

Town of Stony Point

Department of Planning

74 EAST MAIN STREET
STONY POINT, NEW YORK 10980

Tel: (845) 786-2716 x 1 planning@townofstonypoint.org Fax: (845) 786-5138

PLANNING BOARD MINUTES

August 27, 2015

RHO BUILDING at 7:00 P.M.

Present:

Eric Jaslow, Member
Peter Muller, Member
Michael Puccio, Member
Gene Kraese, Member
Gerry Rogers, Member
Michael Ferguson, Member
Thomas Gubitosa, Chairman

Steve Homan, Esq.
Special Counsel

Max Stach
Town Planner

PLANNING BOARD AGENDA
August 27, 2015
RHO BUILDING at 7:00 P.M

APPLICATIONS:

1. H.L.F. Estate – SBL 20.10-2-65 -Three lot minor subdivision located on the North West corner of Filors Lane and Central Highway
 - Revised Application

Other Business:

Minutes of July 23, 2015 Meeting

Chairman: On the agenda is H.L.F. Estate a three lot minor subdivision located on the North West corner of Filors Lane and Central Highway a revised application Conditional Use. Mr. Zigler can you give us an update.

RECORDER MAFUNCTIONED DURING FIRST HALF OF MEETING

Mr. Zigler: To buy the house and have a mother and daughter type apartment or something like that. Basically you are not creating two different owners you have one owner and that owner has the ability to have an apartment so we thought that was something that would be good in this case because it (inaudible) . Basically we are going to add up to note 17 and the notes are going to cover the utility for each lot because if somebody builds on lot 1 or if they remove the house on lot 2 you want to make sure they hook up to the gas and water. Another thing is there is going to be a note about the street trees on lot one because that is on Central Highway and they we will have to see if we need street trees along lot 2.

Then we have a note on it that will have to do with the delineation date that Bob Torgersen did the actual field work so that will be on the map. I have to make those changes to the map that you are looking at I have to make a narrative change the narrative on the SEQRA documents because I did not change that to two family and they I am going to submit that to Mary for circulation to the various agency because this piece of property will have to go to the County you have a County Road there and it will have to go to the Army Corps because of the Army Corps delineation. That is where we are at right now the other thing would be to ask the Board to set a Public Hearing for next month and if we don't have the responses back because of 30 days we will ask that to be extended at that time.

Chairman: Does the Board have questions?

Mr. Zigler: I forgot just one other thing there is going to be a note on the map too it is actually going to be note 17 that has to do with that driveway coming in from Filors Lane we discussed that out there and our note what we are proposing to do is to say it has to be maintained at a twelve foot wide width the road itself and it had to be clear cut from limbs and trees so that a fire truck could fit down through it. Is that fine or should I put fifteen and a half foot?

Mr. Larkin: Thirteen and one half for the height.

Mr. Zigler: So you rather have that instead.

Mr. Larkin: That is what is in the Fire Code.

Mr. Zigler: There will be a note to that so when you look at the map it will refer you to note 17.

Chairman: That was thirteen Six all around right?

Mr. Larkin: Yes, box all around.

Chairman: The Bridge we were ok with.

Mr. Larkin: Yes the bridge the County maintains correct.

Mr. Zigler: There is nothing in the documents from what Scott Filor says they installed it but there is no maintenance to that right away is actually in part to his Aunt and to him but that was just basically to him at the time. Those things the

Town usually requires a new maintenance agreement so we would submit after final and if that needs to be discussed or added to the maintenance agreement it would be then it would be three people lot 1 another person would be added to it.

Mr. Kraese: We also talked about you are going to show the parking on lot 2 you were going to show where the sewer and water was.

Mr. Zigler: There is septic and well and we put a note on there if there is a Building Permit drawn on that lot they will have to hook up to the sewer and the water which is in the street. The other thing was because we are requesting this by Conditional Use to be two family we have to show spaces for four cars you need two cars per resident. So we are widening the driveway on lot 1 we are proposing a garage but we are widening the driveway and then we will make an additional parking area for lot 2.

Mr. Rogers: On the existing drawing that is there you are going to convert that to a two family?

Mr. Zigler: It is a two family you walk in the front door and Scott says you go to the left that whole west side of the house was a two family.

Mr. Stach: On lot 3 lot two is an existing one family so if they ever went and drew a Building Permit to put an additional family or an addition they would have to hook up to the utilities. Lot 2 Bill had a question about making sure that the septic fields are on that lot.

Mr. Zigler: I just found at it has a septic I do not know the actual location.

Mr. Stach: Because that could affect the property line.

Mr. Zigler: It is very close to back like the original one is but we will find it. It is usually easy to find this time of month but there has been two much rain.

Mr. Stach: Basically the Part II we had the applicant submit a short form EAF we went over that there is one item that wasn't marked that needs to be marked with regard to archaeologically significance since you are going to be submitting a new EAF with the conditional uses anyway you need to make sure that is also identified on the form. However I have presented you with a Part II and a Negative Declaration for tonight but I think the fact that you are going to change the Part I to be for both the Conditional Use and the Subdivision makes it probably a little early

for us to adopt the Part II Negative Declaration. So I don't believe that the inclusion of the Conditional Use Permits for the two family would change anything on the Part II or the Negative Declaration I think it is probably a little early to adopt them before the Part I is submitted by the applicant so I would suggest the Board go ahead and refer that to the next meeting you can adopt it just before opening the Public Hearing.

Chairman: John do you have any comments.

Mr. O'Rourke: I would agree on the one thing that Dave didn't point out for the Board is you also changed the driveway location for Lot 1 onto the County Road that resolves a lot of the question about accessing the private road.

Mr. Zigler: We were going to relocate it I did put a note on about site distance to meet the code so maybe we will put another note on about the relocation into the right of way for the driveway that would be note 18.

Chairman: Tom anything else.

Mr. Larkin: I am good right now.

Chairman: I guess we will do what Max said and wait for the next meeting to do the Part II and the Negative Declaration but I guess we could set the Public Hearing for September.

MOTION: SET PUBLIC HEARING FOR SEPTEMBER 24, 2015 PLANNING BOARD MEETING.

Made by Peter Muller and seconded by Michael Puccio
All in favor

MOTION: ACCEPT JULY 23, 2015 MINUTES

Made by Gerry Rogers and Michael Ferguson

MOTION: CLOSE PLANNING BOARD MEETING

Made by Gerry Rogers and Seconded by Michael Ferguson

Respectfully submitted,
Mary Pagano, Clerk to the Board

