

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
52 WAYNE AVENUE

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
December 12, 2024
7:21 p.m.

BEFORE:

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

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CHAIRMAN JOHNSON: All right. Next on the agenda is 52 Wayne Avenue.

MR. RODRIGUEZ: Hello again. 52 Wayne Avenue. It is the four-lot subdivision on Wayne Avenue. We have the cul-de-sac in the back of Walter Drive.

As you may recall, this was a five-lot subdivision. It's been decreased to four lots with all the frontage towards Wayne Avenue, and propose the main water line extension. Since the last TAC meeting, we retained an engineer for specifically designing the water and to be in contact -- excuse me, the water line to Wayne Avenue, to be in contact with Veolia, to get the willingness to serve letter.

And we're in receipt of the comments from John Q, which there seems to be at a small error. He revised the 9/5/2024 plan. We've since submitted, I believe it was 11/8/2024. I think it was probably a mis-issue with the email. But we've done significant, some changes to the plan that

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2 some of these comments can be addressed.

3 So I guess today is opening of SEQRA.
4 And I'm not sure if you need to do an
5 additional site visit since the five-lot
6 subdivision, we had some site visits, so.

7 CHAIRMAN JOHNSON: Yeah. And you're in
8 agreement with the questions on the map he
9 was just discussing?

10 MR. QUEENAN: The questions in regard to
11 the changes? I don't think they really
12 affect the comments that I currently have.

13 CHAIRMAN JOHNSON: Okay.

14 MR. QUEENAN: But just so the Board --
15 this used to be a five-lot subdivision. Now
16 it's back to four. They removed the lot
17 coming off of Walter Drive, I'm assuming.

18 MR. RODRIGUEZ: Yes.

19 MR. QUEENAN: And you're back to
20 everything off of Wayne. I'm on board with
21 all the comments, but just the more
22 significant ones, please check the driveway
23 designs --

24 MR. RODRIGUEZ: Yes. We revised that.

25 MR. QUEENAN: -- for maneuverability.

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Some of them make, you know, 180-degree turns. So improve that, either the turning radius or something to that effect, that we can do that.

MR. RODRIGUEZ: Yeah.

MR. QUEENAN: It's a county road. But they should come into the road perpendicular.

MR. RODRIGUEZ: Yes.

MR. QUEENAN: And not at a skewed angle.

MR. RODRIGUEZ: Yes.

MR. QUEENAN: All right. And then just for the Board's knowledge, the Lots 3 and 4 will be combined as a common driveway coming in. So that is a proposal on here that I think might have been slightly different than the original one.

And then they are going to be over the one acre disturbance. So they will require a SPDES permit from the state for stormwater coverages. They don't need a full SWPPP, but they need to do erosion sediment control plans and get permit coverage from that. So that will be part of this.

And then my other comments have to deal

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with the water main and the actual design for that. That should be included and provided on the plans, and how that's going to lay out in terms of the subdivision. The rest of the comments were technical in nature. Details, some plan clean up, the site for the lines, et cetera.

CHAIRMAN JOHNSON: Okay. Thanks.

MR. QUEENAN: Yup.

CHAIRMAN JOHNSON: Max, any?

MR. STACH: Yeah. The only comment that I had was when we went over this at the TAC meeting, was they had put a line of Norway spruce between the lot that has the existing home now and the next proposed lot to the west. Because the home that's already there is so far back, they didn't put that they'd be looking into the new lot's backyard.

My comment was only that they break up the line of Norway spruces because when you have that, it can be sensitive to light. I wasn't going to make too much of the issue because I think that was something that the applicant had put in to address the concern

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rather than something that, you know, really needed to be required by code.

Other than that, I did, I do recommend you reissue a notice of intent. The applicant does have to make a correction on their EAF Part 1, or a clarification, rather. The EAF referred to impoundment by a concrete roof leader with dimensions of six feet high, about five feet long. And I think you were going to --

MR. RODRIGUEZ: Yeah. I sent that.

MR. STACH: You sent the reviewed one in.

MR. RODRIGUEZ: Yes.

MR. STACH: Okay. I did notice that the lead agency NOI that I sent with this memo of mine is not the correct one. So I will get Mary a revised one to use if you want to notice your intent tonight.

CHAIRMAN JOHNSON: That work for you, Mary?

THE CLERK: What?

MR. STACH: I'm going to get you a new lead agency NOI.

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2 THE CLERK: I'm shocked. Okay.

3 CHAIRMAN JOHNSON: All right. I'll make
4 a motion to renew the notice of intent. Can
5 I get a second?

6 BOARD MEMBER ALESSI: I'll second.

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

9 (Response of aye was given.)

10 CHAIRMAN JOHNSON: Any opposed? All
11 right. Carries. All right. John, do you
12 have questions or comments?

13 MR. HAGER: No, I don't.

14 CHAIRMAN JOHNSON: And Steve, we're okay
15 with you as well?

16 MR. HONAN: Yes.

17 CHAIRMAN JOHNSON: Do any of the Board
18 Members have questions or comments about
19 this? 52 Wayne? All right. And you'll do
20 the GML, Mary?

21 THE CLERK: Well, you have to ask them
22 if it's ready.

23 CHAIRMAN JOHNSON: Is it ready for GML?

24 MR. STACH: I would think so, yeah.

25 CHAIRMAN JOHNSON: Okay. And John and

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2 John agree, GML ready?

3 MR. HAGER: I don't see any reason the
4 GML can't be made.

5 MR. QUEENAN: Yeah.

6 CHAIRMAN JOHNSON: All right. Do I need
7 to make a motion to approve the GML to go
8 out, or that was the notice --

9 THE CLERK: No. Just want to make sure.

10 CHAIRMAN JOHNSON: All right, cool. All
11 right. Thank you very much.

12 MR. RODRIGUEZ: Thank you.

13 MR. HAGER: Mr. Chairman?

14 CHAIRMAN JOHNSON: Yes, sir.

15 MR. HAGER: Since we're meeting early
16 this month, is there any provision to
17 possibly set this up for public hearing in
18 January?

19 CHAIRMAN JOHNSON: In January. Does
20 anybody have any issue with that?

21 MR. STACH: We haven't even done a
22 Part 2 or seen a Part 3 on this yet. I don't
23 believe -- have you submitted a Part 3 for
24 52?

25 MR. RODRIGUEZ: I don't think we got

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there yet.

MR. STACH: Yeah, no. This is too early for that. So I'll have a Part 2 prepared for next meeting. And then by then, 30 days will have run. You should be able to adopt that in January.

MR. RODRIGUEZ: Okay.

MR. STACH: And then the applicant would be able to address those issues in February. And that would be the earliest I would think we would be looking at a public hearing, and then a potential decision or action by this Board at the earliest.

CHAIRMAN JOHNSON: All right, cool. All right. Thank you very much, Kevin.

MR. RODRIGUEZ: Thank you, guys. Have a good night.

(Time noted: 7:29 p.m.)

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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

