

1 STATE OF NEW YORK : COUNTY OF ROCKLAND

2 TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

4 OF

JUSTIN & NICOLE O'DELL

5 - - - - - X

Town of Stony Point

6 RHO Building

5 Clubhouse Lane

7 Stony Point, New York

October 24, 2019

8 7:16 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

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ROCKLAND & ORANGE REPORTING

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1 Proceedings

2 CHAIRMAN GUBITOSA: All right, next item
3 on the agenda, item on the applications, it's
4 Justin and Nicole O'Dell. It's a lot line
5 change -- oh, that's right, Mr. Joachim is
6 going to recuse himself. Thank you.

7 All right. This is a lot line change
8 located at 27 and 35 Blanchard Road, 850 feet
9 west of O'Dell Drive. Mr. Zigler?

10 MR. ZIGLER: Dave Zigler from Atzl,
11 Nasher and Zigler on the O'Dell application.
12 We have a piece of property that was
13 subdivided ten, fifteen years ago. And at
14 this time, they would like to change the
15 interior property line. And the modification
16 that we're doing really just flips the area
17 from the bulk that was on the mother's house,
18 now it's going to the grandson's house. It
19 requires no permits, no approvals from
20 anybody but the Planning Board. So that's
21 why we're here for an amended property line.

22 We have comments from the County, and we
23 agreed to all the comments. I think the
24 major one is to provide a easement or right
25 of way through the property so people aren't

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2 landlocked, and we did that. So we're not
3 asking the Board to override the County
4 letter. That's, that's it. It's pretty
5 simple, it's just moving the property line.

6 CHAIRMAN GUBITOSA: All right. And the
7 Building Inspector interpreted it that you
8 don't need a variance, right? Yeah. I see
9 that.

10 MR. ZIGLER: Right.

11 CHAIRMAN GUBITOSA: All right. Max,
12 John, any?

13 MR. O'ROURKE: Yeah. Dave, we had spoke
14 about, so you were going to -- on the plan,
15 you're going to note the prior variance is
16 still active, and that you're going to label
17 the use of the structures.

18 MR. ZIGLER: Yes. On the new map, it
19 does. The new map that we submitted for 119.
20 But let me see. I think we --

21 MR. O'ROURKE: I have a new map.

22 MR. ZIGLER: You do?

23 CHAIRMAN GUBITOSA: October 15th?

24 MR. ZIGLER: Yeah.

25 MR. O'ROURKE: Nope, don't have it.

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2 MR. ZIGLER: All right. Well,

3 basically, what John's asking for is to label

4 the houses. So on each house, we put a

5 defined house, and then we added

6 single-family home. That's all three of

7 them. And then additionally, down at the

8 bottom on Note 4 and 5 in the general notes,

9 we described the easements. I mean, I'm

10 sorry, the variances.

11 MR. O'ROURKE: Perfect. Thank you.

12 MR. ZIGLER: All right. You had me

13 questioning myself.

14 THE CLERK: 10/1?

15 CHAIRMAN GUBITOSA: 10/15.

16 THE CLERK: 10/15?

17 MR. ZIGLER: 10/1/15.

18 CHAIRMAN GUBITOSA: Yeah, 10/1/15. I

19 gave it to -- John's got it.

20 THE CLERK: I don't see that one. Oh, I

21 see it. No, it's 10/1.

22 MR. ZIGLER: That's the one in PDF,

23 also. That's the one you had a PDF,

24 beginning of October.

25 THE CLERK: Right. 10/1.

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2 MR. ZIGLER: Right.

3 THE CLERK: Not 10/15.

4 MR. ZIGLER: 10/1/19.

5 THE CLERK: Correct. They think it's

6 10 --

7 MR. ZIGLER: Yes. No, 10/1/19.

8 THE CLERK: Okay. That's all these

9 already. Everybody has the right one.

10 CHAIRMAN GUBITOSA: 10/1/19.

11 MR. ZIGLER: Math wasn't my best score

12 in high school. 10/1/19, sorry.

13 THE CLERK: Because you have the letter

14 attached to it.

15 MR. STACH: So under the code, a lot

16 line change resulting in no new buildable

17 lots is a Type II action by local code. It's

18 not subject to SEQOR. And the Planning Board

19 may approve the lot line change without the

20 need for a public hearing. So that is within

21 your discretion.

22 CHAIRMAN GUBITOSA: Steve, any?

23 MR. HONAN: I'm just going to ask Dave,

24 was this the subject of a subdivision at some

25 time?

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2 MR. ZIGLER: Yes.

3 MR. HONAN: We have that information,
4 like when it was granted and things of that
5 nature on the map notations?

6 MR. ZIGLER: Yeah, yup. Let me unfold
7 my map again. I thought we had it on there
8 somewhere.

9 MR. HONAN: Maybe it's in the
10 application.

11 MR. ZIGLER: Yes, it's in the
12 application.

13 MR. HONAN: The original date of
14 subdivision. It was a minor subdivision, I
15 take it.

16 MR. ZIGLER: Yeah. I mentioned it, but
17 I don't, I don't actually refer to it as you
18 would in a certification. I'll add that to
19 it. That will be Note 6. And I'll put the
20 reference to the original map.

21 MR. HONAN: Great.

22 CHAIRMAN GUBITOSA: Yeah. All right,
23 Dave. I guess for next month, for December,
24 just those notes on the map.

25 MR. ZIGLER: Okay.

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2 CHAIRMAN GUBITOSA: And we'll see you
3 next, we'll see you December.

4 MR. ZIGLER: All right, thank you.

5 MR. HONAN: Also, the Board is not going
6 to request a public hearing? You don't have
7 to.

8 CHAIRMAN GUBITOSA: We don't need one.
9 It's just a lot line, we don't need one for
10 this one. All right. Thank you, Dave.

11 MR. ZIGLER: Thank you.

12 (Time noted: 7:23 p.m.)

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Proceedings

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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