

Town of Stony Point

Department of Planning

74 EAST MAIN STREET
STONY POINT, NEW YORK 10980

Tel: (845) 786-2716 x 113 planning@townofstonypoint.org Fax: (845) 786-5138

PLANNING BOARD MINUTES

September 28, 2017

RHO BUILDING at 7:00 P.M.

Present:

Eric Jaslow, Member

Peter Muller, Member – acting Chariman

Gene Kraese, Member

Gerry Rogers, Member

Michael Ferguson, Member

Paul Joachim, Member

Thomas Gubitosa, Chairman - absent

Steve Honan, Esq.

Special Counsel

Town Planner

Max Stach

PLANNING BOARD AGENDA

September 28, 2017

RHO BUILDING at 7:00 P.M.

Public Hearing:

1. Dunkin Donut/Mini Mart at Willow Grove Road – SBL 19.02-4-28 Site Plan located on the north side of Willow Grove Road and the East side of Algonquin Drive

- Public Hearing

APPLICATIONS:

2. Nine Holt Drive SBL 20.04-11-8 Site Plan located on the south side of Holt Drive 588 feet east of South Liberty Drive/Route 9W

- Review

3. R & W Casscles SBL 15.20-1-27,28 minor subdivision located on the north side of Beach Road 50 feet south of Tomkins Avenue

- New Application

4. 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.

- Review

Other Business:

Minutes of August 24, 2017

*****NOTICE: NOVEMBER/DECEMBER PLANNING BOARD MEETING
WILL BE HELD ON DECEMBER 7, 2017 AT 7:00 P.M.**

Mr. Muller: First on the Agenda is Public Hearing for Dunkin Donuts / Mini Mart.

MINUTES WERE TAKEN BY STENOGRAPHER

Dunkin Donut/Mini Mart at Willow Grove Road – SBL 19.02-4-28 Site Plan located on the north side of Willow Grove Road and the East side of Algonquin Drive

- Public Hearing

Mr. Muller: Next on the agenda is Nine Holt Drive.

Nine Holt Drive SBL 20.04-11-8 Site Plan located on the south side of Holt Drive 588 feet east of South Liberty Drive/Route 9W

- Review

Mr. Zigler: We are not going to need the height variance our problem is the side yard and the front we need two variances the front is 75 were existing is 43 and we are proposing 41 and the side is 50 that is the west side and we are proposing 15 so the variance towards the west side towards the light guy is 35 foot and the variance in the front is 34.

Mr. Sheehan: You ok in the rear?

Mr. Zigler: Yes we are ok in the rear because of the sewer line we are over 50 foot and we are ok in total side yard because we are hugging one side to get the trucks in that's what you know he can make the building smaller but I mean if we took 35 foot off that side of the building there it really doesn't work as truck docking so being that we need that extra area to turn tractor trailer truck in we just we just went into the 15 foot and we are going to request a variance to make the building work. So we would ask the Board to make a negative declaration.

Mr. Muller: Not now Lead Agency.

Mr. Zigler: We are beyond that you circulated and we got comments from the County already.

Mr. Stach: We discussed at a TAC Meeting we need to do Lead Agency NOI.

Mr. Zigler: Do whatever you have to do to reticulate and get this moving. I was pretty sure you did that already.

Mr. Stach: Yeah we did it on June 22, 2017 did we do a NOI or just Lead Agency.

Mr. Joachim: Just Lead Agency then we said we are going to re-circulate plans.

Mr. Zigler: You were not here.

Mr. Muller: What do we do now I am a little confused?

Mr. Stach: I have not prepared a Negative Declaration for tonight.

Mr. Zigler: So we will wait till next month and we will answer the comments from the County Planner that just came in and hopefully you will give this positive endorsement to ZBA.

Mr. Muller: Can we send them to ZBA?

Mr. Sheehan: Even if he is referred to Zoning they cannot take action until they have a Negative Declaration.

Mr. Muller: Did you want to go talk to the Board even though you don't have a Negative Declaration.

Mr. Zigler: No.

Mr. Muller: Ok we will see you next month.

Next on the agenda is R & W Casscles a minor subdivision.

R & W Casscles SBL 15.20-1-27,28 minor subdivision located on the north side of Beach Road 50 feet south of Tomkins Avenue

- New Application

Mr. Zigler: Unfortunately we do not have that up on the wall this is the first time you are looking at it and it is the Casscles down on Beach Road and it is the last two houses on the left and what they would like to do is just move the property line the property line on a piece of paper is not where the fence is. So the request here is to move the property line over to where the physical fence is usually when we do that is an amended Lot Line in this case it is an old 75 hundred square foot R75 used to be a lot so neither yard meets the code for total square footage the house on the north is actually two family it received a c of o and so it is a little bit muddled and different than our other applications so when I talked to Bill about this it looked like again we would circulate and do lead agency and end up going to the Zoning Board of Appeals for the variances.

MOTION: NOTICE OF INTENT TO BECOME LEAD AGENCY
Made by Eric Jaslow and Seconded by Paul Joachim

Set Site Visit for October 7, 2017 at 8:30 AM

**STATE ENVIRONMENTAL QUALITY REVIEW
NOTICE OF INTENT TO BECOME LEAD AGENCY**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law

The Planning Board of the Town of Stony Point hereby indicates its intent to assume Lead Agency status for the below-referenced project.

Involved Agencies objecting to the Stony Point Planning Board assuming Lead Agency status for this action must inform the Board in writing within 30 days at the address below:

Contact Person: Tom Gubitosa, Chairman
Town Hall
74 East Main Street
Stony Point, New York 10980
845-786-2716

Title of Action: R & W Casscles Subdivision

Date: September 28, 2017

SEQR Status: Unlisted

Description of Action: Subdivision to move a property line to match physical improvements.

Location: The southwestern corner of the intersection of of Beach Road and Tomkins Avenue. Tax Map is designated as Section 15.20 Block 1 Lots 27 and 28.

Involved Agency Circulation: This notice is being sent to the following Involved Agencies along with an EAF Part I.

Town of Stony Point Zoning Board of Appeals - 74 East Main Street, Stony Point, New York 10980 - 845-786-2716

This notice is also being sent to the following Interested Agencies:

County of Rockland - c/o: Doug Schuetz - Commissioner - Dr. Robert J. Yeager Health Center - Building T, Pomona, New York 10970. - GML 239 Review and adjacent parkland.

Mr. Muller: Accept minutes of August 24, 2017

MOTION: ACCEPT MINUTES OF AUGUST 24, 2017
Made by Gene Kraese and seconded by Paul Joachim

MOTION: CLOSE PLANNING BOARD MEETING.
Made by Paul Joachim and seconded by Gerry Rogers

Respectfully submitted,
Mary Pagano, Clerk to the Board