

Town of Stony Point

Department of Planning

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PLANNING BOARD MINUTES

January 26, 2017

RHO BUILDING at 7:00 P.M.

Present:

Eric Jaslow, Member

Peter Muller, Member

Gene Kraese, Member - absent

Gerry Rogers, Member

Michael Ferguson, Member

Paul Joachim, Member

Thomas Gubitosa, Chairman

Steve Honan, Esq.

Special Counsel

Max Stach

Town Planner

PLANNING BOARD AGENDA
January 26, 2017
RHO BUILDING at 7:00 P.M

PUBLIC HEARING:

1. Red Ridge Park Two - SBL 15.02-3-26, 27, 28, &29 Site Plane located on the northwest corner of North Liberty Drive and Hastings Lane
 - Continue Public Hearing to February 23, 2017 meeting

APPLICATIONS:

2. Dr. Seema Narang – SBL 15.19-2-78 Site Plan Conditional Use located on the West side of North Liberty Drive 200 feet South of Summit Avenue
 - New Application
3. Blanchard Hollow – SBL 19.01-2-13.1 to 13.9 Eight Lot Average Density Subdivision located on the West Side of Jessup Lane along Burghardt Drive to Conklin Drive
 - New Application
4. Verizon Wireless 65 South Liberty Drive (NY-Stony Point 4 SC) – SBL 20.11-2-18 Site Plan located on the west side of Route 9W
 - New Application TAKEN OFF AGENDA
5. 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
 - New Application

Other Business:

Proposed Amendment Chapter 215 Article IX – Sign Law
Minutes of October 27, 2017

Chairman: First on the agenda is a Public Hearing for Red Ridge Park Two we will open the Public Hearing and continue it to the February 23, 2017 Planning Board Meeting.

Red Ridge Park Two - SBL 15.02-3-26, 27, 28, &29 Site Plane located on the northwest corner of North Liberty Drive and Hastings Lane

- Continue Public Hearing to February 23, 2017 meeting

MOTION: OPEN PUBLIC HEARING

Made by Tomas Gubitosa and seconded by Paul Joachim

MOTION: CONTINUE PUBLIC HEARING TO THE FEBRUARY 23, 2017 PLANNING BOARD MEETING.

Made by Paul Joachim and seconded by Gerry Rogers

Chairman: Next on the agenda is Dr. Seema Narang.

Dr. Seema Narang – SBL 15.19-2-78 Site Plan Conditional Use located on the West side of North Liberty Drive 200 feet South of Summit Avenue

- New Application

MOTION: LEAD AGENCY

Made by Peter Muller and seconded by Michael Ferguson

MOTION: UNLISTED ACTION

Made by Gerry Rogers and seconded by Michael Ferguson

MOTION: SET PUBLIC HEARING FOR FEBRUARY 23, 2016 MEETING

Made by Peter Muller and seconded by Michael Ferguson

MOTION: REFERR APPLICANT TO THE ARCHITUCAL REVIEW BOARD

Made by Paul Joachim and seconded by Eric Jaslow

Set Site Visit for February 4, 2017

Chairman: Next on the agenda is Blanchard Hollow.

Blanchard Hollow – SBL 19.01-2-13.1 to 13.9 Eight Lot Average Density Subdivision located on the West Side of Jessup Lane along Burghardt Drive to Conklin Drive

- New Application

MOTION: UNLISTED ACTION

Made by Peter Muller and seconded by Gerry Rogers

MOTION: ACCEPT NOTIC OF INTENT TO BE LEAD AGENCY

Made by Gerry Rogers and seconded by Michael Ferguson

**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: Blanchard Hollow

Date: January 26, 2017

SEQR Status: Unlisted

Description of Action: Amendment to a filed 8 lot subdivision to reconfigure for average density to avoid disturbance of overhead utility easements and conserve open space.

Location: On the West side of Jessup Land along Burghardt Dr. to Conklin Dr. north to a cul-de-sac in Stony Point. Tax Map is designated as Section 19.01 Block 2 Lots 13.1 to 13.9.

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

New York State Department of Environmental Conservation - Division of Environmental Permits, Region 3 - c/o: Daniel Whitehead, Regional Permit Administrator - 21 South Putt Corners Rd. - New Paltz, NY 12561-1620 - **SPDES.**

Rockland County Drainage Agency - c/o: Shajan S. Thottakara, P.E., CFM, - 23 New Hempstead Road, New City, New York 10956. - **Permit**

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.

Notice of Intent to be Lead Agency Mailed January 31, 2017

Chairman: Next on the agenda is Verizon Wireless this application has been taken off the agenda.

Verizon Wireless 65 South Liberty Drive (NY-Stony Point 4 SC) – SBL 20.11-2-18 Site Plan located on the west side of Route 9W

- New Application TAKEN OFF AGENDA

Chairman: Next on the agenda is Dunking Donuts

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

- New Application

MOTION: TYPE II ACTION

Made by Gerry Rogers and seconded by Michael Ferguson

Set Sit Visit for February 4, 2017

Chairman: Next on the agenda is Proposed Amendment – Sign Law

Proposed Amendment Chapter 215 Article IX – Sign Law

Chairman instructed Max Stach to draw up letter to send to the Town Board.

Chairman: Accept Minutes of October 27, 2017

MOTION: ACCEPT MINUTES OF OCTOBER 27, 2017

Made by Gerry Rogers and seconded by Michael Ferguson

MOTION: CLOSE PLANNING BOARD MEETING

Made by Gerry Rogers and seconded by Michael Ferguson

Respectfully submitted,
Mary Pagano, Planning Board Clerk