

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

- - - - - X

IN THE MATTER
OF
173 WAYNE AVENUE

- - - - - X

Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
December 12, 2024
7:10 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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

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

Proceedings

CHAIRMAN JOHNSON: All right. Sorry, guys.

MR. RODRIGUEZ: Not a problem. Good evening to all. Kevin Rodriguez from Celentano Engineering. Today we have 173 Wayne Avenue, corner of McCarthy and Wayne Avenue.

Since the last public hearing, we've revised some of the comments that the town engineer had, John Q. Additionally, we had a wetland distinction between the US Fish and Wildlife Service mapping, which he added that excerpt at the end of his letter, Peter Torgersen, the wetlands specialist. And tonight, we're just requesting to see if we can get the negative declaration as it moves forward with the ZBA meeting on December 19th to address further comments on that.

CHAIRMAN JOHNSON: All right. Do any of the consultants have questions or comments regarding 173?

MR. HONAN: No, Mr. Chairman.

MR. QUEENAN: No, Mr. Chairman. The

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

Proceedings

applicant has addressed a significant number.
The plans have been cleaned up to the point
where they're --

MR. POTANOVIC: I can't really hear real
well. Can you talk into the microphones
better? I don't know where the microphones
are. We've got them here, we might as well
use them.

CHAIRMAN JOHNSON: Max, do you have any
questions or comments?

MR. STACH: No. As you recall, I was --
my recommendation was to adopt a Part 3
neg dec at last month's meeting.

CHAIRMAN JOHNSON: Okay. John Hager?

MR. HAGER: No.

CHAIRMAN JOHNSON: All right. Does any
of the, do any of the Board Members have any
questions or comments regarding the neg dec?

BOARD MEMBER BIEHLE: No, not me.

CHAIRMAN JOHNSON: All right.

MR. STACH: Since, since the public
hearing is open, you might want to --

CHAIRMAN JOHNSON: Yeah, get some public
input.

1 Proceedings

2 MR. STACH: Get public input before you
3 decide on the neg dec.

4 CHAIRMAN JOHNSON: Yeah. Thank you.

5 MR. STACH: You're welcome.

6 CHAIRMAN JOHNSON: All right. Thanks,
7 guys.

8 MR. RODRIGUEZ: Thank you.

9 CHAIRMAN JOHNSON: Do we have anybody
10 here to speak on 173 Wayne Avenue from the
11 public? We are in receipt of a letter from
12 Rockland Environmental Group LLC, so I'm
13 assuming there will be some public comment.
14 Okay.

15 MR. HONAN: Mr. Chairman, what was the
16 date of that letter from Rockland
17 Environmental?

18 CHAIRMAN JOHNSON: December 10 of this
19 year.

20 MR. HONAN: Thank you.

21 MS. HAUSER: So we talked -- Oksana
22 Hauser, 8 McCarthy Circle. So we're talking
23 about the letter that was sent, that was
24 retained -- we retained attorney.

25 CHAIRMAN JOHNSON: Yeah. Rockland

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

Proceedings

Environmental Group LLC, from Susan Shapiro.

MS. HAUSER: Yes, yeah. So you're familiar with that letter. I don't need to.

CHAIRMAN JOHNSON: Yup.

MS. HAUSER: Thank you.

CHAIRMAN JOHNSON: All right. So no other questions from the public? Okay. Thank you very much.

MR. STACH: That was a letter addressed to this Board or to the Zoning Board?

BOARD MEMBER ROGERS: To both.

CHAIRMAN JOHNSON: Well, it's addressed to ZBA and the Planning Board. So none of the Board Members had questions? All right.

So then I'll make a motion to send this to the ZBA so they can move forward. Or no, I'm sorry. Neg dec. I'll make a motion to accept the neg dec.

BOARD MEMBER BIEHLE: I'll second.

MR. HONAN: Mr. Chairman, we could close the public hearing if there's no more comments.

MR. STACH: I would suggest you adopt the neg dec before you close the public

1 Proceedings

2 hearing.

3 MR. HONAN: That's fine.

4 CHAIRMAN JOHNSON: Okay. I'll make the
5 motion to accept the neg dec.

6 BOARD MEMBER JASLOW: I'll second the
7 motion.

8 CHAIRMAN JOHNSON: I got a motion and a
9 second. All in favor?

10 (Response of aye was given.)

11 CHAIRMAN JOHNSON: Any opposed? All
12 right, motion carried. Neg dec. So then
13 they can move on from there, they can move on
14 to the ZBA, correct?

15 MR. STACH: Yeah. Now, Steve, do you
16 think they should -- because when they're
17 done at the ZBA, they might need to enter
18 some other information into the record. Do
19 you think it makes sense to continue the
20 public hearing, or?

21 MR. HONAN: Under those circumstances,
22 maybe it wouldn't hurt to keep it open until
23 we receive the determination of the ZBA.

24 MR. STACH: Yeah.

25 CHAIRMAN JOHNSON: Okay. I'll make the

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

Proceedings

motion to keep the public hearing open until after the ZBA comments.

BOARD MEMBER ALESSI: I'll second.

MR. HONAN: We'll continue it until --

CHAIRMAN JOHNSON: Continue, all right, yeah. I got a motion and a second. All in favor?

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? Motion carries. Public hearing continues.

Next up, we've got 32 Grassy Point. Oh, yeah, hang on. Let me read the neg dec in. Right here. All right.

Negative declaration, notice of determination of non-significance, Town of Stony Point, New York, dated December 12 of 2024.

This notice is issued pursuant to Part 617 of the implementing regulation pertaining to Article 8, State Environmental Quality Review Act of the Environmental Conservation Law.

The Planning Board of the Town of Stony Point, as lead agency, has determined that

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

Proceedings

the proposed action described below will not have a significant effect on the environment and a draft environmental impact statement will not be prepared.

Name of the action, 173 Wayne Avenue Subdivision. SEQR status is unlisted. Negative dec -- or I'm sorry, condition negative declaration, answer is no.

Description of the action, it's a two lot subdivision of an oversized lot containing non-regulatory wetlands. The location is southwest of the intersection of Wayne Avenue and McCarthy Circle in the Town of Stony Point. Tax map is designated as Section 15.01 Block 4 Lot 57.

The reasons for supporting the determination, the proposed action is not anticipated to result in any adverse environmental impacts based on the following.

On or about February 1, 2023, the Town of Stony Point received an application for site plan approval and supporting documentation for the action described above.

Number 2, on or about April 17, 2024, a

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

Proceedings

short EAF Part 1 was submitted by the applicant, and on or around June 27, 2024, the Planning Board noticed its intent to assume lead agency status and circulated notice to the Stony Point Zoning Board of Appeals, the Rockland County Highway Department, and the Rockland County Planning Department.

On or about August 22, 2024, having received no objections, the Stony Point Planning Board assumed lead agency status and adopted a Part 2 short EAF, identifying the following areas of potential environmental impact.

A, potential impact to archaeological resources. B, potential impact to on-site wetlands. C, potential impact to northern long eared bat.

Number 4, on or about December 12 -- on or about October 24, 2024, the lead agency reviewed and adopted a draft Part 3 environmental assessment form prepared by Celentano Engineering, PLLC, dated and revised September 23 of 2024, indicating the

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

Proceedings

following clarifications with regard to the potential moderate or large environmental impacts identified in the Part 2.

The New York State Department of Parks, Recreation and Historic Preservation was consulted on this SEQR review and has recommended that historic and archaeological resources will not be impacted.

Based on testimony by Peter Torgersen, the wetland is small, isolated and typical to this area of Stony Point due to the stony hillside habitats in the area. This wetland is not regulated by the New York State DEC or the US Army Corps of Engineers.

C, the applicant has added notes to the plan, restricting tree clearing on the site to months when bats are not roosting.

And 5, no other adverse impacts were identified.

Do I need to make a motion to accept that again, correct?

BOARD MEMBER ROGERS: I'll make that motion, Mr. Chairman.

BOARD MEMBER ALESSI: I'll second.

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

Proceedings

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

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? All right. Now the motion carries. Thank you.

MR. STACH: Mr. Chairman, you continued, I believe both 240 Bulsontown and --

CHAIRMAN JOHNSON: 173.

MR. STACH: -- and 173 to the next meeting. Which is, just for the information, anyone who's wondering, January 23rd of 2025.

CHAIRMAN JOHNSON: Is that correct, the 23rd?

MR. STACH: Same location, same time.

THE CLERK: Yes.

CHAIRMAN JOHNSON: Yes. Is that all you need on that?

MR. STACH: That's it.

CHAIRMAN JOHNSON: Okay. Thank you.

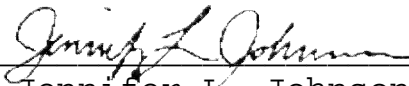
(Time noted: 7:21 p.m.)

oOo

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

Proceedings

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

