same and to the applicant's SEQRA related submissions, has resulted in the applicant's most current

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revised plat and site plan which are currently acceptable to this Board; and

Whereas, by an email response to the Town of Stony Point Planning Board dated August 8 of 2023, the Rockland County Drainage Agency indicated that the referenced site is determined to be within the tidal influence areas of the Hudson River, and the Rockland County Drainage Agency does not exercise jurisdiction over tidal influence areas of the Hudson River -- sorry -- pursuant to Chapter 846, Rockland County Stream Control Act, and accordingly, a stream control act permit from the Rockland County Drainage Agency is not required for any development within this site; and

Whereas, by a letter dated August 21 of this year, the Rockland County Department of Health dictated that an application is to be made to the Rockland County Department of Health for review of the stormwater management system for compliance with the county mosquito code; and

Whereas, by letter dated September 5 of

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this year, the Rockland County Department of Planning made numerous recommendations and requested modifications to the plans and application; and

Whereas, on September 13 of this year, the Town Building Inspector determined that based upon his initial review of the submitted elevation certificate, the proposed house construction elevations will comply with the Town's flood prevention code Section 112-6 A, which has adopted advisory base flood elevation maps that exceed the standard FEMA FIRM mappings, and that this is a preliminary review for consideration by the Planning Board during review of the proposed subdivision, and the applicant is required to complete and submit a flood plain development permit application upon building permit submission; and

Whereas, by letter dated October 12 of this year, the applicant's engineer, Anthony R. Celentano, responded to and complied with the comments of the Town of Stony Point Engineer and those of the

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planning consultant to the Town, and by letter dated December 13 of this year, the applicant's engineer agreed to comply with the applicable provisions of the Rockland County Department of Planning letter dated September 5 of this year, and to incorporate those modifications into the plat and plan as recommended; and

Whereas, this application came up for consideration at a duly noticed public hearing before the Planning Board held on October 26 of this year at 7:00 p.m., and at which date the public hearing was opened and continued to December 14 of this year, and was concluded.

Now, therefore, be it resolved that the subject application for a two lot minor subdivision concerning the subject premises be and hereby is approved, and the Chairman is hereby authorized to sign the subdivision plat and to permit same to be filed in the office of the Rockland County Clerk, and to sign the site plan, upon payment of any and all outstanding fees to the Town of Stony

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Point, subject to the following:

All whereas paragraphs are incorporated herein by reference as though set forth in full herein.

The applicant is required to complete and submit a flood plain development permit application upon building permit submission.

And due to the unsuitability of the immediate neighborhood for properly located parks, recreation or playgrounds, the Town hereby requires money in lieu of land in the amount set forth in the Town's schedule of fees or in an amount to be determined upon a hearing.

Number Four, the applicant is required to comply with the applicable provisions of the letter dated September 5 of this year of the Rockland County Department of Planning.

Prior to the Chairman signing the final plat and site plan, John O'Rourke, Engineer, as the Town of Stony Point Engineer shall conduct a review of the final plat and plan for completeness and compliance with all conditions and code provisions and shall

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advise the Chairman accordingly whether the plat is in a form which will permit the Chairman to sign same.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call on December 14 of this year, which resulted as follows. Mary, poll the Board, please.

THE CLERK: Mr. Biehle?

BOARD MEMBER BIEHLE: Yes.

THE CLERK: Mr. Jaslow?

BOARD MEMBER JASLOW: Yes.

THE CLERK: Mr. Ferguson?

BOARD MEMBER FERGUSON: Yes.

THE CLERK: Mr. Rogers?

BOARD MEMBER ROGERS: Yes.

THE CLERK: Chairman Johnson?

CHAIRMAN JOHNSON: Yes. Okay.

Resolution is thereby duly adopted.

MR. CELENTANO: Thank you very much.

Merry Christmas, everyone.

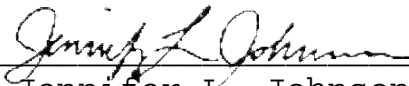
(Time noted: 7:23 p.m.)

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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

