

1 STATE OF NEW YORK : COUNTY OF ROCKLAND
2 TOWN OF STONY POINT : PLANNING BOARD

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4 IN THE MATTER
OF
5 LIGHTFOOT AND HARVEY
LOT LINE CHANGE

- - - - - X

6 Town of Stony Point
RHO Building
7 5 Clubhouse Lane
Stony Point, New York
8 July 23, 2020
8:42 p.m.
9 (via Zoom)

10 BEFORE:

- 11 THOMAS GUBITOSA, CHAIRMAN
- 12 KERRI ALESSI, BOARD MEMBER
- ERIC JASLOW, BOARD MEMBER
- 13 MARK JOHNSON, BOARD MEMBER
- EUGENE KRAESE, BOARD MEMBER
- 14 JERRY ROGERS, BOARD MEMBER

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17 ROCKLAND & ORANGE REPORTING
2 Congers Road
18 New City, New York 10956
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3 CHAIRMAN GUBITOSA: Next item is

4 Lightfoot and Harvey. I think it was a, a

5 new application.

6 MR. ZIGLER: This was an application

7 that we had up on the board at the workshop,

8 and we've discussed. At the time, there was

9 some violations, and I believe that that has

10 been solved, or has methods of solving. So

11 we're moving forward with the plan.

12 It's between two neighbors, Harvey and

13 Lightfoot. Lightfoot lives on Thiells Road,

14 and Harvey lives up at the corner of

15 Collaberg. And Harvey would like to buy the

16 portion of Lightfoot that is between, I'll

17 say their house and the Hudson. And they

18 don't want to have anybody move there. And

19 they would like to have it natural.

20 And so they went to Lightfoot to buy

21 this portion of about four acres, a little

22 over four acres. If they do this and we put

23 that property line, it's actually an

24 amendment to a property line. We're just

25 moving the property line as it exists, and

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2 we're going to move it to the east.

3 And Harvey intends to leave it in its
4 natural state. There's no proposal to build
5 anything. And that's it. It's an amendment
6 of a property line, and it affects nobody,
7 requires no permits outside of the approval
8 of the Planning Board.

9 CHAIRMAN GUBITOSA: All right. And it's
10 a Type II, so we don't need a public hearing
11 or anything. All right. Any -- Bill, any
12 comments?

13 MR. SHEEHAN: No. Again, it's a lot
14 line change. No public hearing.

15 CHAIRMAN GUBITOSA: All right. All
16 right, so all we need, the Board -- John, you
17 don't have any comments, right?

18 MR. O'ROURKE: No. We had already
19 issued those previously. And Dave has
20 addressed those, so we're satisfied.

21 CHAIRMAN GUBITOSA: All right. So this
22 one, does the Board have any questions? If
23 not, we'll do a resolution, I think, just to
24 get the lot line. All right, hang on. Yes.
25 All right. Steve, you want me to read it or

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2 you got it?

3 MR. HONAN: No, I'll read it for you.

4 Okay.

5 Resolution granting a lot line change
6 for the project Lightfoot and Harvey by
7 application of Andrew Lightfoot and Dermot
8 and Emily Harvey.

9 Whereas, an application dated May 6,
10 2020, and a Short EAF dated April 7, 2020,
11 have been submitted to the Planning Board of
12 the Town of Stony Point seeking approval for
13 a lot line change and the relocation of a
14 common property line between two existing
15 adjoining lots, the Lightfoot Lot consisting
16 of 16.7 more or less acres, located at and
17 commonly known as 25 Thiells Road,
18 Stony Point, New York, and the Harvey Lot
19 consisting of 2.15 more or less acres,
20 located at and commonly known as 27 Collaberg
21 Road, Stony Point, New York, upon a submitted
22 plan entitled Lot Line Change consisting of
23 one sheet prepared by Atzl, Nasher and
24 Zigler, P.C., dated May 20, 2020, and last
25 revised July 15, 2020, subject application,

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2 and affecting premises designated as Section
3 20.05, Lot 1 -- I'm sorry, Block 1, Lot 17
4 and Section 19.02, Block 4, Lot 8,
5 respectively, on the Tax Map of the Town of
6 Stony Point, County of Rockland, which
7 parcels are located in the RR Zoning
8 District, subject premises; and it is
9 intended that the lot line change will result
10 in the Lightfoot Lot area of 12.473 plus or
11 minus acres, and the Harvey Lot area of 6.387
12 plus or minus acres, and no construction or
13 development is anticipated; and

14 Whereas, pursuant to the New York State
15 Environmental Quality Review Act, this
16 application constitutes a Type II action and
17 accordingly no further environmental review
18 is required; and

19 Whereas, a duly noticed public hearing
20 was not required on this application pursuant
21 to Town of Stony Point Code Section 191-7;
22 and

23 Whereas, the adjusted lot dimensions
24 produced by this application will be in
25 compliance with the bulk provisions of the

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2 Town of Stony Point Zoning Code; and

3 Whereas, a project review sheet memo
4 dated May 20, 2020, by Lanc and Tully
5 Engineering and Surveying, P.C., the Town's
6 consulting engineer, was submitted to this
7 Board and to the applicant concerning their
8 review of the subject application and plans,
9 dated May 20, 2020, and the following
10 comments were made:

11 One, the site zoning should be added to
12 the bulk table;

13 Two, the amount of land to be
14 transferred, 4.23 acres, should be identified
15 on the plan;

16 Number three, the proposed lot line
17 change does not appear to impact any bulk
18 requirements and therefore it does not appear
19 any variances will be required. However, the
20 existing nonconforming front setback on
21 Lot 20.05-1-17 should be noted with an
22 asterisk in the bulk table;

23 Four, the application requires referral
24 to the County Planning Department based on
25 its location on a County Road, Thiells Road;

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2 Five, as per Section 191-5 of the Town's
3 subdivision regulations an application for a
4 lot line change does not require a public
5 hearing.

6 Whereas, the applicant in response to
7 the Town's consulting engineer memo, dated
8 May 20, 2020, revised the plan as of July 15,
9 2020, and incorporated the engineer's
10 comments; and

11 Whereas, pursuant to the New York State
12 General Municipal Law, the Rockland County
13 Highway Department and the Rockland County
14 Department of Planning were given the
15 opportunity to review the proposed lot line
16 change and provide any concerns related to
17 the project to the Town of Stony Point and
18 although more than 30 days has now elapsed
19 these entities have not submitted comments to
20 this Planning Board concerning this project;
21 and

22 Whereas, this application came before
23 this Board as an agenda item and was heard
24 and considered by this Board on July 23,
25 2020, at 7:00 p.m. at which date and time the

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2 applicant appeared by their representative
3 Atzl, Nasher and Zigler, P.C.; and

4 Now, therefore, be it resolved that the
5 subject application and plat submitted for
6 approval concerning the subject premises be
7 and hereby is approved, and the Chairman is
8 hereby authorized to sign same and to permit
9 same to be filed in the office of the
10 Rockland County Clerk as a subdivision plat
11 pursuant to the requirements of the Town of
12 Stony Point Code Section 191-15, upon
13 compliance with all provisions of the Town
14 Code and payment of any and all outstanding
15 fees to the Town.

16 And the question of the adoption of the
17 forgoing resolution was duly put to a vote
18 this evening.

19 CHAIRMAN GUBITOSA: All right. All
20 right, so I have a resolution granting a lot
21 line change for Lightfoot and Harvey. I just
22 need a motion to accept.

23 BOARD MEMBER JOHNSON: I'll make the
24 motion.

25 CHAIRMAN GUBITOSA: Adopt the

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2 resolution. Mark. I need a second.

3 BOARD MEMBER ALESSI: I'll second.

4 BOARD MEMBER JASLOW: I'll second that
5 motion.

6 CHAIRMAN GUBITOSA: Who, Kerri or Eric?

7 Both of them. All right. So I got a motion,
8 a second. Any discussions on it? All right.

9 Put it to a vote. Jerry?

10 BOARD MEMBER ROGERS: Yes.

11 CHAIRMAN GUBITOSA: Eric?

12 BOARD MEMBER JASLOW: Yes.

13 CHAIRMAN GUBITOSA: Mark?

14 BOARD MEMBER JOHNSON: Yes.

15 CHAIRMAN GUBITOSA: Kerri?

16 BOARD MEMBER ALESSI: Yes.

17 CHAIRMAN GUBITOSA: Gene?

18 BOARD MEMBER KRAESE: Yes.

19 CHAIRMAN GUBITOSA: Myself, yes. So
20 good, we're -- resolution is granted for the
21 lot line.

22 MR. ZIGLER: Thank you very much.

23 (Time noted: 8:50 p.m.)

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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