

Title: Request for Informal Reaction Re: Amending Stonehedge Heights Subdivision Located on Spook Rock Road within both Rural Preservation and Historic and Scenic Overlay Districts

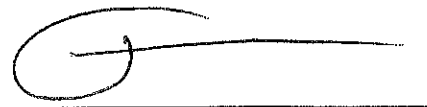
WHEREAS, Marsel Amona, by and for the Stonehedge Heights Subdivision, appeared before the Village Board on April 23, 2025 and again tonight, and in the interim and as suggested, the Village Board visited the site, observed the vistas and woodlands and staked proposed incursion into the 200 ft. preservation area to permit construction of a portion of the required storm water retention basin thus sparing one of the lots virtual elimination of most of a usable backyard, which Mr. Amona claimed would greatly decrease the usability and value of said lot inconsistent with the higher end houses to be built within said subdivision; and

WHEREAS, Mr. Amona, having already informally discussed the matter with the Planning Board, understood that to make such an amendment he would have to formally apply to the Planning Board which would have to hold a Public Hearing declaring itself as lead agency and conduct a coordinated review under SEQRA, and under Section 195-64.1 of the Village Code, the HPPC would have to hold a Public Hearing to decide whether a Certificate of Appropriateness (COA) should be issued, but, also, that only the Village Board has authority to allow incursion into the 200 ft. preservation area in its discretion for purposes accessory to the cluster subdivision provided that the purposes of preserving the rural woodland character of the Rural Preservation Overlay District are met and, therefore, he sought a preliminary polling of the Village Board in order to guide himself as to the feasibility of making such an application; and

WHEREAS, after discussion before the Village Board, a field viewing of the site, and due consideration of the documents, a discussion ensued wherein it was informally and preliminarily agreed that such incursion into the protected area would have a minimal impact on the woodlands rural character due to the topography, location, and present vegetation of the impacted area, subject to fencing of an appropriate in type, and reduced in height to 4 feet, and additional plantings of evergreens or fir trees, added to obscure any view of such incursion, both supplementing existing vegetation plus adding where more sparse; and

WHEREAS, the Board was polled with respect to the above understanding and potential result, and such was not opposed of the change, voting 4 to 1 as indicative of present attitude as follows:

Deputy Mayor Caridi	- Approved to move forward
Trustee Egenhauser	- Approved to move forward
Trustee Humphrey	- Approved to move forward
Trustee Rose	- Not Approved
Mayor Lancere N. Millman	- Approved to move forward



Dated: May 21, 2025

Lance N. Millman, Mayor