

Town of Stony Point

Department of Planning

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PLANNING BOARD MINUTES February 26, 2026

Present:

Eric Jaslow, Member
Gerry Rogers, Member
Roland Biehle, Member
Kerri Alessi, Member
James Purcell, Member – absent
Mike Ferguson, Member - absent
Mark Johnson, Chairman

PLANNING BOARD AGENDA

February 26, 2026 at 7:00 PM

**Senior and Community Center at Patriot Hills
19 Clubhouse Lane, Stony Point**

Applications:

1. Lewis and Lewis SBL 19.01-01-9 and 19.01-01-12 Lot Line Change located at 63 Blanchard Road and 7 Lucien Drive
 - Resolution

Referral to Town Board

Town Board Code Referral Proposed Local Law to Amend Chapter 215 of Stony Point Town Code.

Other Business:

January 22, 2026, Planning Board Minutes

Lewis and Lewis SBL 19.01-01-9 and 19.01-01-12 Lot Line Change located at 63 Blanchard Road and 7 Lucien Drive

- Resolution

MOTION: ADOPT FINAL RESOLUTION IN THE MATTER OF LEWIS AND LEWIS MADE BY ROLAND BIEL AND SECONDED BY ERIC JASLOW – ROLL CALL VOTE ALL IN FAVOR

RESOLUTION

GRANTING

A LOT LINE CHANGE

For The Project

LEWIS & LEWIS LOT LINE CHANGE

63 Blanchard Road & 7 Lucien Drive

BY APPLICATION OF: Mary Lewis of 63 Blanchard Road & Mary Lewis of 7 Lucien Drive

WHEREAS, an Application, dated October 15, 2025, and a Short EAF, dated October 29, 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 line between two (2) existing adjoining lots which are owned by Mother and Daughter, the Lewis Lot consisting of 92,978 sq. ft. (proposed 97,078 sq. ft.), located at and commonly known as 63 Blanchard Road, Stony Point, N.Y. (SBL 19.01-01-9), and the Mary Lewis Lot consisting of 82,377 sq. ft. (proposed 78,277 sq. ft.), located at and commonly known as 7 Lucien Drive, Stony Point, NY (SBL 19.01-01-12), upon a submitted plan entitled “Lot Line Change Plan For Lewis & Lewis” consisting of one sheet, prepared by Civil Tec Engineering & Surveying PC, dated June 27, 2025, and last revised November 19, 2025 (*Subject Application*), and affecting premises designated as Section 19.01, Block 01, Lot 9 and Section 19.01, Block 01, Lot 12, respectively, on the Tax Map of the Town of Stony Point, County of Rockland, which parcels are located in the RR Zoning District (*Subject Premises*); 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 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, a technical advisory committee (TAC) meeting was conducted and the application was reviewed by the committee, including the Town planner and Town engineer and the applicants' engineer was 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 to this Board, dated February 24, 2026, the Rockland County Department of Planning (RCDP), pursuant to its GML § 239-n review authority, indicated that the proposed action is deemed to have no significant county-wide or inter-community 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 February 26, 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 plat submitted for approval concerning the Subject Premises **be and hereby is approved**, and the Chairman is hereby authorized to sign same and to 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 and all outstanding fees to the Town, subject to the following conditions:

1. The parties shall file the new Plat in the office of the Rockland County Clerk.
2. 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 roll call on February 26, 2026, which resulted as follows:

<u>Members Present:</u>	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Johnson, Chairman	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Gerry Rogers	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
James Purcell	<u> </u>	<u> </u>	<u> </u>	<u> x </u>
Eric Jaslow	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Mike Ferguson	<u> </u>	<u> </u>	<u> </u>	<u> x </u>
Kerri Alessi	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Roland Biehle	<u> x </u>	<u> </u>	<u> </u>	<u> </u>

The Resolution was thereupon duly adopted.

Mark Johnson
Chairman of the Planning Board
Town of Stony Point

Filed in the Office of the Clerk of the Town of Stony Point this 27TH day of February 2026.

Megan Carey, Town Clerk
Town of Stony Point

Town Board Code Referral - Proposed Local Law to Amend Chapter 215 of Stony Point Town Code.

MOTION: AUTHORIZE THE PLANNING BOARD ATTORNEY TO PREPARE A MEMO TO THE TOWN BOARD. MADE BY MARK JOHNSON AND SECONDED BY KERRI ALESSI. ROLL CALL VOTE ALL IN FAVOR

MOTION: ADOPT THE PLANNING BOARD MINUTES OF JANUARY 22, 2026 MADE BY GERRY ROGERS AND SECONDED BY KERRI ALLISSI.

MOTION: CLOSE THE PLANNING BOARD MEETING MADE BY MARK JOHNSON AND SECONDED BY KERRI ALLISSI

