

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
WOODRUM RIDGE SUBDIVISION

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
July 27, 2023
8:29 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JAMES PURCELL, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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CHAIRMAN JOHNSON: All right, thank you very much. Next on the agenda is going to be Woodrum Ridge Subdivision.

MR. ROSTAMI: Good evening. Vahid Rostami from Atzl, Nasher and Zigler. The application is for a four-lot subdivision on Woodrum Drive.

While currently we are presenting the standard layout that shows the four lots, two of the Woodrum Drive and two of Wayne Avenue, and which doesn't require any variance. The ultimate purpose is to present the average density plan with four lots. But we hope that we get the approval of this sketch first, and then come back with a four-lot subdivision average density sketch.

CHAIRMAN JOHNSON: I know, John, I believe you had some comments on this.

MR. O'ROURKE: Well, myself, and I'll kick it across the aisle to Max. Max, it's nice to see you over there with this new layout. Yeah, so this, if you remember previously, they showed four lots off of the

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2 cul-de-sac.

3 CHAIRMAN JOHNSON: Right.

4 MR. O'ROURKE: So this is their standard
5 plan so they can go to that plan. This plan,
6 though, I believe, and I look at Max,
7 requires a variance -- I'm sorry, a waiver
8 from this Board to allow this configuration
9 because it exceeds the number of units on a
10 cul-de-sac. So in order for the Board to
11 grant the four lots, you have to grant a
12 waiver. If you don't grant that waiver, then
13 either they reconfigure or they're down to
14 three lots.

15 CHAIRMAN JOHNSON: All right.

16 BOARD MEMBER BIEHLE: Aren't -- wait.
17 Aren't two lots coming off of Wayne?

18 MR. O'ROURKE: Two are off of Wayne, and
19 two is off the extended cul-de-sac of
20 Woodrum. The two off of the cul-de-sac of
21 Woodrum, under your code, you only get one.

22 BOARD MEMBER ALESSI: John, is this the
23 issue where you're only allowed, is it 14?

24 MR. O'ROURKE: 14 is your code. And I
25 believe Max looked it up. They have 22 now,

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2 or 23.

3 MR. STACH: They -- I think it was even
4 in excess of that.

5 CHAIRMAN JOHNSON: Yeah, so well in
6 excess of --

7 MR. STACH: Yeah. It was, like, 27.

8 MR. O'ROURKE: It's a very long --

9 BOARD MEMBER ALESSI: Right.

10 MR. O'ROURKE: -- windy dead end.

11 MR. STACH: And to be clear, the
12 application, really, he's at -- the applicant
13 wants to proceed for average density. So
14 they would like to not -- correct me if I'm
15 wrong -- build any lots off of Wayne Avenue.
16 They want to build all the lots accessible
17 off of Woodrum.

18 But in order to get the ability to do an
19 average density subdivision, you have to
20 provide them sketch approval saying that
21 under the standard rules of the Board, they
22 would be able to get the equivalent number of
23 units. In order to get that second lot off
24 of Woodrum, there's one lot already that has
25 access to the cul-de-sac on Woodrum. So in

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order to subdivide it in a manner that provides another lot, you would have to waive the provision of the subdivision law that says a permanent cul-de-sac is limited to 17 families, access to 17 families. And I will just quickly check that because I want to know the correct numbers.

CHAIRMAN JOHNSON: Right.

BOARD MEMBER JASLOW: Even if there's already excess.

BOARD MEMBER ALESSI: We're already above the --

MR. STACH: So, yes. So somebody had to give a waiver to allow the 27 or so lots that exist now.

CHAIRMAN JOHNSON: Is it that high?

MR. STACH: I believe so. I believe. Let me look at my memo.

MR. O'ROURKE: Look at your notes. But as you're looking at the layout, you know, there was potential for that road way back when to be extended. Both as you proceed both to the left and the right, there was some paver roads there that went back. So

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again, not being here when this was approved, but that would be my guess, is that they got it beyond the number which Max is looking up. But could be 14. That it was a temporary cul-de-sac, and at one time, it could be extended.

But what you're doing now, even though it exceeds that, you're adding to it. Right. So you're adding two more units to what -- which is beyond what your code allows now.

MR. STACH: Yeah, so right now, Woodrum Drive serves 30 families. Meaning 30 of those lots, the only access that they give is through Woodrum. So it's not even including the first two lots that also front on Wayne. So there's 30 lots that have their sole access from Woodrum. And 14 families is how many you're supposed to limit a permanent cul-de-sac to.

So it's possible, as John said, that when this was originally approved, they thought maybe it's going to go back out to Wayne. It's a lot of topo in between, so that would have been difficult. They may

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have had an idea of coming out some other way because you have the Rheajack private road there. If this preceded that one, that might have been an idea of how to get back out. Or it may just loop around because when you come down this road, it sort of stops, and it goes to the side and steps out there. So it may have been also at some point the idea that it would come back around and loop back up.

Regardless, you know, what happens is when you approve these neighborhoods, nobody wants these cul-de-sacs to go away because they fear that it becomes a road for through traffic. So in this instance, you're really dealing with the question, would you, if this standard plan was provided to you, would you give the waiver to approve the fourth lot, or would you require the three lots? Either way, I believe it's the applicant's intention to put all three of these lots for Woodrum. You're going to have to provide a waiver for that too, so.

CHAIRMAN JOHNSON: John Hager?

MR. HAGER: Yes.

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CHAIRMAN JOHNSON: Do you have some input on the code for the cul-de-sacs and --

MR. HAGER: Our involvement with the cul-de-sac lengths is just based on what the state fire code requires. And what you guys are discussing is strictly the local regulation.

CHAIRMAN JOHNSON: Okay.

MR. HAGER: So, you know, if it's a dedicated highway, the fire safety end of it is not regulated any more strictly than what you guys have here. So no, I don't have concerns with that.

CHAIRMAN JOHNSON: All right.

MR. STACH: I'd also want to just advise, and Steve can verify, but unlike the zoning, so the Building Inspector is the first inhibitor for the zoning. That's not the case with the subdivision regulations. The subdivision regulations are not subject to Zoning Board interpretation or review. They're really -- you have the waiver authority over subdivision regulations. And if you decided this is the way you were going

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2 to go, they would not be able to appeal that
3 to the Zoning Board.

4 CHAIRMAN JOHNSON: All right. Is this
5 something we need to have a site visit on, or
6 should we --

7 MR. STACH: I think that's what we're,
8 we are recommending.

9 CHAIRMAN JOHNSON: Okay.

10 MR. STACH: Is you set a site visit.

11 This is a unlisted action under SEQR.

12 Because they're requesting three or more lots
13 in Rockland County, that's a Type I action.

14 So we would recommend that you go ahead and
15 classify the action as Type I.

16 We had already noted that the applicant
17 provided the short EAF. They have to provide
18 the full EAF. There are some other comments
19 we gave them at the TAC meeting. We will put
20 those in a memo so the Board can have them.

21 But for tonight, I would say set a site
22 visit. Classify the action, Type I. And
23 notify your intent to be lead agency because
24 you're going to have to notify the Health
25 Department.

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2 CHAIRMAN JOHNSON: All right. Do I need
3 to take a motion to declare lead agency
4 and -- all right. Can I get a motion?

5 BOARD MEMBER ROGERS: I'll make that
6 motion.

7 BOARD MEMBER ALESSI: I'll second.

8 CHAIRMAN JOHNSON: And I got a second.
9 All in favor?

10 (Response of aye was given.)

11 CHAIRMAN JOHNSON: Any opposed? All
12 right. So we'll run lead agency and to get
13 the Type I, declare a Type I action.

14 Now as far as a site visit, I know it's
15 summer. I'm not sure what everybody's
16 schedule looks like. I'd like to do it
17 sooner rather than later. We can either do
18 it this coming Saturday or the following,
19 which is the 5th of August. Does anybody
20 have any input or absolute conflicts?

21 BOARD MEMBER BIEHLE: I'm not here this
22 weekend.

23 BOARD MEMBER ROGERS: Nor am I.

24 MR. O'ROURKE: Chairman, just to go the
25 applicant, because they're going to need to

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2 stake it out.

3 CHAIRMAN JOHNSON: Yeah, I'm sorry.

4 MR. O'ROURKE: So I don't know what the
5 timeframe is for staking out.

6 MR. ROSTAMI: I believe a week or so
7 would be good enough for us to stake out.

8 CHAIRMAN JOHNSON: All right. Do you
9 think by --

10 THE CLERK: August 10th is the TAC
11 meeting, so.

12 CHAIRMAN JOHNSON: Yeah, so.

13 THE CLERK: You should go before the
14 TAC.

15 CHAIRMAN JOHNSON: Yeah, so can you do
16 it by the 5th?

17 MR. ROSTAMI: By the 5th.

18 CHAIRMAN JOHNSON: That's next Saturday.

19 MR. ROSTAMI: So the following Saturday.

20 CHAIRMAN JOHNSON: Yeah. August 5th,
21 we'll, we can plan on a site visit. But you
22 got to have it staked out and marked before
23 then.

24 MR. O'ROURKE: Nine days from today.

25 MR. ROSTAMI: Okay. Yeah, I think

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that's doable.

CHAIRMAN JOHNSON: All right. Keep us in the loop if something changes, please.

MR. STACH: And, Mr. Chairman, could I just --

CHAIRMAN JOHNSON: Yes.

MR. STACH: Vahid, while they did the lead agency NOI tonight, we can't send it out until we get that full EAF. So you can get that to us. In other words, the clock won't start on SEQR until you get us that.

MR. ROSTAMI: That would be basically provided based on the average density, which have not --

MR. STACH: Well, the full form. So the longer one we need to get.

MR. ROSTAMI: Okay.

CHAIRMAN JOHNSON: Any Board Members have questions or comments? All right.

MR. ROSTAMI: Thank you very much.

CHAIRMAN JOHNSON: Thank you.

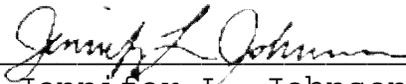
(Time noted: 8:40 p.m.)

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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

