

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
Senior and Community Center at
Patriot Hills
19 Clubhouse Lane
Stony Point, New York
Thursday
September 28, 2023
7:50 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
MICHAEL FERGUSON, BOARD MEMBER
KERRI ALESSI, BOARD MEMBER
GERRY ROGERS, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER

APPEARANCES:

STEPHEN M. HONAN, ESQ., Special Counsel
MAX STACH, Town Planner
JOHN O'ROURKE, P.L.S, Town Engineer
JOHN HAGER, Building Inspector

ROCKLAND & ORANGE REPORTING

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CHAIRMAN JOHNSON: All right. 32 Grassy Point.

MR. CELENTANO: Anthony Celentano. So we're here at the 32 Grassy Point. I think we're here to get an exact schedule a public hearing. We did receive comments from the engineer, planner and the new drawings incorporated those revisions, but I guess our main goal tonight is to get a public hearing for next meeting.

CHAIRMAN JOHNSON: We got the Part II, Max?

MR. STACH: Yeah, that was in my August memo to the Board. This one I just did a neg dec I didn't bother with the --

THE CLERK: Never sent it to us.

MR. STACH: Yeah, I did. What do you mean I never sent it to you? 32 Grassy it came in August.

THE CLERK: It was not attached with.

MR. STACH: I have it right in front of me.

MR. O'ROURKE: It wasn't in the e-mail

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that Mary sent but if you got it.

MR. STACH: Yeah, so basically what it does is short form EAF and it has 11 questions that are identified, will proposed action created a material conflict with an adopted zoning or land use regulation, no. Will the proposed action result in a change in the use or intensity of use of land, no. Will the proposed action impair the character of quality of the existing community, no. Will the proposed action have an impact on environmental characteristics of a Critical Environmental Area, no. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway, no. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation, or renewable energy opportunities, no. Will the proposed action impact existing public/private water supplies and public/private wastewater

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treatment utilities, no and no. Will the proposed action impair the character or quality of important historic, archeological, architectural or aesthetic resources, no. Will the proposed action result in an adverse change to natural resources (for example wetlands, water bodies, groundwater, flora, air quality fauna)? No. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems, no. Will the proposed action create a hazard to environmental resources or human health, no. If you agree with those, you could adopt the EAF Part II and identifying no negative impacts you could also adopt a negative declaration of environmental impacts.

CHAIRMAN JOHNSON: Do you any Board Members have any questions on what Max just read off? All right. Can I get a motion to accept the part two?

MR. BIEHLE: I'll make that motion.

MS. ALESSI: Second.

CHAIRMAN JOHNSON: All in favor?

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(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? That motion carries. And now can I get a motion to accept the neg dec?

MR. BIEHLE: I'll make that motion.

MS. ALESSI: I'll second.

CHAIRMAN JOHNSON: All in favor?

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? Motion carries so you got your part two and your neg dec.

THE CLERK: Public hearing?

CHAIRMAN JOHNSON: Public hearing for next --

THE CLERK: October 26th.

CHAIRMAN JOHNSON: October 26th, just writing it down. I did. All right.

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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.

Melissa Pezzullo

Melissa Pezzullo

