

1 STATE OF NEW YORK : COUNTY OF ROCKLAND

2 TOWN OF STONY POINT : PLANNING BOARD

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Planning Board Acting as Waterfront
Advisory Committee for the Local Water
Front Revitalization Program Proposed
Amendment to the Town Code Chapter 112
Flood Damage Prevention

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
June 28, 2018
7:53 p.m.

10 BEFORE:

- 11 EUGENE KRAESE, ACTING CHAIRMAN
- 12 MICHAEL FERGUSON, BOARD MEMBER
- PAUL JOACHIM, BOARD MEMBER
- 13 JERRY ROGERS, BOARD MEMBER

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ROCKLAND & ORANGE REPORTING
2 Congers Road
New City, New York 10956
(845) 634-4200

1 Proceedings

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3 CHAIRMAN KRAESE: Planning Board acting
4 as the Waterfront Advisory Committee for the
5 Local Waterfront Revitalization Program
6 proposed the amendment code to Town Code
7 Chapter 112, flood damage prevention. Again,
8 we're answering this petition as the Advisory
9 Committee, not as the Planning Board. The
10 Town Board is the lead agency.

11 MS. MELE: Would you like a brief
12 overview on this, or just hear from the
13 applicant?

14 CHAIRMAN KRAESE: Talking about the
15 variance?

16 MS. MELE: Yes.

17 CHAIRMAN KRAESE: Well, then identify
18 yourself. Are you representing them?

19 MS. MELE: Yes. I'm here tonight on
20 behalf of Ba-Mar. I'm back again. Amy Mele,
21 4 Laurel Road, New City, New York. I'm here
22 on behalf of Ba-Mar tonight. I'll be very
23 brief. As the Chairman stated, we're here
24 tonight for a recommendation from you in your
25 capacity as Waterfront Advisory Committee to

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2 the Town Board.

3 Ba-Mar, as you know, is a mobile home
4 community that lost many homes during Sandy.
5 In the aftermath of Sandy, the Town was
6 proactive and adopted the FEMA's advisory
7 base flood elevation maps that were issued I
8 think in 2014. And those maps were intended
9 to kind of be a stop gap measure. And in
10 fact, FEMA has issued new flood insurance
11 rate maps or firms to many coastal
12 communities. However, they have not issued
13 them to Rockland, and there's no indication
14 that they intend to do so.

15 So while adopting those advisory base
16 flood elevations made sense at the time, it
17 has kind of become apparent, at least to my
18 client, that the elevations as applied to the
19 Grassy Point area are too aggressive. So
20 Ba-Mar is proposing a revised base flood
21 elevation as a text amendment to the Town's
22 flood damage prevention chapter, that's
23 Chapter 112, not zoning. So the Town Board
24 has referred this to you in your capacity as
25 the Waterfront Advisory Committee.

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2 In that capacity, you must consider
3 whether the text amendment is consistent with
4 the Town's LWRP, Local Waterfront
5 Revitalization Program, lots of acronyms
6 tonight. We've submitted all of our
7 engineer's data for your engineer's review,
8 as well as the coastal assessment form.
9 Basically, Ba-Mar's been in a holding pattern
10 since Sandy, and adoption of these revised
11 base flood elevations would finally give the
12 applicant, and more importantly, some of the
13 homeowners that are still there that are
14 wondering what they're going to do, a basis
15 to make decisions so that hopefully the park
16 can be restored to some semblance of its
17 former vibrancy.

18 We therefore ask that you find that the
19 text amendment is consistent with the LWRP so
20 that we may return to the Town Board for this
21 text change. With me tonight is Ken
22 DeGennaro, our engineer. If you have any
23 questions on the elevations themselves or any
24 other questions, we'd be happy to answer
25 them.

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2 CHAIRMAN KRAESE: All right, thank you.

3 MS. MELE: Thank you.

4 CHAIRMAN KRAESE: Again, this was
5 referred to us by the Town Board on May 22nd.
6 Any questions from the Board Members?

7 BOARD MEMBER ROGERS: What's the actual
8 elevation you're looking, what it is
9 decreasing to?

10 MR. DeGENNARO: Sure. My name is Ken
11 DeGennaro from Brooker Engineering. The
12 advisory base flood elevations varied I think
13 between 11 and 12 ABD. As a result of our
14 study, we have reduced the flood elevations
15 to an A zone with an elevation of ten. But
16 that's still higher than the published data
17 in the flood insurance study for
18 Rockland County.

19 CHAIRMAN KRAESE: That's ten plus two,
20 correct?

21 MR. DeGENNARO: Correct.

22 BOARD MEMBER ROGERS: Thanks.

23 CHAIRMAN KRAESE: And just for the
24 record, FEMA's code is seven plus two. Any
25 questions? Everyone has the information.

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2 Okay. So let me read this letter.

3 The Town of Stony Point Planning Board
4 sitting as the Waterfront Advisory Committee
5 has reviewed the referred amendment of the
6 Stony Point Town Code Section 112-6 to modify
7 FEMA advisory base elevations for the Ba-Mar
8 Manufactured Home Community and immediately
9 adjacent areas based upon new survey data and
10 believe that local law is consistent with the
11 LWRP recommendations, on the condition that
12 the Town Engineer and Flood Plain
13 Administrator verify that the amended maps
14 referenced in the amendment correctly
15 indicates the areas of potential flood hazard
16 based on the most recent and most accurate
17 available data and practices. Doing so may
18 serve to encourage the redevelopment of the
19 waterfront in a manner contemplated in the
20 LWRP and generally furthers the goals of the
21 LWRP as described in the petition of Ba-Mar
22 Group, LLC, Addendum to Coastal Analysis Form
23 dated June 11, 2018.

24 We all agree with this? We should have
25 a --

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2 THE CLERK: Who made the motion?

3 CHAIRMAN KRAESE: I'll make a motion to
4 refer this letter back to the Town Board.

5 BOARD MEMBER ROGERS: I'll second that.

6 CHAIRMAN KRAESE: Second. All in favor?

7 (Response of aye was given.)

8 CHAIRMAN KRAESE: Again, I just want to
9 state for the record again that this is just
10 a recommendation from the Advisory Committee.
11 The Town Board is the lead agency. And the
12 motion must authorize the Town Planner to
13 send our recommendation to the Town Board,
14 where all the questions asked during the
15 public hearing will be answered and
16 addressed. Thank you.

17 MS. MELE: Thank you.

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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