

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
RHO Building
5 Clubhouse Lane
Stony Point, New York
October 24, 2019
7:34 p.m.

9 BEFORE:

10

- THOMAS GUBITOSA, CHAIRMAN
- 11 PETER MULLER, VICE CHAIRMAN
- MICHAEL FERGUSON, BOARD MEMBER
- 12 ERIC JASLOW, BOARD MEMBER
- PAUL JOACHIM, BOARD MEMBER
- 13 EUGENE KRAESE, BOARD MEMBER
- JERRY ROGERS, BOARD MEMBER

14
15
16

ROCKLAND & ORANGE REPORTING
2 Congers Road
New City, New York 10956
18 (845) 634-4200

19
20
21
22
23
24
25

1 Proceedings

2 CHAIRMAN GUBITOSA: We have one more
3 item that's not on the agenda.

4 THE CLERK: It's on the agenda. It's on
5 some of the agendas. It was added late.

6 CHAIRMAN GUBITOSA: Oh, there it is.
7 Okay, I didn't have it on mine. It is
8 Niclei's Corner, and this is a site plan
9 located on the east side of North Liberty
10 Drive, south of Rose Street. It's a new
11 application. So who is here for that?

12 MR. HODOSH: Jonathan Hodosh. I'm an
13 architect with George Hodosh Associates in
14 New City. Basically, what we're looking to
15 do is take an existing single-family home and
16 grade it to a two-family. We're proposing no
17 changes to the existing structures except the
18 enclosure on the north side, an existing
19 covered porch, which doesn't affect the
20 zoning.

21 We need site plan approval basically
22 because the zone requires Planning Board
23 approval for the two-family conversion. And
24 we need a variance just for lot size. Other
25 than that, we're conforming.

1 Proceedings

2 So it's a pretty straightforward
3 application. We submitted an architectural
4 site plan. We're here tonight to request
5 scheduling a public hearing, and we will be
6 furnishing a site plan being prepared by
7 Mr. Zigler prior to the next TAC meeting.

8 CHAIRMAN GUBITOSA: All right. Well,
9 first, we're going to have to do a site
10 visit.

11 MR. HODOSH: Yes.

12 CHAIRMAN GUBITOSA: Now, this is right
13 on the corner, right before you get to Rose,
14 that old white house on the, up on the
15 corner, correct?

16 MR. HODOSH: Yes.

17 CHAIRMAN GUBITOSA: All right. John,
18 any comments?

19 MR. O'ROURKE: Well, speaking with Bill
20 and then looking at the application packet,
21 no site plan had been submitted --

22 CHAIRMAN GUBITOSA: Right.

23 MR. O'ROURKE: -- as of yet with the
24 application. So it's my understanding that
25 the Board can schedule a site visit, take a

1 Proceedings

2 look at it. The applicant with the next
3 submission would submit a site plan, go to
4 the TAC meeting, and then you'd move on from
5 there.

6 CHAIRMAN GUBITOSA: All right. So we'll
7 do a -- what's good for a site visit, guys?

8 MR. STACH: The idea was to refer, the
9 idea was to refer the application to the ZBA
10 in December.

11 CHAIRMAN GUBITOSA: All right.

12 BOARD MEMBER KRAESE: Let me get it
13 correct. You did mention you'd like to have
14 a public hearing.

15 MR. HODOSH: Well, Bill -- if necessary.
16 Bill said tonight to come in with the
17 architectural site plan and request a public
18 hearing for December 12th so we don't lose a
19 month.

20 BOARD MEMBER KRAESE: After the site
21 visit and you coming to the TAC meeting, my
22 understanding in December, we would probably
23 refer to the ZBA for a variance before we
24 have a public hearing here. Am I correct?

25 MR. STACH: Yeah. So I think you can't

1 Proceedings

2 really schedule a public hearing before you
3 have a site plan.

4 CHAIRMAN GUBITOSA: Yeah. You need the
5 site plan.

6 BOARD MEMBER KRAESE: And the variance
7 from the ZBA.

8 CHAIRMAN GUBITOSA: Yeah.

9 MR. HODOSH: So can we get a referral to
10 the ZBA tonight?

11 CHAIRMAN GUBITOSA: No. We have to do a
12 site visit first. We don't move that fast.

13 All right. If we're good, if we could
14 do a site visit this Saturday. Yeah, 8:30,
15 we'll be -- we'll stop at the site. And just
16 if -- what do we need, like a -- just, if
17 they can lay out where the lot's going to be
18 with the stripes.

19 All right. I just need a motion to set
20 the site visit for Saturday.

21 BOARD MEMBER KRAESE: Make a motion.

22 CHAIRMAN GUBITOSA: Second?

23 BOARD MEMBER ROGERS: Second.

24 CHAIRMAN GUBITOSA: All in favor?

25 (Response of aye was given.)

1 Proceedings

2 CHAIRMAN GUBITOSA: All right. So this
3 Saturday at 8:30, we'll see you at the, see
4 someone at the site. We'll stop over. And
5 just as long as it's marked out in the back
6 so we know what we're looking at. All right.

7 MR. HODOSH: Yeah. We plan to be
8 submitting a site plan prior to the next TAC
9 meeting. So that being said, when could we
10 get a referral to the ZBA?

11 MR. STACH: Tom, hold on one second.
12 One of the other things you can do tonight is
13 identify that this is a two-family home, and
14 therefore, it's a Type II action not subject
15 to SEQR.

16 CHAIRMAN GUBITOSA: All right. So I'll
17 make a -- since this is a two-family, not a
18 subdivision, it's a Type II action. I need
19 just a motion to make this a Type II.

20 BOARD MEMBER JOACHIM: I'll make that
21 motion.

22 CHAIRMAN GUBITOSA: Second?

23 BOARD MEMBER ROGERS: I'll second it.

24 CHAIRMAN GUBITOSA: All in favor?

25 (Response of aye was given.)

1 Proceedings

2 CHAIRMAN GUBITOSA: Opposed? So it's a
3 Type II. Yeah, Saturday. We'll go from the
4 TAC meeting. Once you get the TAC meeting,
5 we'll tell you when the public hearing is.
6 We just don't do everything when you first
7 walk in. All right?

8 MR. HODOSH: Thank you.

9 CHAIRMAN GUBITOSA: Thank you.

10 (Time noted: 7:40 p.m.)

11

12 oOo

13

14

15

16

17

18

19

20

21

22

23

24

25

Proceedings

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

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