

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

- - - - - X

IN THE MATTER  
OF  
WOODRUM RIDGE SUBDIVISION

- - - - - X

Town of Stony Point  
RHO Building  
5 Clubhouse Lane  
Stony Point, New York  
June 22, 2023  
9:19 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  
2 Congers Road, Suite 2  
New City, New York 10956  
(845) 634-4200

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Proceedings

MR. ROSTAMI: Should I start the next one?

CHAIRMAN PURCELL: Yeah. Woodrum.

MR. ROSTAMI: Yeah, Woodrum Drive. So the application is for four-lot subdivision. So we have prepared standard layout showing four lots. Two of them are for Woodrum Drive with sewer and water.

CHAIRMAN PURCELL: We can't hear.

PUBLIC SPEAKER: Just a little louder, please.

CHAIRMAN PURCELL: Yeah, sorry we don't have a microphone.

MR. ROSTAMI: Yeah, so --

CHAIRMAN PURCELL: If you could just turn a little sideways, I think you can get everybody in. Thanks.

MR. ROSTAMI: So the application is a four-lot subdivision and cul-de-sac of Woodrum Drive. So we have prepared a standard layout and average density. But the one that you're seeing now is the standard layout showing four lots. Two of them up to

1 Proceedings

2 Woodrum Drive that have a sewer and water  
3 from the cul-de-sac. The other two are from  
4 Wayne that get water only.

5 So this standard layout doesn't need any  
6 variance. That's just the purpose of the lot  
7 count. We have also prepared and submitted  
8 the average density which provides the whole  
9 four lots of the Woodrum Drive, both  
10 accessing water and sewer. So the average  
11 density provides four lots subdivision that  
12 gets water and sewer up Woodrum Drive with no  
13 variance required for both of the layouts.

14 So this is a preliminary or concept plan  
15 so for you to consider. And we want feedback  
16 so we can discuss at the TAC meeting. And  
17 we'd be happy to hear your comments or  
18 questions.

19 THE CLERK: Can you show them the map of  
20 Woodrum?

21 MR. ROSTAMI: Here. Yeah. The standard  
22 layout. So the standard layout, Woodrum from  
23 the Wayne. Average density shows the four  
24 lots from -- well, this is the concept plan.  
25 It's not -- this is the first time this is

1 Proceedings

2 submitted. It's subject to change.

3 PUBLIC SPEAKER: Do they have to bump up  
4 the water pressure to get up to there? Are  
5 you going to have water? Do you have to  
6 increase the pressure pump? Pump the  
7 water --

8 MR. ROSTAMI: We don't have that  
9 information yet.

10 PUBLIC SPEAKER: Can I see the other  
11 side?

12 BOARD MEMBER JASLOW: A lot of that land  
13 is going into conservation easement, right?

14 MR. ROSTAMI: Yeah. 3.2 acres are being  
15 proposed for the open space and the average  
16 density.

17 PUBLIC SPEAKER: What was the difference  
18 between this side and the other side again?  
19 I'm sorry.

20 MR. ROSTAMI: These four lots can get  
21 water and sewer here, but Wayne only has  
22 water.

23 PUBLIC SPEAKER: Oh, okay.

24 PUBLIC SPEAKER: So the sewer would have  
25 to be private.

1 Proceedings

2 MR. MAHER: No. These two guys can have  
3 a STEP system. Do you know what a STEP  
4 system is?

5 MR. ROSTAMI: It's a private sewer.

6 MR. MAHER: Septic Tank Effluent Pump.  
7 You get an easement, you pump down into  
8 Woodrum Drive so they can attach in. They're  
9 close enough.

10 MR. ROSTAMI: Well, this is the standard  
11 layout. So as long as it meets the --

12 MR. MAHER: No, I'm just saying they  
13 don't need septic systems. You can pump it  
14 into the system on Woodrum Drive.

15 PUBLIC SPEAKER: So on this side, the  
16 proposed, the proposed dwelling over here is  
17 in a different location than on the other  
18 side.

19 CHAIRMAN PURCELL: Guys, guys. It's not  
20 a public hearing. It's -- no disrespect.  
21 You just have to listen to what he's saying.  
22 And there will be public hearings. Okay.  
23 But thank you for helping out the residents.

24 BOARD MEMBER FERGUSON: There will be a  
25 public hearing.

1 Proceedings

2 CHAIRMAN PURCELL: Yeah, I said that. I  
3 said there will be a public hearing. There  
4 will be a public hearing. So, Max?

5 MR. STACH: Yeah. So when we met at the  
6 TAC meeting, the biggest impediment was  
7 there's a requirement in the subdivision  
8 regulations that say a permanent dead end  
9 street shall only serve 14 families. Woodrum  
10 currently serves 30. So you would be  
11 proposing an additional four homes on a  
12 subdivision that already is not intended.

13 Now, there may have been some assurances  
14 when Woodrum was first created that it would  
15 eventually be not a cul-de-sac anymore. But  
16 that would, you know, if past experience is  
17 predictive, be very controversial for those  
18 people on Woodrum, and also on whatever road  
19 they go through to.

20 So really, there's two, two matters here  
21 is that under the standard layout, there's  
22 only two lots here that are demonstrated that  
23 could actually be approved without a waiver  
24 by the Planning Board. However, the Planning  
25 Board is allowed to waive that standard.

1 Proceedings

2 It's not requiring a variance.

3 So really, before you can even talk  
4 about going forward to a standard plan, you  
5 have to establish how much can be built under  
6 the -- I'm sorry, before you can go to the  
7 average density plan, you have to establish  
8 how many can be approved under the standard  
9 plan. And so the applicant would have to  
10 receive that waiver, convince the Planning  
11 Board that that waiver was appropriate before  
12 they could then seek out the four lots under  
13 the average density.

14 Beyond that, there was some question  
15 regarding a right-of-way that seems to be  
16 coming up from Rheajack, Rheajack Avenue, I  
17 believe it is.

18 PUBLIC SPEAKER: Drive.

19 MR. STACH: At Rheajack Drive. And  
20 there was questions about whether there's  
21 alternative access from Rheajack at least  
22 that might potentially afford some kind of  
23 emergency access. I don't know if you've --

24 MR. ROSTAMI: It appears that that  
25 right-of-way is actually for Orange and

1 Proceedings

2 Rockland.

3 MR. STACH: Okay.

4 MR. ROSTAMI: It's not --

5 MR. STACH: So there's no vehicular --

6 MR. ROSTAMI: No.

7 MR. STACH: Rights you have to Rheajack.

8 MR. ROSTAMI: Yeah.

9 MR. STACH: So really, again, it goes to  
10 the maximum number of families on a  
11 cul-de-sac. Beyond that, I mean obviously,  
12 that's the first hurdle they have to cross.  
13 And then if you decide they should seek the  
14 average density, we would obviously have more  
15 questions once that detailed review  
16 commenced.

17 In the meantime, realty subdivisions are  
18 Type I actions under the New York State  
19 Health Department regulations, which means  
20 you will need to do coordinated review. The  
21 applicant will have to provide a full EAF.  
22 And then you're going to need to coordinate  
23 this SEQR review with County Health.

24 There will have to be an abandonment of  
25 the existing cul-de-sac if this project is



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Proceedings

approved because it extends the cul-de-sac.  
So the land that's currently in the  
cul-de-sac will have to be given to the  
adjacent homeowners. And the Town Board will  
be involved with that. So that includes  
them.

Those are the involved agencies we know  
of at this point. So I have to prepare a  
lead agency NOI. If you wanted to do that  
tonight, you could, which is classify the  
action as Type I and notice your intent.  
Unfortunately, I can't actually -- or Mary  
can't actually distribute that until you  
provide us with the full EAF.

BOARD MEMBER JASLOW: So they're going  
to take the cul-de-sac and make it into a  
street. And they'll fill it in, and  
everybody gets more yard and more driveway.

MR. STACH: Everybody who fronts on the  
cul-de-sac will get more front yard. And  
then it will be extended on to their property  
where they'll have to replace the cul-de-sac  
if it's approved.

BOARD MEMBER JASLOW: Okay.

1 Proceedings

2 BOARD MEMBER ALESSI: Max, can I ask you  
3 a question?

4 MR. STACH: Yeah.

5 BOARD MEMBER ALESSI: What does the  
6 zoning code mean by family? Single-family  
7 homes? Like you --

8 MR. STACH: That's in the subdivision  
9 regulations. And what it's referring to is  
10 when you talk about residences, you have one  
11 families, two families, multi families. It's  
12 really talking about dwelling units.

13 BOARD MEMBER ALESSI: Okay. So you can  
14 have two families living in a house.

15 MR. STACH: Yeah. All of the homes on  
16 Woodrum to my knowledge are single-family.  
17 So that's where I get that it's serving 30  
18 families right now.

19 BOARD MEMBER ALESSI: Okay, thanks.

20 MR. O'ROURKE: Yeah. Well, next time.  
21 I want to go first.

22 CHAIRMAN PURCELL: Okay.

23 MR. O'ROURKE: Because Max got all the  
24 good stuff. But yeah, pretty much the same  
25 thing. The right-of-way is the big issue.

1 Proceedings

2 The cul-de-sac extension is the big issue.

3 And even if you -- I mean, looking at  
4 this, obviously from an engineering point of  
5 view, I don't want two more homes off a  
6 county road. Right. It's a tough spot. I  
7 also don't want four homes off that  
8 cul-de-sac.

9 One of the lots I think they really need  
10 to configure because the house is actually so  
11 narrow that the house is actually turned  
12 sideways. So that first lot which is near an  
13 adjacent property, it's only 35 feet wide and  
14 50 feet long, which is not the usual. So the  
15 side of the house would be facing the  
16 cul-de-sac, which I don't think benefits  
17 anybody. So even if it moves forward, I  
18 think they got to do a reconfiguration. And  
19 again, Woodrum is a long road and it's in  
20 terrible shape.

21 PUBLIC SPEAKER: Yes.

22 MR. O'ROURKE: So unfortunately, it's  
23 not on the schedule to get repaved. But  
24 being up there, I mean, there's a lot of  
25 issues with that. So as this moves forward,

1 Proceedings

2 I think emergency services are going to have  
3 to be involved. It's just, it's a tough  
4 spot. And it's just taking it a little bit  
5 longer.

6 And Max is correct. I spoke with the  
7 Highway Superintendent. The existing  
8 cul-de-sac would have to be brought back to a  
9 regular width road. And that lane would have  
10 to be topsoil seeded and then given back to  
11 the adjoining property owners, because the  
12 Town is not going to want to maintain two  
13 cul-de-sacs in that area. So there's some,  
14 there's some work to be done.

15 BOARD MEMBER JASLOW: And the applicant  
16 pays for all that, correct?

17 MR. O'ROURKE: The applicant will have  
18 to pay for all that. And also to extend the  
19 sewer there as well, and the water. But  
20 there's really no good, honestly, layout of  
21 this just because of the property, the steep  
22 slopes, and the two road access. It's tough.

23 CHAIRMAN PURCELL: Steve, can we take  
24 action and make a motion to be lead agency  
25 right now, or?

1 Proceedings

2 MR. HONAN: I think we can. But we're  
3 looking for a full EAF, correct?

4 MR. STACH: Yes. So you can wait until  
5 that --

6 BOARD MEMBER BIEHLE: So let's wait.

7 MR. STACH: Or you can do it, and have  
8 me check it, then send it along.

9 CHAIRMAN PURCELL: Okay. So we'll wait  
10 on it. All right.

11 MR. HONAN: Whatever the Board wishes to  
12 do.

13 CHAIRMAN PURCELL: All right. The Board  
14 wants to wait on it. Okay.

15 THE CLERK: Do you want to do a site  
16 visit?

17 BOARD MEMBER JASLOW: Why doesn't he  
18 redo the lots like John was saying --

19 CHAIRMAN PURCELL: The reconfigurations.

20 BOARD MEMBER JASLOW: -- before a site  
21 visit, right?

22 CHAIRMAN PURCELL: Yeah.

23 MR. O'ROURKE: I'm thinking typically,  
24 the first presentation to this Board usually  
25 has a site visit where they stake out where

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Proceedings

the end of the new cul-de-sac would be, potentially some of the home sites, and then the cul-de-sac. But I know the Board was having some difficulty scheduling that. But you have a little bit of time because they haven't done an EAF. So if you can't make it the next three weeks, I think you could do it after your next meeting. Or do it further down so you can coordinate it a little bit better. But I think the Board should probably go up there and see what they're proposing.

CHAIRMAN PURCELL: So I guess up to the Board is what's the best month to do it, and time.

MR. STACH: And in terms of the lot layout --

BOARD MEMBER JASLOW: August.

CHAIRMAN PURCELL: I was going to say August. I'm not going away in August.

BOARD MEMBER BIEHLE: I'll be around.

CHAIRMAN PURCELL: Kerri, is August okay, or?

BOARD MEMBER ALESSI: My daughter's

1 Proceedings

2 moving into college.

3 CHAIRMAN PURCELL: Congratulations.

4 BOARD MEMBER ALESSI: Thank you. That  
5 last Saturday, the 28th or whatever. That's  
6 the only --

7 CHAIRMAN PURCELL: Unless --

8 BOARD MEMBER ALESSI: The 26th of August  
9 is no good.

10 MR. STACH: So, Jim? Yeah, so John and  
11 I were discussing at the TAC meeting that  
12 there could be ways to improve the lot layout  
13 by, for example, if you pushed, if you made  
14 it so that two of, two of the homes on the  
15 cul-de-sac were closer to the cul-de-sac.

16 CHAIRMAN PURCELL: Right.

17 MR. STACH: And then two were sort  
18 further behind. And that way, they each  
19 have, you know, a useable yard and they're  
20 all facing the right direction. But the  
21 thing is, or the question is, do you want to  
22 see that when you go to your site visit?

23 CHAIRMAN PURCELL: Well, I was going to  
24 say, so what I would suggest is get a  
25 revision based on our consultants and the

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Proceedings

Board's concerns. And then we'd rather visit is not twice, but one time and get a good look at it. So I would suggest we do that. So if you can get that back to us and we'll discuss it the next meeting.

BOARD MEMBER BIEHLE: You already talked about the one house.

CHAIRMAN PURCELL: Yeah. We know that one house is in a poor position, the way it's laid out. The side of the house in the cul-de-sac, as John mentioned, it really needs to be a reconfiguration of the property.

MR. ROSTAMI: Got you.

CHAIRMAN PURCELL: Because people want to have some land to live, liveable property. Anybody have anything else? Okay. Thank you very much.

MR. ROSTAMI: Thank you for your time.

(Time noted: 9:33 p.m.)


oOo



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Proceedings

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

