

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

----- X

IN THE MATTER
OF
R & W CASSCLES

----- X

Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
January 25, 2018
8:10 p.m.

BEFORE :

THOMAS GUBITOSA, CHAIRMAN
PETER MULLER, VICE-CHAIRMAN
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
PAUL JOACHIM, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

CHAIRMAN GUBITOSA: All right, we're going to get started. Next item on the agenda is the public hearing for RW Casscles. It's a minor subdivision located on the north side of Beach Road. All right, Mr. Zigler.

MR. ZIGLER: All right. Dave Zigler from Atzl, Nasher and Zigler. We were here a couple months ago. We did this, Casscles.

It's basically two lots. It exists as two lots. We're going to move the property line between the two homes. That required some variances.

If you look at your map, the house on the right is a legal two-family. And then he moved the property line between them, bring on variances. So the Planning Board sent us to the ZBA for both variances.

We received the variances last month, and we're back at the front of the Planning Board for a hopefully final resolution on amendment of a property line which is in the middle, maybe moving it about five foot. We were proposing no additional construction, no

1 Proceedings

2 improvements, no permits are required.

3 So basically what we're doing is we're
4 taking a property line as it exists today and
5 moving it to where the fence is for the last
6 30 years. So if you drive by it today or a
7 week from now, it's still going to look the
8 same. It's just moving a line on a map.

9 CHAIRMAN GUBITOSA: All right. And I
10 know the Planning Board, we did a site visit.
11 And like you said, just moving things.

12 All right, at this point, I'll open the
13 public hearing. This is a public hearing for
14 RW Casscles. Is there anyone that would like
15 to speak? Should we make a motion to close?

16 VICE CHAIRMAN MULLER: I'd like to make
17 a motion to close, Mr. Chairman.

18 BOARD MEMBER JOACHIM: I second the
19 motion.

20 CHAIRMAN GUBITOSA: All right, motion to
21 close, second. All in favor?

22 (Response of aye was given.)

23 CHAIRMAN GUBITOSA: Opposed? All right,
24 motion passed to close the public hearing. I
25 think what we'll do now is, does the Board

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

have any comments before I go read the resolution?

All right, I'm going to read a resolution granting an amended subdivision plat and conditional use approval for the project RW Casscles by application of Wellington and Rebecca Casscles.

Whereas, a revised application dated October 15, 2017, and Short EAF dated October 14, 2017, have been submitted to the Planning Board of the Town of Stony Point seeking the approval of a Conditional Use permitting a two-family residential use to continue on the property commonly known as 71 Beach Road, Stony Point, New York, 10980, Tax Lot 15.20-1-28, and the amendment of a previously approved two lot subdivision plat dated 1971 entitled Subdivision for Casscles in order to adjust the property boundary line between the two lots in the subdivision, the two lots of which are commonly known as the aforementioned 71 Beach Road premises, and 69 Beach Road, Stony Point, New York, 10980, Tax Lot 15.20-1-27, and the purpose of this

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

application is to relocate the common boundary line between the lots to match the physical improvements to the lots, and Conditional Use approval is needed in order to continue the two family residential use of 71 Beach Road, Stony Point, New York, 10980, because the relocation of the property boundary line will result in a reduction in square footage of approximately 2,000 square feet to that lot, and no construction is anticipated if this application is granted, and upon a submitted plan entitled Amendment of Property Line and Conditional Use, consisting of one sheet, prepared by Atzl, Nasher and Zigler, P.C., dated August 30, 2017, last revised January 2, 2018, hereinafter after, the Application, and affecting premises designated as Section 15.20, Block 1, Lots 27 and 28 on the Tax Map of the Town of Stony Point, County of Rockland, more commonly known as 69 and 71 Beach Road, Stony Point, New York, 10980, respectively, and consisting of .55, acres which subdivision located in the R-1 Zoning

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

District, hereinafter the Subject Premises.

And whereas, pursuant to the New York State Environmental Quality Review Act, this is an unlisted action and the Planning Board as lead agency issued a negative declaration on October 26, 2017.

And whereas, this Board referred the Applicant to the Town of Stony Point Zoning Board of Appeals, ZBA, and by Resolution dated December 21, 2017, the ZBA granted the application and approved the area variances with certain conditions.

And whereas, by letters dated October 26, 2017, November 15, 2017, and January 2, 2018, the Rockland County Department of Planning made certain comments applicable to the project, requesting an opportunity to review any variances that may be needed, and that the map be signed by the Chairman of the Rockland County Drainage Agency pursuant to the Rockland County Stream Control Act.

And whereas, by letters dated October 23, 2017, and December 1, 2017, the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

Rockland County Department of Highways indicated that the proposed action will not have an adverse effect on the County Highway System and that a construction permit will not be required from the Rockland County Highway Department.

And whereas, by letters dated October 18, 2017, October 31, 2017, and December 19, 2017, the Rockland County Department of Health determined that no Rockland County Health Department approvals are needed for this application.

And whereas, a duly noticed public hearing was held on January 25, 2018, at 7:00 p.m. at which date the applicant appeared by its representative, Atzl, Nasher and Zigler, P.C., and at which date the public hearing was conducted, concluded and closed.

And whereas, the Board heard comments in favor of the project and there was no opposition to the application.

Now, therefore, be it resolved that the subdivision map submitted for approval

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

affecting the Subject Premises be and hereby
is approved, and the Chairman is hereby
authorized to sign same and to permit same to
be filed in the Rockland County Clerk's
Office as an Amended Subdivision Plat,
consistent with the ZBA Resolution of
December 21, 2017, with conditions, and the
Application for Conditional Use approval
affecting 71 Beach Road, Stony Point,
New York, 10980, Tax Lot 28, be and hereby is
approved, and the Chairman is hereby
authorized to sign same and to permit same to
be filed in the office of the Town Clerk and
further conditioned upon the applicants'
compliance with all provisions of the Town
Code and payment of any and all outstanding
fees to the Town.

All right, so I have a resolution
granting amended subdivision plat and
conditional use approval. I need a motion.

VICE CHAIRMAN MULLER: I'll make that
motion.

BOARD MEMBER ROGERS: I'll second.

CHAIRMAN GUBITOSA: Second. All right,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

I need a vote on it to approve. Mr. Jaslow?

BOARD MEMBER JASLOW: Yes.

CHAIRMAN GUBITOSA: Mr. Joachim?

BOARD MEMBER JOACHIM: Yeah.

CHAIRMAN GUBITOSA: Mr. Muller?

VICE CHAIRMAN MULLER: Yes.

CHAIRMAN GUBITOSA: Mr. Ferguson?

BOARD MEMBER FERGUSON: Yes.

CHAIRMAN GUBITOSA: Mr. Rogers?

BOARD MEMBER ROGERS: Yes.

CHAIRMAN GUBITOSA: Myself, yes. So the resolution passes. Thank you.

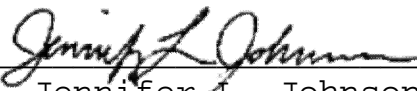
MR. ZIGLER: Thank you. That's from Mr. Casscles.

oOo

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

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

