

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
LEWIS AND BOESCH

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
December 11, 2025
7:09 p.m.

BEFORE:

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

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3 CHAIRMAN JOHNSON: Thank you for coming.
4 First up on the agenda, we have Lewis and
5 Boesch.

6 MS. LEWIS: Should we come?

7 CHAIRMAN JOHNSON: Please. Just give us
8 a brief description of what the plan is here.

9 MR. BOESCH: We are doing a lot line
10 change between Lots 9 and 13, Boesch, 9 and
11 12.

12 MS. LEWIS: 9 and 13.

13 MR. BOESCH: 9 and 13 for, it's a minor
14 lot line change, given that the prior lot
15 lines were a bit confusing to us.

16 MS. LEWIS: Hundred years old.

17 MR. BOESCH: Yes, about 90 years old.
18 And so we're basically doing a lot line
19 change between the two properties Lewis, Mary
20 Lewis our neighbor, and Boesch, the Boesch
21 family trust. And we're just hoping to have
22 this approved and --

23 MS. LEWIS: It's less than a tenth of an
24 acre.

25 MR. BOESCH: Yeah, they are small lot

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2 changes.

3 MS. LEWIS: Yeah. Less than a tenth on
4 both sides. So it's between me and the
5 neighbors on that side, and me and Lewis on
6 the other side, which is part of my family.
7 It's less than a tenth of an acre between the
8 one. Both transactions are less than a tenth
9 of an acre each. So it's really just to fit
10 the geography, like where the wall is. And
11 part of my property was in their driveway
12 turnaround because they did it like a hundred
13 years ago.

14 MR. BOESCH: Zigzagging.

15 MS. LEWIS: Yeah, it was zigzagging.
16 The same thing with my mother's, like, I've
17 been mowing her property for as long as I
18 lived there.

19 MR. BOESCH: Yeah, the original deeds
20 date back to 1929. So that's when the
21 property, the four properties were divided.

22 CHAIRMAN JOHNSON: Okay.

23 MR. BOESCH: The one property was
24 divided into four parcels.

25 BOARD MEMBER BIEHLE: You're just flip

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2 flopping the two, right?

3 MS. LEWIS: Yeah, yup. And then it's
4 just the resulting line is on a stone wall.
5 It's as simple as that.

6 CHAIRMAN JOHNSON: Yeah.

7 BOARD MEMBER BIEHLE: I would want that.

8 CHAIRMAN JOHNSON: Max, do you have any
9 commentary on this?

10 MR. STACH: Well, the applicant has been
11 before CDRC several times, and they've done a
12 lot of work already to make these maps
13 understandable and workable. So I don't have
14 any comments at this time, other to say it's
15 a Type II action, a lot line adjustment, not
16 subject to SEQOR. It will require filing
17 with Rockland County -- or not filing, review
18 by Rockland County Planning Department
19 because it is within 500 feet of Blanchard,
20 which is a county road.

21 And I think that the proper sequence
22 that we discussed at CDRC would be to refer
23 the GML review first for Lewis and Boesch to
24 the County, wait, and then refer the GML in
25 January for Lewis and Lewis to the County,

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2 because I think if the County gets them both
3 on the same time, it's going to be too much
4 for them. They're going to be --

5 CHAIRMAN JOHNSON: Really.

6 MR. STACH: Yeah. I mean, this is
7 practically, this is a very practical way to
8 go. There's two minor changes between three
9 lots. And this is the most expeditious way
10 to get it done. And I think just, we'll hold
11 back that final one a month, but I think
12 you'll save yourself time in the end.

13 CHAIRMAN JOHNSON: Okay. Works for me.
14 John, do you have any questions or comments?

15 MR. HAGER: No.

16 THE CLERK: The GMLs were sent out
17 December 4th, so we should have them back for
18 January.

19 MR. STACH: Oh, both of them were?

20 THE CLERK: Hmm?

21 MR. STACH: Both of them were?

22 THE CLERK: No, just --

23 MR. STACH: Just the first one. Okay.

24 MR. HONAN: Lewis and Boesch.

25 CHAIRMAN JOHNSON: I'm sure you've

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2 looked at it in depth and --

3 MR. QUEENAN: It has been looked at.
4 It's the most complicated simplest lot line
5 I've seen. No, engineering, we're good.

6 CHAIRMAN JOHNSON: Okay. Excellent.
7 Steve, do you have any questions?

8 MR. HONAN: No, I'm not going to say
9 anything about this.

10 CHAIRMAN JOHNSON: Okay. Very good. Do
11 any of the Board Members have any other
12 questions or comments?

13 BOARD MEMBER PURCELL: Looks good.

14 CHAIRMAN JOHNSON: I like the way this
15 is going. Do we want to do a site visit? I
16 mean, I don't think --

17 BOARD MEMBER BIEHLE: No.

18 CHAIRMAN JOHNSON: Yeah, I don't think
19 that's going to be necessary. And I think we
20 can probably waive the public hearing if
21 everybody else is okay with that.

22 BOARD MEMBER ROGERS: Yeah.

23 CHAIRMAN JOHNSON: Any questions or
24 comments about that? Okay.

25 THE CLERK: So we're waiving the public

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2 hearing?

3 CHAIRMAN JOHNSON: Yes, ma'am.

4 THE CLERK: Okay. Perfect.

5 CHAIRMAN JOHNSON: Should I make a
6 motion for that?

7 THE CLERK: Yeah.

8 BOARD MEMBER PURCELL: Second it.

9 CHAIRMAN JOHNSON: I'll make the motion.

10 BOARD MEMBER BIEHLE: I second it.

11 CHAIRMAN JOHNSON: I got a motion and a
12 second. All in favor?

13 (Response of aye was given.)

14 CHAIRMAN JOHNSON: Any opposed? Okay.
15 That's that. GMLs were sent out already,
16 okay. I think that's us.

17 MS. LEWIS: Thank you so much to the TAC
18 committee for all setting us up to succeed.

19 CHAIRMAN JOHNSON: Well, that's the
20 whole idea.

21 MS. LEWIS: Thank you so much, despite
22 all of our maps coming back with the same
23 errors, Ramapo, Ramapo, Ramapo. But thank
24 you so much to you guys.

25 MR. BOESCH: What would be the next

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2 steps coming up?

3 MR. BOESCH: We have to have deeds
4 drawn, I guess.

5 MR. QUEENAN: So does the Board want to
6 speak about the second one, Lewis and Lewis
7 right now, or do you want to wait until next
8 month?

9 CHAIRMAN JOHNSON: What do you think?
10 Yeah?

11 MR. STACH: It doesn't hurt, I don't
12 think.

13 CHAIRMAN JOHNSON: All right.

14 MR. QUEENAN: Essentially process-wise,
15 you're returning next month to the Planning
16 Board so that they can ultimately conclude
17 this portion of it. And then the second
18 application, Lewis versus Lewis, that would
19 continue to the following month based on same
20 process.

21 MS. LEWIS: Sure. So come back for the
22 January meeting.

23 MR. QUEENAN: Yes.

24 MS. LEWIS: Okay. Will you guys come
25 for moral support?

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MR. BOESCH: Sure.

MS. LEWIS: Thanks. Okay.

(Time noted: 7:16 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

