

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

- - - - - X

IN THE MATTER  
OF  
LEWIS AND BOESCH

- - - - - X

Town of Stony Point  
19 Clubhouse Lane  
Stony Point, New York  
January 22, 2026  
7:08 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN  
KERRI ALESSI, BOARD MEMBER  
ROLAND BIEHLE, BOARD MEMBER  
MICHAEL FERGUSON, 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: First up this evening, we've got Lewis and Boesch.

MR. BOESCH: Good evening.

CHAIRMAN JOHNSON: How are you guys?

MR. BOESCH: Okay. We're doing fine, thank you.

MR. BOESCH: Mary Lewis is running a little bit behind. She should be here.

MR. BOESCH: Does that matter, or?

CHAIRMAN JOHNSON: I don't think so, no.

MR. BOESCH: No, okay. I guess we're going through a review of the application.

MR. BOESCH: Yeah, we're very close to getting approved by the County.

CHAIRMAN JOHNSON: Yeah. So it's the lot line between -- this is Lewis and Boesch, right?

MR. BOESCH: Yeah, a small lot line change.

CHAIRMAN JOHNSON: Okay, right.

MR. BOESCH: Dates back to years and years ago when things weren't built correctly.

1 Proceedings

2 CHAIRMAN JOHNSON: And you're just  
3 cleaning up the --

4 MR. BOESCH: The lots.

5 MR. BOESCH: The lot, yes. It's a very  
6 small exchange of property.

7 CHAIRMAN JOHNSON: Okay. All right.  
8 Max, do you have any issues with what they've  
9 got?

10 MR. STACH: No. So this is a Type II  
11 action subject to SEQOR. It does not require  
12 a public hearing. And it was required to go  
13 through GML review. We got comments back  
14 from the County. So I think it's up for  
15 potential resolution.

16 CHAIRMAN JOHNSON: Okay. John, do you  
17 have any questions or comments?

18 MR. HAGER: No.

19 CHAIRMAN JOHNSON: Okay. Any of the  
20 Board Members have any questions or comments?

21 BOARD MEMBER ROGERS: No.

22 CHAIRMAN JOHNSON: Steve?

23 MR. BOESCH: Can I assume everything was  
24 approved by the County? Is that what had to  
25 be done?

1 Proceedings

2 CHAIRMAN JOHNSON: It's all come back,  
3 correct, Mary?

4 THE CLERK: Yes.

5 CHAIRMAN JOHNSON: From the County? So  
6 yeah, we should be good to go. I do have a  
7 draft resolution here. Shall we? I'll make  
8 a motion to --

9 THE CLERK: Adopt.

10 CHAIRMAN JOHNSON: I'm sorry.

11 MR. HONAN: Got to read it first.

12 THE CLERK: You have to make a motion  
13 to --

14 CHAIRMAN JOHNSON: To adopt it, yes,  
15 thank you. I'll make the motion to adopt the  
16 resolution.

17 BOARD MEMBER BIEHLE: I'll second it.

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

20 (Response of aye was given.)

21 CHAIRMAN JOHNSON: Any opposed? All  
22 right, motion carries. Now I will read the  
23 resolution. Okay. It's a resolution  
24 granting a lot line change for the project  
25 Lewis and Boesch Lot Line Change,

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

63 Blanchard Road and 6 Lucien Drive by application of Mary Lewis of 63 Blanchard Road and Robert Boesch of 6 Lucien Drive, for the Boesch family trust.

Whereas, an application, dated October 31 of 2025, and a short EAF, dated October 29 of 2025, have been submitted to the Planning Board of the Town of Stony Point seeking approval for a lot line change and the relocation of a common property boundary between the two existing adjoining lots, the Lewis lot consisting of 92,760 square feet, located at and commonly known as 63 Blanchard Road, Stony Point, New York, and the Boesch Family Trust lot consisting of 53,152 square feet, located at and commonly known as 6 Lucien Drive, Stony Point, New York, upon a submitted plan entitled Lot Line Change Plan for Lewis and Boesch, consisting of one sheet, prepared by Civil Tec Engineering and Surveying PC, dated June 27 of 2025, and last revised October 29 of 2025, and affecting premises designated as Section 19.01, Block 01, Lot 9 and Section 19.01, Block 01,

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

Lot 13, respectively, on the tax map of the Town of Stony Point, County of Rockland, which parcels are located in the RR zoning district, and by this present application there is no construction or development anticipated; and

Whereas, pursuant to the New York State Environmental Quality Review Act, this application constitutes a Type II action and accordingly, no further environmental review is required; and

Whereas, a duly noticed public hearing was not required on this application pursuant to the Town of Stony Point code Section 191-7; and

Whereas, the adjusted lot dimensions produced by this application will be in compliance with the bulk provisions of the Town of Stony Point zoning code; and

Whereas, the Technical Advisory Committee meeting was conducted and the application was reviewed by the committee, including the Town Planner and the Town Engineer, and the applicants' engineer was

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

advised concerning suggested amendments to the plat; and

Whereas, the applicants in response to the Town's consulting engineer and planner's suggestions revised the plat and incorporated the engineer's comments; and

Whereas, by letter of this Board dated December 19th of 2025, the Rockland County Department of Planning pursuant to its GML Section -- or I'm sorry, 239-N review authority indicated that the proposed action is deemed to have no significant countywide or intercommunity impact under New York State General Municipal Law 239, and therefore, the action is a local decision; and

Whereas, this application came before this Board as an agenda item, and was heard and considered by this Board on January 22 of 2026 at 7:00 p.m., at which date and time the applicants appeared with their representative; and

Now, therefore, be it resolved that the subject application and a plat submitted for approval concerning the subject premises be

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

and hereby is approved, and the Chairman is hereby authorized to sign same and permit same to be filed in the office of the Rockland County Clerk as a subdivision plat pursuant to the requirements of the Town of Stony Point code Section 191-15, upon compliance with all provisions of the town code and payment of any of all outstanding fees to the Town, subject to the following conditions:

One, the parties shall file the new plat in the office of the Rockland County Clerk.

Two, the deeds transferring the property must be promptly filed and recorded in the Rockland County Clerk's office to achieve the lot configuration indicated and to ensure the tax maps are properly updated; and

The question of the adoption of the foregoing resolution was duly put to a vote on a roll call on January 22, 2026, which results as follows.

THE CLERK: Chairman Johnson?

CHAIRMAN JOHNSON: Yes.

THE CLERK: Mr. Rogers?

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

BOARD MEMBER ROGERS: Yes.

THE CLERK: Mr. Jaslow?

BOARD MEMBER JASLOW: Yes.

THE CLERK: Mr. Ferguson?

BOARD MEMBER FERGUSON: Yes.

THE CLERK: Mrs. Alessi?

BOARD MEMBER ALESSI: Yes.

THE CLERK: Mr. Biehle?

BOARD MEMBER BIEHLE: Yes.

CHAIRMAN JOHNSON: All right. The resolution is duly adopted. Congratulations.

MS. LEWIS: Thank you.

MR. BOESCH: Thank you. Again, thank you.

CHAIRMAN JOHNSON: Thank you very much.


(Time noted: 7:16 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

