

Town of Stony Point

Department of Planning

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STONY POINT, NEW YORK 10980

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Adopted: February 25, 2016

PLANNING BOARD MINUTES

January 28, 2016

RHO BUILDING at 7:00 P.M.

Present:

Eric Jaslow, Member
Peter Muller, Member
Gene Kraese, Member
Gerry Rogers, Member
Michael Ferguson, Member
Paul Joachim, Member
Thomas Gubitosa, Chairman

Steve Homan, Esq.
Special Counsel

Max Stach
Town Planner

PLANNING BOARD AGENDA

January 28, 2016

RHO BUILDING at 7:00 P.M

Public Hearing:

1. The Breakers – SBL 15.04-6-3, 4 & 6 Site Plan Conditional Use located on the north End of Hudson Drive 600 feet north of Tomkins Avenue
 - Public Scoping Meeting

Applications:

2. Barbuto and Barbuto – SBL 15.20-1-24, 25 Lot Line Change located on the west side of Beach Road 800 feet south of Tomkins Avenue
 - Final
3. Sullivan and Varano – SBL 15.03-1-21.1, 21.2 & 23 Lot Line Change located on the east side of Wayne Avenue and the South Side of Tyler Place
 - Final

4. Red Ridge Park Two – SBL 15.02-3-26, 27, 28, &29 Site Plane located on the northwest corner of North Liberty Drive and Hastings Lane

- New Application

Other Business:

Minutes of December 10, 2015

The Breakers minutes were taken by a Court Stenographer.

Chairman: Next on the agenda is Barbuto and Barbuto Lot Line Change.

Barbuto and Barbuto – SBL 15.20-1-24, 25 Lot Line Change located on the west side of Beach Road 800 feet south of Tomkins Avenue

- Final

Mr. Nasher: My name is Ryan Nasher from Atzl Nasher and Zigler this is for the lot line change the site is located on Beach Road there was a Site Visit and at this point we are asking for a final vote.

Chairman: I know we went out and looked we went out to check out the lot lines Bill do you have any comments for this?

Mr. Sheehan: No I think we are pretty well there (inaudible).

Chairman: Max do you have any comments.

Mr. Stach: No just note that this is an application under on the provisions of the Stony Point Subdivision regulations that allow a modification of a lot line between two parcels as a Type II Action not subject to SEQRA and not necessarily requiring a Public Hearing as long as no new lots can be created as a result of the action other than that we have no concerns.

Chairman: Alright John any questions.

Mr. O'Rourke: No previously we had asked the applicant to supply a written description of the lot our office has reviewed it and found it acceptable we have no concerns with this application.

Chairman: Steve...

Mr. Honan: No comments I have prepared a Resolution for the Boards consideration.

Chairman: Does the Board have any questions or comments I am going to read the resolution.

RESOLUTION

GRANTING

A LOT LINE CHANGE

For The Project

BARBUTO and BARBUTO

BY APPLICATION OF: Gregory and Nancy Barbuto

WHEREAS, an application has been submitted to the Planning Board of the Town of Stony Point seeking approval of an Application, dated November 18, 2015, for a lot line change between two (2) existing adjoining lots, on a total of .79 acres, located at and commonly known as 61 & 65 Beach Road, Stony Point, N.Y., and upon a submitted plan entitled “Amendment of Property Line” consisting of one sheet, prepared by Atzl, Nasher & Zigler, P.C., dated November 4, 2015, and last revised 12-16-15, and affecting premises designated as Section 15.20, Block 1, Lots 24 & 25 on the Tax Map of the Town of Stony Point, County of Rockland, which parcels are located in the R-1 Zoning District; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, this is a Type II action and no further environmental review is required; and

WHEREAS, a duly noticed public hearing was not required pursuant to Town of Stony Point Code Section 191-7; and

WHEREAS, the lots created by this application will be in compliance with the bulk provisions of the Town of Stony Point Zoning Code; and

WHEREAS, by letter dated December 11, 2015, the Rockland County Department of Health indicated that no approvals are needed from the Rockland County Department of Health for this application; and

WHEREAS, by letter dated December 23, 2015, the Rockland County Department of Planning made certain comments applicable to the project, recommending a review by the Rockland County Department of Highways, clarification of an access easement and that the plan be signed by the Chairman of the Rockland County Drainage Agency pursuant the Rockland County Stream Control Act; and

WHEREAS, a hearing before this Board was conducted on January 28, 2016 at 7:00 p.m. at which date and time the applicant appeared by their representative Ryan Nasher, P.E., of Atzl, Nasher & Zigler, P.C.; and

WHEREAS, the board heard comments in favor of the project and there was no opposition to the application.

NOW, THEREFORE, be it

RESOLVED that the plat submitted for approval on an Application for a site plan for a lot line change between two (2) existing adjoining lots located at and commonly known as 61 & 65 Beach Road, Stony Point, N.Y., and upon a submitted plan entitled “Amendment of Property Line” consisting of one sheet, prepared by Atzl, Nasher & Zigler, P.C., dated November 4, 2015, and last revised 12-16-15, and affecting premises designated as Section 15.20, Block 1, Lots 24 & 25 on the Tax Map of the Town of Stony Point, County of Rockland, which parcels are located in the R-1 Zoning District; 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.

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

There being six (6) votes in favor of the motion, no (0) votes against the motion and no (0) abstentions thereto, the Chairman declared the motion carried and the Resolution was thereupon duly adopted.

THOMAS GUBITOSA, Chairman
Town of Stony Point Planning Board

Filed in the Office of the Clerk of the Town of Stony Point on this 2nd day of February 2016.

Hon. Joan Skinner, Town Clerk
Town of Stony Point

MOTION: ACCEPT FINAL RESOLUTION
Made by Peter Muller and seconded by Michael Ferguson
Roll call vote all yes

Chairman: Next on the agenda is Sullivan and Varano Lot Line Change.

Sullivan and Varano – SBL 15.03-1-21.1, 21.2 & 23 Lot Line Change located on the east side of Wayne Avenue and the South Side of Tyler Place

- Final

Mr. Nasher: The existing site is a three lot and we are proposing to make it two lots this application is for a boundary line agreement.

Chairman: Max do you have any questions.

Mr. Stach: No what is being proposed is three lots be reduced to two again this is covered under the Lot Line provisions of the Subdivion Regulation under which is a Type II Action which does not require a Public Hearing.

Chairman: Thanks Max, John any comments?

Mr. O'Rourke: There is an active fill permit on the lots according to Town Code no problem there the applicant needs to update the bulk table and we spoke to Mr. Zigler about it other than that we are satisfied with it.

Chairman: Bill any comments.

Mr. Sheehan: No I am good.

Mr. Honan: Nothing further.

Chairman: On the 21st we did get a letter from the County and they had no objections to the Lot Line Change for the records.

I will read a resolution and ask for a motion.

RESOLUTION

GRANTING

THE MERGER OF THREE LOTS INTO TWO LOTS

& THE AMENDMENT OF A PROPERTY LINE

For The Project

SULLIVAN / VARANO

BY APPLICATION OF: Robert Varano and Brian Sullivan

WHEREAS, an application has been submitted to the Planning Board of the Town of Stony Point seeking approval of an Amended Application, dated December 29, 2015, seeking permission to merge three (3) existing lots into two (2) Lots and for an amendment of a property line between two (2) existing adjoining lots and, as a consequence thereof, the elimination of existing Tax Lot 15.03 - 1 - 23, on a total of 9.98 acres, located at and commonly known as 198 Wayne Avenue and 10 Tyler Place, Stony Point, N.Y., and upon a submitted plan entitled "Subdivision for Sullivan / Varano" consisting of one sheet, prepared by Atzl, Nasher & Zigler, P.C., dated December 31, 2015, and affecting premises designated as Section 15.03, Block 1, Lots 21.1, 21.2 & 23 on the Tax Map of the Town of Stony Point, County of Rockland, which parcels are located in the R-R Zoning District; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, this is a Type II action and no further environmental review is required; and

WHEREAS, a duly noticed public hearing was not required pursuant to Town of Stony Point Code Section 191-7; and

WHEREAS, the lots created by this application will be in compliance with the bulk provisions of the Town of Stony Point Zoning Code; and

WHEREAS, by letter dated January 14, 2016, the Rockland County Department of Health indicated that it had no comment on the plan as no approvals are needed from the Rockland County Department of Health for this application; and

WHEREAS, a hearing before this Board was conducted on January 28, 2016 at 7:00 p.m. at which date and time the applicant appeared by their representative Ryan Nasher, P.E., of Atzl, Nasher & Zigler, P.C.; and

WHEREAS, the board heard comments in favor of the project and there was no opposition to the application.

NOW, THEREFORE, be it

RESOLVED that the plat submitted for approval on an Amended Application, dated December 29, 2015, seeking permission to merge three (3) existing lots into two (2) Lots and for

an amendment of a property line between two (2) existing adjoining lots and, as a consequence thereof, the elimination of existing Tax Lot 15.03 - 1 - 23, on a total of 9.98 acres, located at and commonly known as 198 Wayne Avenue and 10 Tyler Place, Stony Point, N.Y., and upon a submitted plan entitled "Subdivision for Sullivan / Varano" consisting of one sheet, prepared by Atzl, Nasher & Zigler, P.C., dated December 31, 2015, and affecting premises designated as Section 15.03, Block 1, Lots 21.1, 21.2 & 23 on the Tax Map of the Town of Stony Point, County of Rockland, which parcels are located in the R-R Zoning District, 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.

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

There being six (6) votes in favor of the motion, no (0) votes against the motion and no (0) abstentions thereto, the Chairman declared the motion carried and the Resolution was thereupon duly adopted.

THOMAS GUBITOSA, Chairman
Town of Stony Point Planning Board

Filed in the Office of the Clerk of the Town of Stony Point on this 2nd day of February 2016

Hon. Joan Skinner, Town Clerk
Town of Stony Point

MOTION: ACCEPT FINAL RESOLUTION
Made by Gene Kraese and seconded by Michael Furgerson
Roll Call Vote all in favor

Chairman: Next on the agenda is Red Ridge Realty.

Red Ridge Park Two – SBL 15.02-3-26, 27, 28, &29 Site Plane located on the northwest corner of North Liberty Drive and Hastings Lane

- New Application

Mr. Nasher: The Red Ridge Park Two currently this site is in its very preliminary stage we prepared a conceptual plan basically the project is about some existing old house and cabin to be taken down and proposing nine manufactured homes at this point I would request the Town to start the SEQRA Process.

Mr. Thamsen: There are a couple of Kit Houses from Sears going back to the 40's there is a varied amount of old housing there so the proposal is to remove them because they have just become untenable. To replace them with manufactured homes similar to the ones we have there.

Mr. Stach: How many units are in the structures now?

Mr. Thamsen: Currently what exists are 10 apartments or 10 living quarters in nine buildings.

Mr. Stach: And you are proposing to replace them with nine new manufactured home units.

Mr. Thamsen: Yes

MOTION: LEAD AGENCY

Made by Peter Muller and seconded by Michael Ferguson

MOTION: UNLISTED ACTION

Made by Gene Kraese and seconded by Michael Ferguson

MOTION: SITE VISIT FEBRUARY 6, 2016 AT 8:30 AM

Made by Gene Kraese and seconded by Michael Ferguson

Mr. Muller: Will they be marked by any flags or something for people who cannot make that visit they can go up and take a look on their own.

Mr. Nasher: Yes we will be doing that this Saturday.

MOTION: ACCEPT MINUTES OF DECEMBER 10, 2015 PLANNING BOARD MEETING

Made by Eric Jaslow and seconded by Gene Kraese

MOTION: COLOSE PLANNING BOARD MEETING

Made by Gene Kraese and seconded by Tom Gubitosa

Respectfully submitted,
Mary Pagano, Clerk to the Board