

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
173 WAYNE AVENUE

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
June 27, 2024
7:53 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JAMES PURCELL, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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CHAIRMAN JOHNSON: All right, 173.

MR. RODRIGUEZ: Good evening, everyone. Good evening, everyone. Kevin Rodriguez from Celentano Engineering. Today we're presenting the two lot subdivision for Alan Stoll, corner of McCarthy Circle and Wayne Avenue.

We have the pressing issue of the wetlands, which we're proposing to address because it's -- now it's a depression. So we're proposing to fill the wetlands and redirect that excess water back to Wayne Avenue. We're doing that through the drainage system proposed on Sheet 2, which comprises of the catch basins and the 15-inch storm drain pipe, which will alleviate all the concerns.

We have two variances for the lots. And since the last meeting for TAC, we have revised the plan to show the lot width for the right of way, the water size for the water main on McCarthy Circle. And there was another issue. Oh, the adjoining owners.

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2 Anybody else has any questions, that's
3 pretty much the project, and that's what we
4 propose to do.

5 CHAIRMAN JOHNSON: All right.

6 BOARD MEMBER BIEHLE: So you're putting
7 septic in 23,000 square feet. The lot size
8 big enough for that? Usually well and septic
9 needs 45.

10 MR. HAGER: Subject to a review by the
11 County Department of Health, they have
12 separation standards between wells and
13 septics. So that's something that the design
14 engineer will address on the plans. And our
15 engineer will give the cursory review. But
16 the ultimate decision will be at the County
17 Department of Health level. So I think
18 you're going to want to see that they're,
19 they have approved the concept plan before
20 you give the final approval. And then their
21 final plan review will be at the building
22 permit level.

23 MR. O'ROURKE: To follow up on John's
24 comment, they do have municipal water. It's
25 just the septic system, and they've done I

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believe some preliminary testing that would indicate that they could have a septic there. So basically, to cut to the chase, I think they're here this evening because officially, you have not done a site visit, or done any referrals, or anything on this application. So I think they're to a point now that we can probably start moving forward.

CHAIRMAN JOHNSON: Okay.

MR. O'ROURKE: Unless Sam says no, because I saw her just turn her microphone.

MS. JUSTINIANO: No, I was going to say that's correct. If the Board looks, you guys have copies of our memo that if you guys haven't received, we can send it out to you tomorrow. It's inclusive of a draft lead agency NOI, if you guys want to declare lead agency today for the application.

It's also inclusive of a draft Part 2. Now, you guys can't adopt that Part 2 today if you're declaring lead agency. You have to still do the 30 days. But it's more for the applicant so that you're aware of things that you have to start moving the ball on in terms

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2 of getting a no impact letter from SHPO and
3 adding, seeing what you have to do in terms
4 of any additional notes on the site plan for,
5 I believe it's the northern long eared bat's
6 habitat. So if that's like a clearing note
7 or something like that. Just so that you
8 guys have the heads up on it and can start
9 doing that.

10 MR. RODRIGUEZ: Sure.

11 MS. JUSTINIANO: But if the Board so
12 chooses, you can declare lead agency. And
13 then Mary, we can mail out.

14 THE CLERK: This is it?

15 MS. JUSTINIANO: Yes. And I will send
16 it to you by itself as well.

17 THE CLERK: Okay. Because it has part
18 of this.

19 MS. JUSTINIANO: Yes, yes. I'll send it
20 to you by itself.

21 THE CLERK: Okay. I have it all here
22 ready to go. So will you send it out in the
23 morning?

24 MS. JUSTINIANO: I will send it first
25 thing in the morning.

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2 THE CLERK: Okay, perfect. Thank you.

3 CHAIRMAN JOHNSON: I'll make a motion to
4 declare lead agency.

5 BOARD MEMBER ROGERS: I'll second that.

6 CHAIRMAN JOHNSON: I got a motion and a
7 second. All in favor?

8 (Response of aye was given.)

9 CHAIRMAN JOHNSON: Any opposed? All
10 right. Mary?

11 PUBLIC SPEAKER: So what is being -- we
12 cannot hear anything here, what is going on.

13 CHAIRMAN JOHNSON: We're declaring lead
14 agency to proceed forward with listening to
15 and getting involved with this project.
16 Where they still have to do the environmental
17 review. There's a lot to go through first.
18 This is just the first step so they can
19 continue their design plans, and we can look
20 at that as we go along.

21 MS. JUSTINIANO: So just to clarify, the
22 Board is saying that they're lead agency for
23 the SEQRA process, the State Environmental
24 Quality Review Act. So they need to first
25 say that they are going to take lead in this

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review. And then the next steps will be the Part 2 adoption and that kind of stuff. But they have to send out basically their intent to be lead agency to any other interested agencies with the project. Does that help?

MR. O'ROURKE: And Mr. Chairman, in the next --

PUBLIC SPEAKER: It was very hard to hear anything anyone was saying. So, you know, very interested in -- I mean, everything that was going on from the beginning show that the wetlands are there. I mean, all the details, I don't know. But you know, what the laws are and the --

CHAIRMAN JOHNSON: Well, that's -- as we move through the process, we'll find out more about that. And there will be a public hearing with time for public comment.

PUBLIC SPEAKER: Oh, okay. I apologize.

CHAIRMAN JOHNSON: That's okay.

PUBLIC SPEAKER: I just, I just couldn't hear. That's all.

CHAIRMAN JOHNSON: Okay. Thank you.

MR. O'ROURKE: And Mr. Chairman, I would

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note that this Board has yet visited the site.

CHAIRMAN JOHNSON: No.

MR. O'ROURKE: Conduct a site. So I would say if you're moving forward, you should probably schedule a time when you can visit the site, and the applicant can stake out where the house would go.

CHAIRMAN JOHNSON: And I think we've got a date in mind. How does July 20 sound for everybody on the Board?

BOARD MEMBER BIEHLE: Could be it.

BOARD MEMBER PURCELL: I will be away.

CHAIRMAN JOHNSON: Okay.

BOARD MEMBER ALESSI: I'm here.

CHAIRMAN JOHNSON: I'm here.

BOARD MEMBER BIEHLE: I say book it.

CHAIRMAN JOHNSON: All right, book it. July 20th work for you guys?

MR. RODRIGUEZ: That's fine.

CHAIRMAN JOHNSON: 8:30. So just stake out corners and stuff like that.

MR. RODRIGUEZ: Okay.

MR. O'ROURKE: Yeah, I was going to say

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the corners of the house, probably the driveway entrance.

MR. RODRIGUEZ: Okay.

MR. O'ROURKE: Maybe a stake where the septic is going because we had a question on that.

MR. RODRIGUEZ: Sure.

MR. O'ROURKE: I think the wetlands are self-explanatory down there. So I think you're okay there.

MR. RODRIGUEZ: Yeah.

MR. O'ROURKE: So I think those are the only things you really have to --

CHAIRMAN JOHNSON: And that's just an isolated wetland, is that correct?

MR. O'ROURKE: That is correct. And that was confirmed with their wetland expert and the Army Corps of Engineers as well.

CHAIRMAN JOHNSON: Okay.

MR. O'ROURKE: You may want to put some -- I would think it would be helpful if you put on the stakes where the corners of the house are is an elevation. Like, because it's going to be, the back corner going to be

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2 low, right.

3 MR. RODRIGUEZ: Right.

4 MR. O'ROURKE: So you should say, you
5 know, plus five feet to first floor so the
6 Board has an idea --

7 MR. RODRIGUEZ: No problem.

8 MR. O'ROURKE: -- when they're out there
9 of how much fill is going to be brought into
10 that area.

11 MR. RODRIGUEZ: Sure.

12 CHAIRMAN JOHNSON: All right. So
13 July 20.

14 MR. RODRIGUEZ: Okay. Thank you.

15 THE CLERK: Kevin, I need the map in PDF
16 form tomorrow morning.

17 MR. RODRIGUEZ: Okay, sure. Okay.

18 THE CLERK: Okay, so I can get it out
19 tomorrow.

20 MR. RODRIGUEZ: All right. Will do.

21 CHAIRMAN JOHNSON: John, anything else
22 you need?

23 MR. HAGER: Not at this time.

24 CHAIRMAN JOHNSON: Steve? John? All
25 right.

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MR. RODRIGUEZ: Thank you.

CHAIRMAN JOHNSON: Thank you, guys.

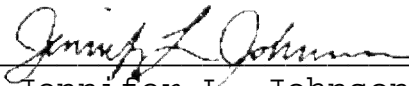
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THE FOREGOING IS CERTIFIED to be a true
and correct transcription of the original
stenographic minutes to the best of my ability.



Jennifer L. Johnson

