1   STATE OF NEW YORK   :   COUNTY OF ROCKLAND

2   TOWN OF STONY POINT :   PLANNING BOARD

3   - X

              IN THE MATTER

4   OF

              NICLEI'S CORNER

5   - X

                              Town of Stony Point

6   RHO Building

                              5 Clubhouse Lane

7   Stony Point, New York

                              January 23, 2020

8   9:18 p.m.

9   BEFORE:

10

     THOMAS GUBITOSA, CHAIRMAN

11   KERRI ALESSI, BOARD MEMBER

     ERIC JASLOW, BOARD MEMBER

12   MARK JOHNSON, BOARD MEMBER

     EUGENE KRAESE, BOARD MEMBER

13   JERRY ROGERS, BOARD MEMBER

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16   ROCKLAND & ORANGE REPORTING

                 2 Congers Road

17   New City, New York 10956

                 (845) 634-4200

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3   CHAIRMAN GUBITOSA: The next public

4   hearing is Niclei's Corner. This is another

5   public hearing. It's on the east side of

6   North Liberty Drive south of Rose Street.

7   Good evening.

8   MR. HODOSH: I'm Jonathan Hodosh,

9   22 Third Street, New City, architect for the

10   applicant. And what we're proposing is

11   there's existing single-family home on an R1

12   zone. We're seeking to change it to a

13   two-family, which is a conditional use by the

14   Planning Board.

15   The -- we're proposing no change in

16   footprint on the property. We have some

17   existing nonconforming conditions that will

18   not change the front yards on North Liberty

19   Drive and Rose Street, and the side and rear

20   setback to the existing free standing garage.

21   The only changes we're proposing to the

22   existing building are improvements, windows,

23   roofing, siding, and enclosing the part of

24   the covered porch facing the north, and

25   putting a small addition above that, once

1   Proceedings

2   again, within the existing footprint to

3   accommodate a bathroom. The variances we're

4   seeking basically have to do with the fact

5   that a two-family has different bulk

6   requirements. But the, there's no physical

7   change to the property except the minor

8   change in the, under the porch. And then the

9   parking area that was, that's required for a

10   two-family.

11   CHAIRMAN GUBITOSA: All right. You went

12   to the ARB, right?

13   MR. HODOSH: Yes, we did.

14   CHAIRMAN GUBITOSA: All right. Did you

15   get approval?

16   MR. HODOSH: Yes.

17   CHAIRMAN GUBITOSA: Oh, you did, okay.

18   And you're in front of the Zoning Board?

19   MR. HODOSH: We will be. They set a

20   public hearing. We appeared before them

21   once.

22   CHAIRMAN GUBITOSA: All right. I guess

23   what we'll do is if you have nothing further,

24   we'll open the public hearing. I'll open the

25   public hearing for Niclei's Corner. Any

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2   comments or -- just state your name, address

3   for the Board. Go ahead, George.

4   THE CLERK: Sign the paper.

5   MR. POTANOVIC: George Potanovic,

6   597 Old Gate Hill Road, president of SPACE.

7   It's a great idea. I think it's nice to see

8   this building, it's been sitting there for a

9   long time like that. Someone told me it was

10   there since they were small, and they lived

11   in the town all those years, and it's been

12   like that. So it's nice to see some

13   improvements, especially on 9W because it's a

14   building people see right across from the

15   firehouse.

16   So it's great to see the improvement.

17   I'm glad someone's investing some money in

18   it. And I'm sure whatever they're doing is

19   reasonable. It sounds like it is. It's

20   great to see. Thank you very much.

21   CHAIRMAN GUBITOSA: Thank you, George.

22   Any other comments? All right, I just --

23   BOARD MEMBER KRAESE: Make a motion

24   to --

25   CHAIRMAN GUBITOSA: Continue.

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2   BOARD MEMBER KRAESE: -- continue the

3   public hearing to February 27th.

4   BOARD MEMBER ROGERS: I second that.

5   CHAIRMAN GUBITOSA: I make a motion, we

6   have a second. All in favor?

7   (Response of aye was given.)

8   CHAIRMAN GUBITOSA: Opposed? All right.

9   We'll move you to February 27th.

10   (Time noted: 9:21 p.m.)

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3   THE FOREGOING IS CERTIFIED to be a true

4   and correct transcription of the original

5   stenographic minutes to the best of my ability.

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8   _____

                    Jennifer L. Johnson

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