

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

OF

FIRESIDE STEAK HOUSE

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
April 24, 2025
7:25 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
ROLAND BIEHLE, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JAMES PURCELL, BOARD MEMBER

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

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3 CHAIRMAN JOHNSON: Next up on the agenda
4 is Fireside Steak House. Good evening.

5 MR. JAVENES: Good evening.

6 BOARD MEMBER JASLOW: Speak into the
7 microphone.

8 CHAIRMAN JOHNSON: Speak into the
9 microphone. How's it going, Karl?

10 MR. JAVENES: Excellent. How are you?

11 CHAIRMAN JOHNSON: Fair to middling, I
12 guess. But could be worse, right? All
13 right. I guess you're up. Amended site
14 plan, and you're here for the resolution.
15 Congratulations. I will read it in, and then
16 we'll vote on it. All right.

17 Resolution granting final amended site
18 plan approval for the project Fireside Steak
19 Pub, by the owner, Token Incorporated of
20 Stony Point, of 6 Bay View Drive,
21 Stony Point, New York, 10980.

22 Whereas, an application for amended
23 final site plan approval dated February 18 of
24 2025 and a short EAF dated February 18 of
25 2025 have been submitted to the Planning

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Board for proposed enclosure of an existing outdoor deck for indoor dining, consisting of 513.5 square feet in order to improve an existing commercial site which currently operates as a restaurant and tavern, and together with a submitted proposed amended site plan for the project designated Fireside Steak Pub, consisting of one sheet, prepared by Atzl, Nasher and Zigler, dated April 9, 2024, and last revised February 18 of 2025, hereinafter known as subject application, and concerning premises designated as Section 15.19, Block 3, Lot 1, and Section 15.04, Block 3, Lot 41, on the tax map of the Town of Stony Point, County of Rockland, situated in a BU and R1 Zoning District, located at 84 North Liberty Drive, Stony Point, New York, 10980, and consisting of 0.7 acres, hereinafter known as subject premises; and

Whereas, pursuant to the New York State Environmental Quality Review Act, this application constitutes a Type II action, and the proposed action is not expected to have a significant adverse environmental impact and

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accordingly, no further environmental review
is required; and

Whereas, by a letter dated April 11,
2025, the Rockland County Department of
Planning conducted a review of the
application pursuant to its GML authority and
made recommendations numbered 1 through 13,
and the three advisory recommendations
concerning modifications to the project and
plans, and the applicant has complied with
these recommendations, with the exception of
Comment Number One, and the applicant
requests an override of the same from this
Board; and

Whereas, the project has been reviewed
by John Queenan, P.E., of Lanc and Tully
Engineering and Surveying, the Town of Stony
Point Engineer, and has made recommendations
to the applicant and the current proposed
amended site plan for the limited purpose of
enclosing this small area is acceptable; and

Whereas, the project has been reviewed
by Max Stach, AICP, of Nelson, Pope and
Voorhis, LLC, the planning consultants to the

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Town of Stony Point, and based upon the review of the application and site plan and submissions of the applicant, the current proposed amended site plan for the limited purpose of enclosing this small area is acceptable; and

Whereas, by letter dated March 24 of 2025, the applicant requested a waiver of the public hearing on its application for amended site plan approval on the basis that the amendment sought was minor and was limited to enclosure of an existing deck area, and this Board at its regular meeting of March 27 of 2025 at 7:00 p.m., after due deliberation and consideration, waived the required public hearing on this application pursuant to Section 215-65 of the Town's zoning code; and

Whereas, this application came up for further review and consideration as an agenda item at the regularly scheduled meeting of this Board on April 24 of 2025.

Now, therefore, be it resolved that the subject application for final amended site plan approval relative to the subject

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premises is approved, and the Chairman is hereby authorized to sign same and permit same to be filed in the office of the Town Clerk upon payment of any and all outstanding fees to the Town, subject and conditioned upon the following:

 All of the whereas paragraphs are incorporated herein by reference.

 Two, the Board hereby overrides Comment One of the Rockland County Department of Planning letter dated April 11, 2025, to the extent that it directed the applicant to obtain a review of this project by the Rockland County Department of Health to ensure compliance with the mosquito control provisions of the Rockland County Sanitary Code, and this Board finds that the enclosure of the existing deck is a minor project and that the applicant has represented that no ground disturbance is required to accomplish it, and therefore, Department of Health project review will not be necessary.

 Number Three, compliance with all other applicable site plan requirements set forth

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2 in the site plan regulations of the Town of
3 Stony Point and consistent with the general
4 notes on the applicant's approved site plan.

5 Number Four, prior to the Chairman
6 signing the site plan, the Town of Stony
7 Point Engineer shall conduct a review of the
8 final site plan for completeness and
9 compliance with all conditions and code
10 provisions, and shall advise the Chairman
11 accordingly whether the site plan is in a
12 form which will permit the Chairman to sign
13 the same.

14 The question of the adoption of the
15 foregoing resolution was duly put to a vote
16 on April 24th of 2025. Mary?

17 THE CLERK: Mr. Biehle?

18 BOARD MEMBER BIEHLE: Yea.

19 THE CLERK: Mr. Jaslow?

20 BOARD MEMBER JASLOW: Yea.

21 THE CLERK: Chairman Johnson?

22 CHAIRMAN JOHNSON: Yeah.

23 THE CLERK: Mr. Purcell?

24 BOARD MEMBER PURCELL: Yes.

25 THE CLERK: Mr. Ferguson?

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BOARD MEMBER FERGUSON: Yes.

CHAIRMAN JOHNSON: Okay.

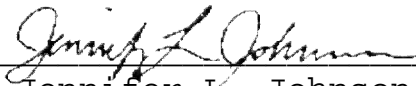
Congratulations, Karl. Thank you very much.

(Time noted: 7:33 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

