

Town of Stony Point

Department of Planning

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PLANNING BOARD MINUTES

May 24, 2018

Rho Building 7:00 P.M.

Present:

Eric Jaslow, Member

Peter Muller, Member – Acting Chairman

Gene Kraese, Member

Gerry Rogers, Member - absent

Michael Ferguson, Member

Paul Joachim, Member

Thomas Gubitosa, Chairman - absent

Steve Honan, Esq.

Special Counsel

Max Stach

Town Planner

PLANNING BOARD AGENDA

May 24, 2018

RHO BUILDING at 7:00 P.M.

Public Hearings:

1. Gate Hill Day Camp Two - SBL 19.01-1-1 Site Plan Conditional Use located on the south side of Gate Hill Road RC 106 1600 feet of Sgt. Schwarz Court.

- Public Hearing

Applications:

2. Eagle Bay SBL 15.04-6-3,4&6 Site Plan-Conditional Use located on the north end of Hudson Drive 600 north of Tomkins Avenue
 - Presentation of New Layout
3. TD Bank and Srishiva LLC SBL 20.02-11- 32,34 Lot Line Change located on the east side of South Liberty/Rt 9W 250 feet north of Battalion Drive
 - New Application
4. Minisceongo Yacht Club SBL 20.02-11-12,13.1,14,15,16 &18Site Plan located on the north side of Grassy Point Road zero feet west of Munn Avenue
 - New Application

Other Business:

Town Board Referral -Text Amendment Zone Code
Local Waterfront Revitalization Plan and Iona Road Culvert Replacement
Minutes of April 26, 2018

Regular Meeting Minutes were taken by Court Reporter

Other Business:

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Chairman: Under other business we have are we going back to discuss the text I know that you said you wanted to include it I didn't know if you actually did include it in your first discussion.

Ms. Miele: I included a discussion of if but the Town Board did referrer it to you for review and recommendation so I was hoping we could get some sort of recommendation back to the Town Board tonight on the text amendment. Again what we are looking to do is to go from one boat slip per unit to one boat slip per three units that is the sum and substance of the entire change to the Planned Waterfront District so we were hoping we could get some sought of recommendation and go back to the Town Board. I don't think we are going to

give it to you tonight because it is the first time I'm looking at it and I am going to need to look into it and we will talk about it again next month.

Ms. Miele: So if I could as to be placed on the agenda for the next meeting.

Mr. Sheehan: You have to realize you are not change the text for this property you are changing for the Zone. So she is not the applicant even though she partitioned it you have to realize it is going to affect the PW District not just the piece.

Chairman: That is why I said we are not doing anything tonight.

Mr. Sheehan: I am just saying that it will affect everything in the PW District.

Chairman: The reason actually I am not going to make a decision is I didn't understand the ramifications of it being I am just hearing about it and I didn't want to make a decision which I thought would of one thing and is actually is of another. So I am going to need to look at it and understand it all before I actually make a decision.

Mr. Sheehan: It is a recommendation there is a time factor it is 60 days.

Ms. Miele: Only the Town Board can change it.

Mr. Kraese: Bill can I ask what is your take on this as the Building Inspector?

Mr. Sheehan: I think it's a good thing I think environmentally it's a good thing because what it does is it allows to go to less slips which would generate less traffic less parking but it does not take away from the site plan it sets the minimum not the maximum. I think in that zone if you required one slip for every unite that is 290 slips that is a lot of slips it's not 290 anymore it's 268 the next property that came in and wanted to do the same thing now we are talking 600 slips I don't think economically you could survive with that many slips. What happens if you don't have that many slips now and you come in with a proposal for 200 something slips and we are going to make you put them in and you can't get your permits from the Army Corps or DEC to increase your number of slips?

Mr. Kraese: I understand what you are saying I think it is a smart move it is not realistic for one slip per unit what if it is their project or the next guy down the road that is an unreal number my question is one to three is that a reasonable number. It seems reasonable to me.

Mr. Sheehan: We didn't just come up with that we kind of kicked it around and I think it is a reasonable number.

Chairman: Based on that do you think it is comfortable for the Board to give a recommendation to the Town Board that is something that you have looked at and is a good thing for this project.

Mr. Sheehan: I think it is a good thing environmentally it is a good thing to me it not a big thing the Board just needs to see if it sounds reasonable or is it crazy. I think you can make a recommendation I am not saying if you should be for it or against it but I don't think it is too involved that you can't make a decision.

Chairman: Can I as the Board does anyone oppose making a recommendation to allow this change.

Mr. Sheehan: You are not actually allowing this change you are just saying...

Chairman: I am just saying is anybody opposed sending the recommendation to the Board saying we support this.

Mr. Jaslow: Is there any way to add a maximum so the opposite can't happen?

Mr. Sheehan: When they come in for Site Plan and you feel that you want more that is something that you will have to deal with the applicant. It really comes down to a couple of things the size of the property so really the one next door and Minisceongo is probably about the only two that really would use this type of zoning.

Mr. Stach: Minisceongo and Panco together.

Mr. Sheehan: Correct. Back to your question Eric I don't know if you can actually force applicant to add more.

Mr. Jaslow: What I am saying is to stop an applicant for going the opposite way.

Mr. Sheehan: You would have to make sure traffic, parking everything else that goes with the pan.

Ms. Miele: We still have to go back and convince the Village Board because they are the only ones that could do this.

Chairman: We will wait till the next meeting there are some members along with myself who would like to read it and just make sure we are comfortable with it if it is not going to cause a problem we will do it at the next meeting. I feel confident we would be able to give you an answerer and a recommendation at the next meeting.

Ms. Miele: Thank you.

Chairman: Next is the Local Waterfront Revitalization Plan and Iona Road Culvert Replacement

Mr. O'Rourke: The Palisade Interstate Park Commission is proposing to replace six existing basically crushed culverts within their Park as part of that the DEC because it is Federally and State funded the DEC and Department of State requires them to appear before the Town but as the Planning Board you are the Local Waterfront Revitalization Committee so as that committee you need to look at what they are proposing to see if it is in conferment with your plan. It is a good thing we looked at it an compared it with your plan we found it to be in complete conformance basically they are taking six pipes that are crushed or broken some are CMP some are concert and they are replacing them with 30 inch HDPE under a road that is failing and it will allow the tidal marsh to go back and forth they have a complete layout of how they are doing it. They have the DEC regulations and all that.

Chairman: They have complete oversight.

Mr. O'Rourke: All this is was to confirm that it meets your Revitalization Plan it is actually on Iona Road.

Chairman: What do you need from us?

Mr. O'Rourke: This Board basically has to approve that it is in conformance with your local Revitalization Plan.

Chairman: Did you find it is in conformance?

Mr. O'Rourke: Yes it did.

Chairman: Can I have a motion?

Motion: To approve the Iona Road Culvert Replacement.
Made by Paul Joachim and seconded by Eric Jaslow
Roll call vote all in favor

Motion: Adopt Minutes of April 26, 2018
Made by Michel Ferguson and seconded by Gene Kraese

Motion: Close Planning Board Meeting
Made by Paul Joachim and seconded by Gene Kraese

Respectfully submitted,
Mary Pagano, Clerk to the Planning Board

Minutes of April 26, 2018