

Town of Stony Point

Department of Planning

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PLANNING BOARD Minutes

October 23, 2025 at 7:00 PM

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

52 Wayne Avenue SBL 15.01-2-1 – Four Lot Subdivision located on the south side of Wayne Avenue 148 feet East of Woodrum Drive

- Final Resolution

Board Members:

MARK, CHAIRMAN OF PLANNING BOARD

KERRI ALESSI, BOARD MEMBER

ROLAND BIEHLE, BOARD MEMBER

ERIC JASLOW, BOARD MEMBER

MICHAEL FERGUSON, BOARD MEMBER

JERRY ROGERS, BOARD MEMBER

JAMES PURCELL, BOARD MEMBER - absent

Also Present:

Max Stach, Town Planner

John Queenen, Town Attorney

Steve Honan, Town Attorney

RESOLUTION
GRANTING FINAL APPROVAL
OF A FOUR LOT SUBDIVISION

For The Project

52 WAYNE AVENUE SUBDIVISION

**BY APPLICATION OF: 51 S RT 9W LLC, and Pinchus Braun and Jonathan Keiser,
individually and as members of the LLC, of 82 Garfield Road, Spring Valley, NY.**

WHEREAS, a revised Application for preliminary and final subdivision approval, dated October 8, 2024 and a Full EAF, dated September 4, 2024, and a project Narrative Summary, dated September 4, 2024, have been submitted to the Planning Board for a four (4) lot residential subdivision of a project designated “52 Wayne Avenue” and seeking to subdivide an existing partially developed parcel and create four (4) residential lots (Lots 1, 2, 3 and 4) to be improved with a single family home on Lots 1, 2, and 3, with private septic and municipal water, with access from Wayne Avenue, and an Orange and Rockland Utilities powerline and utility easement bisects the project site, and the project site is significantly covered with vegetation and there was pre-existing single-family dwelling on the site which was in disrepair and that dwelling was demolished and a new dwelling was erected on proposed Lot 4, and upon a submitted plat designated, “52 Wayne Avenue”, dated May 30, 2023 (and last revised February 20, 2025), prepared by Anthony R. Celentano, P.E., consisting of six (6) sheets (hereinafter, *Subject Application*) and affecting premises commonly known as 52 Wayne Avenue, Stony Point, New York (and located on the south side of Wayne Avenue, 148 feet East of Woodrum Drive) and designated as Section 15.01, Block 2, Lot 1 on the Tax Map of the Town of Stony Point, consisting of 7.2 acres, located in an Rural-Density Residential (RR) zoning district (hereinafter, *Subject Premises*); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, the Planning Board designated this as a Type 1 Action, circulated a Notice of Intent to become lead agency and thereafter this Board assumed Lead Agency status, and after considerable review it was determined that the proposed action will not result in any significant adverse environmental impacts and a negative declaration was issued by this Board on April 24, 2025; and

WHEREAS, by letter to the applicant and to this Board, dated October 31, 2024, the New York State Office of Parks, Recreation, and Historic Preservation, Division for Historic Preservation (SHPO) made certain recommendations concerning the proposed development and preservation on the site which the applicant shall consider; and

WHEREAS, by letter to this Board, dated January 21, 2025, the Rockland County Department of Planning, pursuant to its GML review obligations, recommended modifications to the project, and with which the applicant shall comply and the applicant has agreed to implement the same in its responding letter to this Board of March 20, 2025; and

WHEREAS, by letters to this Board, dated December 17, 2024 and August 11, 2025, the Rockland County Department of Health, Center for Environmental Health, noted that the applicant must decommission the existing well on the site and make applications for septic system approval and water main extension approval to the Rockland County Department of Health, and should the Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code, and;

WHEREAS, by two (2) letters to this Board, dated August 11, 2025, the Rockland County Department of Health, Center for Environmental Health, noted that the applicant has submitted applications concerning the individual sewage disposal system for the above referenced property prepared by Anthony R. Celentano, P.E., and for the water main extension for the 52 Wayne Avenue site, which applications are under consideration and the applicant shall comply with all requirements, and;

WHEREAS, the memorandum to the Planning Board, dated January 23, 2025, of John Queenan, P.E., of Lanc & Tully Engineering & Surveying, P.C., the Town of Stony Point Engineer, reflects the most current of numerous prior reviews he conducted of the various prior plans and proposed subdivision plats and submissions of the applicant and his recommended amendments to the plans and submissions resulted in the applicant's most current proposed plat incorporating all recommended revisions and resulting in a revised plat plan which is currently acceptable to this Board and the applicant has agreed to comply with the provisions of the memorandum of January 23, 2025, and;

WHEREAS, the memoranda to the Planning Board, dated January 23, 2025 and April 23, 2025, were received from Max Stach, AICP, of Nelson, Pope & Voorhis, LLC, the planning consultant to the Town, and based upon his multiple reviews of the application and preliminary plat plans and submissions of the applicant, including suggested revisions to the same and to the applicant's SEQRA related submissions, has resulted in the applicant's most current proposed plat incorporating all recommended revisions and resulting in a revised plat plan which is currently acceptable to this Board, and;

WHEREAS, by letter to the Planning Board, dated March 20, 2025, the applicant's engineering firm, Anthony R. Celentano, P.E., responded to the recommendations, comments and directives set forth in the memorandum of John Queenan, P.E., the memoranda of Max Stach, AICP, the Rockland County Department of Health, the Rockland County Department of Planning, and the aforesaid response and current Plat prepared and submitted by Mr. Celentano, indicates compliance with the respective recommendations and comments received relative to the current application, and;

WHEREAS, this application was scheduled for a duly noticed Public Hearing before the Planning Board on April 24, 2025, at 7:00 p.m. and at which date the public hearing was conducted and concluded, and;

WHEREAS, this matter was also an agenda item before this Board on October 23, 2025, at 7:00 p.m. and all submissions relative hereto were duly considered by the Planning Board.

NOW, THEREFORE, be it

RESOLVED that the Subject Application for a four (4) lot subdivision concerning the Subject Premises **be and hereby is approved**, and the Chairman is hereby authorized to sign the subdivision plat and to permit same to be filed in the office of the Rockland County Clerk, upon payment of any and all outstanding fees to the Town of Stony Point and its consultants, subject to the following:

1. All “WHEREAS” paragraphs are incorporated herein by reference as though set forth in full herein.

2. Due to the unsuitability of the immediate neighborhood for properly located parks, recreation or playgrounds, the Town hereby requires money in lieu of land in the amount set forth in the Town's Schedule of Fees or in an amount to be determined upon a hearing.

3. The applicant shall comply with the provisions and comments contained in the Town Engineer’s memorandum of January 23, 2025.

4. Signature of the Chairman of the Rockland County Drainage Agency pursuant to the requirements of section 13-A of the Rockland County Stream Control Act (L. 1975, Ch. 846, as amended).

5. Prior to the Chairman signing the final plat the Town of Stony Point Engineer shall conduct a review of the final plat for completeness and compliance with all conditions and code provisions and the provisions set forth in the engineer’s memoranda to the Planning Board and shall advise the Chairman accordingly whether the plat is in a form which will permit the Chairman to sign the same.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call on October 23, 2025, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
<u>Members Present:</u>				
Mark Johnson, Chairman	<u>X</u>	_____	_____	_____
Gerry Rogers	<u>X</u>	_____	_____	_____
James Purcell	_____	_____	_____	<u>X</u>
Eric Jaslow	<u>X</u>	_____	_____	_____
Mike Ferguson	<u>X</u>	_____	_____	_____

Kerri Alessi	<u> X </u>	_____	_____	_____
Roland Biehle	<u> X </u>	_____	_____	_____

The Resolution was thereupon duly adopted.

Mark Johnson
Chairman of the Planning Board
Town of Stony Point

Two Forty Bulsontown Road – SBL 15.01-5-13 requesting an extension of time for Subdivision approval

MOTION: Approve extension of time for Two Forty Bulsontown Road made by Mark Johnson and seconded by Mike Ferguson.

MOTION: Adopt Planning Board Minutes of July 24, 2025, made by Mark Johnson and seconded by Gerry Rogers.

MOTION: Close Planning Board Meeting made by Gerry Rogers and seconded by Mark Johnson