

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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TOWN BOARD 20251208 LOCAL LAW  
EXTENDING A MORATORIUM ON THE  
CONSTRUCTION OR EXPANSION OF CERTAIN  
SINGLE FAMILY DETACHED HOMES  
IN THE TOWN

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Town of Stony Point  
19 Clubhouse Lane  
Stony Point, New York  
January 22, 2026  
7:46 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

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CHAIRMAN JOHNSON: All right. Moving on. Other business. A local law extending the moratorium on the construction or expansion of certain single-family detached homes in the town. So there's been some discussion about the length of time for the extension. Can you --

MR. STACH: Yeah.

CHAIRMAN JOHNSON: -- elaborate a little bit?

MR. STACH: Yeah. I mean, it's -- so when we started working on this about six months ago, we came up with this process whereby we would have a stop gap that we could adopt quickly and get it done. That was about two months ago that that blew up.

So I just think -- look, I mean, they've asked us to go ahead and do the FAR analysis, and that's what's complicated. Because, and I said it at the Town Board meeting, you have basically, you know, with some exceptions, two big residential zoning districts. You have an R1 and you have an RR district. And

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in your R1 district, you have lots that are 15,000 square feet, and you have whole neighborhoods of lots that are 30,000 square feet.

And so if you come up with an FAR of .15, and that allows on that 15,000 square foot lot, what does that work out to, 2250 square foot homes, that seems reasonable, right. But then as soon as you go to that acre lot in the same zoning districts, now you're allowing 6,000 square foot homes with a .15. So that doesn't work. It just doesn't work to have FARs tied to zoning.

The same thing with the RR district, in the RR district, you have areas where you have 30 and 40,000 square foot lots, and you go up to Soluri and you have like four-acre and five-acre lots. Well, .1 works maybe for the, you know, allowing a 4,000 square foot home on a one-acre lot. But if you have a two-acre lot, do you really want to see an 8,000 square foot home on it.

So I think it's going to require a little bit of mathematics, a little bit of

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looking what's already -- and that's the best practice. This is what I recommended when I first met with the Town, is you really, you have the technology now. You have the tax records. You have, Rockland County has a great GIS system.

We can look at what, you know, usually look to aim to get 85 percent conformance when you're talking about existing homes. So if 85 percent of the homes that are on 15,000 square foot lots are all below 2500 square feet, let's set that as the standard, knowing that there's going to be a couple exceptions. But that's what you have a Zoning Board for, right. And up the line.

So, you know, you can have a break at 30,000. You can have a break at 40,000. However we set it up so that you're making it so you're respecting the fabric of what's in the town today, and maybe allowing a little bit of flexibility for people to increase their home. We think that's the right approach. But you can't do that in four months.

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2 CHAIRMAN JOHNSON: Right.

3 MR. STACH: Because after you get that  
4 done, you then have to introduce it. You  
5 have to have a public hearing. You have to  
6 refer to the County. You have do the SEQOR  
7 process. So that is why we're recommending  
8 the six months instead of the four months  
9 that was proposed.

10 CHAIRMAN JOHNSON: Okay. Well, that's  
11 going to disappoint some people in the town  
12 who are trying to get things done. But I  
13 think if we need that time, let's not cut  
14 ourselves short.

15 MR. STACH: Okay.

16 CHAIRMAN JOHNSON: That's my, that's my  
17 thoughts. I don't know if anybody else has.

18 BOARD MEMBER JASLOW: I agree.

19 CHAIRMAN JOHNSON: All right. Shall we  
20 make a recommendation to go with the six  
21 month, extend the moratorium six months,  
22 then? I'll make a motion.

23 BOARD MEMBER JASLOW: I'll second the  
24 motion.

25 CHAIRMAN JOHNSON: All in favor?

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(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? Okay.  
Six months.

THE CLERK: Don't you have to send the  
recommendation to the -- okay, Steve?

MR. HONAN: Yes. They authorize me to  
draft a memo, and I'll send it to Mary.

CHAIRMAN JOHNSON: Do I need to make a  
motion for this?

MR. HONAN: Sorry.

CHAIRMAN JOHNSON: Do I need to make a  
motion for this?

MR. HONAN: I think we made the motion.

CHAIRMAN JOHNSON: Okay.

MR. HONAN: We're just working out the  
detail on how it's going to be issued.

CHAIRMAN JOHNSON: All right. Well,  
definitely got to come from you, right?

MR. HONAN: Yes. It will come -- I'm  
definitely going to draft it.

CHAIRMAN JOHNSON: Okay. Any further  
discussion on the moratorium? John, you have  
any questions, comments?

MR. HAGER: Not really. I can just tell

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you that it only affects a very narrow number of applicants. There's really only two that I'm aware of that are even affected by the moratorium so far, so.

CHAIRMAN JOHNSON: You were already up to your elbows in it anyway, right, between you and Max.

MR. HAGER: Yeah. I mean, Max explained it very well. It's just the timing issue. You know, the Board is in favor of getting this squared away. It's just that it's -- the Town Board I'm referencing -- they suggested four months. You guys are just suggesting they give themselves the extra two months. I think that's a fair recommendation you make.

CHAIRMAN JOHNSON: All right. Very good.


(Time noted: 7:52 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.

  
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Jennifer L. Johnson

