

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER  
OF  
LIGHTING SERVICES, INC.

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Town of Stony Point  
RHO Building  
5 Clubhouse Lane  
Stony Point, New York  
June 22, 2023  
9:11 p.m.

BEFORE:

JAMES PURCELL, ACTING CHAIRMAN  
KERRI ALESSI, BOARD MEMBER  
ROLAND BIEHLE, BOARD MEMBER  
MICHAEL FERGUSON, BOARD MEMBER  
ERIC JASLOW, BOARD MEMBER

ROCKLAND & ORANGE REPORTING  
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New City, New York 10956  
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CHAIRMAN PURCELL: Lighting Services,  
Incorporated. You ready?

MR. ROSTAMI: Yes.

CHAIRMAN PURCELL: Thank you.

THE CLERK: They took the tripod. Let's  
get a chair.

BOARD MEMBER JASLOW: That's good.

BOARD MEMBER BIEHLE: That works.

CHAIRMAN PURCELL: We can see it.

MR. ROSTAMI: Okay. Good evening. Vahid  
Rostami from Atzl, Nasher and Zigler. The  
application is for addition to a lighting  
services in 9W. So the addition is 24,000  
square feet to the existing commercial  
manufacturing facility.

This is the first time that we are here  
in front of the Board after initial  
submission. This is an addition of 12,000.  
The applicant decided to increase. So we  
actually revised the plan accordingly,  
revising the parking, the drainage, and  
provided additional revisions to the maps as  
recommended at the TAC meetings.

1 Proceedings

2 So the existing loading docks in the  
3 facility was two, three. And now we're  
4 adding another two loading docks that serves  
5 the facility. And the addition is mostly  
6 used for manufacturing purposes. I'm happy  
7 to answer any questions that you may have.

8 CHAIRMAN PURCELL: Max, is there  
9 anything you want to bring up to the Board  
10 after the TAC meeting?

11 MR. STACH: Yeah. So we did prepare a  
12 memo, which we brought tonight to the  
13 meeting, that goes over some of the comments  
14 we discussed at TAC. Most of them have to do  
15 with both the planting plan. I think really,  
16 there's a decision that the Planning Board  
17 needs to make, which is that we believe  
18 there's going to be a variance required.  
19 We're sort of waiting for the verification  
20 from John. But the code prohibits loading  
21 docks at the front of the building. And  
22 obviously, their existing loading docks are  
23 there, but they'd be adding more.

24 So this is, under SEQOR, a unlisted  
25 action. And it's optional whether you do

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coordinated review or not. If it does need to be referred to the ZBA, that would probably be considered a locational variance or an area variance. But it would not be a Type II action like some are. So they would have to do SEQR.

So if you want to begin coordinated review, we can prepare a lead agency NOI for distribution. Otherwise, you can continue with uncoordinated review, where the Zoning Board does their own, and you do your own SEQR.

MR. HONAN: Typically, the Planning Board likes to avoid doing SEQRA, so --

MR. STACH: The Zoning Board, you mean.

MR. HONAN: -- have an opportunity to send it back for SEQRA. So I would think we should do it as a coordinated review and we'd be lead agency. Just to make your application move faster.

MR. STACH: So if that is what the Board would like to do, if you notice your intent tonight, I will fill out the paperwork, get it to Mary so that she can distribute.

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2 CHAIRMAN PURCELL: So we're going to --  
3 I'll make a motion to make us lead agency.

4 BOARD MEMBER ALESSI: I'll second the  
5 motion.

6 CHAIRMAN PURCELL: Second.

7 BOARD MEMBER JASLOW: I'll second,  
8 third.

9 CHAIRMAN PURCELL: Third. Call the  
10 question. All in favor?

11 (Response of aye was given.)

12 CHAIRMAN PURCELL: Opposed? So carried.

13 MR. STACH: Other than that, there's  
14 detailed items that I'm sure you can address  
15 before the next TAC meeting.

16 CHAIRMAN PURCELL: Anybody have anything  
17 else? John?

18 MR. O'ROURKE: Yeah. Just one. Again,  
19 we did a memo, which we provided to the  
20 applicant and to the Board. Some technical  
21 comments. And obviously, the real question  
22 that has to be answered is about the  
23 variance.

24 With the change, and it's up to the  
25 Board, the only thing I would suggest,

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because I think on the next project you're going to be doing a, probably scheduling a site visit, I don't know if the Board wants them to now stake out where the building would be and maybe the loading dock would be. And then you could do a site visit. That was the only thing I'd suggest. I know you're probably all familiar with it, so you may not need it. But I'm thinking we're going to be scheduling another one, so it may be helpful for some of the Board Members. But other than that, the technical comments they can address.

BOARD MEMBER JASLOW: Make a motion for a site visit.

CHAIRMAN PURCELL: All right. So can I get a motion for a site visit at Liberty Services? Need a motion.

BOARD MEMBER FERGUSON: Lighting Services.

CHAIRMAN PURCELL: Lighting Services. I'm sorry, Lighting Services.

BOARD MEMBER ALESSI: I make a motion for a site visit.

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BOARD MEMBER JASLOW: When?

MR. O'ROURKE: You got to pick a date.

The date is the hard part.

THE CLERK: Okay.

BOARD MEMBER JASLOW: How long will it  
take to mark it out?

THE CLERK: So usually you go -- I know.  
But that's, usually we go before the TAC  
meeting. You can go the 8th or the 1st.  
What about the 8th?

CHAIRMAN PURCELL: First of July would  
be tough.

BOARD MEMBER FERGUSON: What about this  
Saturday?

THE CLERK: Want to go this Saturday,  
the 24th?

BOARD MEMBER ALESSI: I'm away.

BOARD MEMBER JASLOW: Yeah, I can't go  
Saturday.

CHAIRMAN PURCELL: What about the 8th of  
July?

BOARD MEMBER BIEHLE: I won't be.

CHAIRMAN PURCELL: I won't be, either.

THE CLERK: Okay.

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2 BOARD MEMBER BIEHLE: Whoever can make  
3 it makes it.

4 CHAIRMAN PURCELL: Yeah.

5 BOARD MEMBER BIEHLE: I mean, that, the  
6 drawing is pretty clear. I know exactly  
7 where that building is. I'm not too  
8 concerned about it.

9 THE CLERK: If they leave it marked out,  
10 you can go whenever you want.

11 CHAIRMAN PURCELL: So make a motion,  
12 make a motion that marks out the property.  
13 We can visit it any time. I need a second.

14 BOARD MEMBER JASLOW: No.

15 BOARD MEMBER BIEHLE: Second.

16 CHAIRMAN PURCELL: I thought we had to  
17 cancel the other one.

18 THE CLERK: Okay. So you're just going  
19 to have it marked out. You're not going to  
20 have a day.

21 CHAIRMAN PURCELL: No.

22 BOARD MEMBER JASLOW: So it will be  
23 ready by, like, the 8th, the Saturday after  
24 July 4th.

25 THE CLERK: We didn't hear you.



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CHAIRMAN PURCELL: Marked out by the  
8th.

MR. ROSTAMI: Yes.

CHAIRMAN PURCELL: Perfect. Of July.

MR. ROSTAMI: July 8th, yes.

THE CLERK: What they're going to do is  
they're going to mark it out and they can go  
on their own.

MR. HONAN: Oh, okay. That's fine.  
Perfect. That makes sense.

THE CLERK: Okay. I have a question for  
you, Vahid.

MR. ROSTAMI: Yes.

THE CLERK: The new maps, will you be  
getting me the new maps, what you changed  
with the loading dock?

MR. ROSTAMI: Did I give you the new  
maps? I think we did.

THE CLERK: No, you haven't given me the  
new ones. You gave me the old ones at the  
TAC meeting, and then you were going to  
update.

MR. ROSTAMI: Oh, really? Okay.

THE CLERK: I'll call you. Okay.

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CHAIRMAN PURCELL: Does the Board have anything else?

BOARD MEMBER BIEHLE: We're good.

MR. ROSTAMI: Okay. Thank you very much.

CHAIRMAN PURCELL: Thank you for being patient.

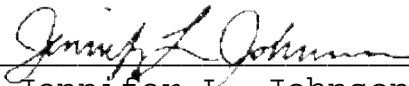
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THE FOREGOING IS CERTIFIED to be a true  
and correct transcription of the original  
stenographic minutes to the best of my ability.

  
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Jennifer L. Johnson

