

1 STATE OF NEW YORK : COUNTY OF ROCKLAND

2 TOWN OF STONY POINT : PLANNING BOARD

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WATERFRONT ADVISORY COMMITTEE

4 COMMENTS ON THE

PROPOSED AMENDMENT TO THE TOWN CODE

5 - - - - - X

Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
September 24, 2020
7:47 p.m.
(via Zoom)

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10 BEFORE:

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- THOMAS GUBITOSA, CHAIRMAN
- KERRI ALESSI, BOARD MEMBER
- MICHAEL FERGUSON, BOARD MEMBER
- ERIC JASLOW, BOARD MEMBER
- MARK JOHNSON, BOARD MEMBER
- EUGENE KRAESE, BOARD MEMBER
- JERRY ROGERS, BOARD MEMBER

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ROCKLAND & ORANGE REPORTING

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2 Congers Road

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New City, New York 10956

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(845) 634-4200

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1 Proceedings

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3 CHAIRMAN GUBITOSA: Next we have for the
4 waterfront, under other, the Town Board asked
5 us for some comments. Right, Max?

6 MR. STACH: Yeah. So as you know, the
7 Planning Board sits as the waterfront
8 advisory committee, and must make
9 determinations with regard to whether or not
10 proposed projects are consistent with the
11 Town's LWRP. This application, like Ba Mar
12 before it, is before the Town Board to amend
13 the flood protection chapter of the code, so
14 that these revised maps as submitted would be
15 operative, rather than the advisory base
16 flood elevations that were leased by FEMA
17 post Hurricane Sandy.

18 These maps take into consideration more
19 detailed site specific analysis that was
20 submitted to John O'Rourke for review. He
21 can provide you some details on that review.
22 But generally, this is what we did for
23 Ba Mar. And one caveat, which is that Ba Mar
24 was reconstruction of an existing mobile home
25 park, and it was specifically mentioned in

1 Proceedings

2 the LWRP.

3 This residential at this site wasn't
4 specifically mentioned in the LWRP, but as we
5 dealt with when we amended the PW district
6 several years ago, at that time we also did a
7 waterfront consistency review and found that
8 essentially, while not specifically mentioned
9 by the LWRP, the proposed PW amendment to
10 allow mixed use residential commercial
11 development with boat slips and public access
12 to the waterfront did serve several of the
13 LWRP goals, and therefore, was consistent.

14 So you sort of have a bit of a mix.
15 This change to the flood elevations as
16 reported by FEMA would help to further
17 appropriate development of the waterfront in
18 a way that would further LWRP's goals. With
19 that in mind, I have prepared a draft
20 recommendation on behalf of the Planning
21 Board that would essentially say that to the
22 Town Board. And you would have to, if you
23 agree and adopt that, sitting as the
24 waterfront advisory committee.

25 You're muted.

1 Proceedings

2 CHAIRMAN GUBITOSA: John, any followup
3 with that, or exactly what Max had stated?

4 MR. O'ROURKE: No, pretty much what Max
5 had stated. We had given comments to the
6 Town Board. They've been submitted to the
7 applicant. But from your Board's point of
8 view, I don't see any issue with you moving
9 forward with this.

10 CHAIRMAN GUBITOSA: All right. All
11 right. Does the Board have any questions?

12 BOARD MEMBER KRAESE: Let me just say
13 yes to Eric, please.

14 CHAIRMAN GUBITOSA: All right. You said
15 yes to Eric. All right.

16 THE CLERK: Amy wanted to get back on.

17 CHAIRMAN GUBITOSA: What was -- I didn't
18 hear that.

19 THE CLERK: Amy wanted to get back on.
20 Amy Mele.

21 CHAIRMAN GUBITOSA: Oh, okay.

22 MS. MELE: That's okay. I'm just, I'm
23 just, like I said, I'm just lurking. I have
24 nothing to add unless you have any questions
25 of us.

1 Proceedings

2 THE CLERK: Oh, okay.

3 CHAIRMAN GUBITOSA: Oh, no. All right.
4 So Bill, any comments, or you good with that?

5 MR. SHEEHAN: No. They're not actually
6 changing any elevations of the buildings or
7 anything. That still remains the same. So
8 it's pretty much the same as, you know, what
9 we did for Ba Mar.

10 CHAIRMAN GUBITOSA: All right. And this
11 is, this something that's in front of the
12 Town Board. They're just asking for our
13 recommendation. Correct, Max?

14 MR. SHEEHAN: It's actually the Town
15 Board -- it's not a zoning amendment, so it's
16 actually a Town Board amendment.

17 CHAIRMAN GUBITOSA: Right.

18 MR. SHEEHAN: There's no -- the Town
19 Board is the applicant.

20 MR. HONAN: All right. The code is
21 being amended. I believe it's outside of the
22 zoning code. It's just the town code is
23 being amended.

24 MR. SHEEHAN: That's correct.

25 CHAIRMAN GUBITOSA: Okay. All right.

1 Proceedings

2 So if the Board doesn't have any objections,
3 I'd like to make a motion to accept this as
4 written by Max and send it over to the Town
5 Board. So I just need a motion.

6 BOARD MEMBER KRAESE: I'll make the
7 motion.

8 CHAIRMAN GUBITOSA: I need a second.

9 BOARD MEMBER ROGERS: I'll second it.

10 CHAIRMAN GUBITOSA: Jerry second, Eric
11 second. I'll just do all in favor?

12 (Response of aye was given.)

13 CHAIRMAN GUBITOSA: Opposed? All right,
14 good. So we'll send it over to the Town
15 Board. Thank you, Max.

16 MS. MELE: Thank you.

17 (Time noted: 7:53 p.m.)

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Proceedings

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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