

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
OAK RIDGE PARK

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
October 26, 2023
7:03 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
ROLAND BIEHLE, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JAMES PURCELL, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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CHAIRMAN JOHNSON: Next on the agenda will be Oak Ridge Park. How are you, Vahid?

MR. ROSTAMI: Okay, good evening. Vahid Rostami from Atzl, Nasher and Zigler. So we are presenting average density plan for Oak Ridge, which is a re-subdivision. So this subdivision was previously approved as an eight-lot subdivision. Now the number of the lots has been reduced to four due to the site restrictions, and all the easements didn't allow to have the lots.

Now we have four lots with a shorter drive. And almost 10.7 acres of conservation buffer. There is basically assigned to one of the lots.

So basically, this one provides much less disturbance and provides open space. And I'm happy, if you have any questions from the public, to answer.

CHAIRMAN JOHNSON: Any of the Board Members have any questions or comments on this? John Hager, do you have any questions or comments?

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2 MR. HAGER: No, I don't. Thanks.

3 CHAIRMAN JOHNSON: Any of the other
4 consultants?

5 MR. O'ROURKE: Not at this time. We've
6 previously reviewed it.

7 CHAIRMAN JOHNSON: Right. All right. I
8 think we're going to need to set a public
9 hearing.

10 THE CLERK: No, it is a public hearing.

11 CHAIRMAN JOHNSON: Or open the public
12 hearing.

13 MR. O'ROURKE: Open the public hearing.

14 CHAIRMAN JOHNSON: Right. All right.
15 I'll take a motion to open the hearing.

16 BOARD MEMBER BIEHLE: Make a motion.

17 CHAIRMAN JOHNSON: Can I get a second?

18 BOARD MEMBER FERGUSON: I'll second.

19 CHAIRMAN JOHNSON: Any opposed? I'm
20 sorry, all in favor?

21 (Response of aye was given.)

22 CHAIRMAN JOHNSON: Any opposed? All
23 right. At this time, if anybody in the
24 audience would like to comment on the Oak
25 Ridge Park project, now would be your time.

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2 Just give us your name and address.

3 MR. ELLIS: Take a look first. My name
4 is Wayne Ellis. I'm at 5 Stacy Court, around
5 the corner. And I can't write and talk at
6 the same time, so give me one second.

7 CHAIRMAN JOHNSON: Take your time, do
8 your thing.

9 MR. ELLIS: So 15 years ago, when you
10 guys were talking about the Marguerite Drive,
11 which is right around the corner, I had come
12 before this Board and said whatever you do,
13 you cannot connect Jessup Lane to Conklin
14 Drive. I was very surprised to see that that
15 had been approved. I am very happy to see
16 that that is not on this plan.

17 And I want to thank the Board and I want
18 to thank the developer for going through with
19 the plan that I think really accomplishes
20 both goals of keeping the streets separate as
21 they need to be, keeping in mind the natural
22 beauty of the area, and also going ahead with
23 some development as well. So thank you very
24 much. Thank you to the developer. Thank you
25 to the Board. Just, I think this is a great

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2 solution to what could have been disastrous.

3 Thank you.

4 CHAIRMAN JOHNSON: Thank you very much.

5 MS. O'CONNOR: You need to be taller for
6 this thing.

7 CHAIRMAN JOHNSON: Well, you can bend it
8 down. There you go.

9 MS. O'CONNOR: You still need to be
10 taller. First, again, I always like to start
11 by saying thank you because I think you guys
12 do a lot of work. My name is Deirdra
13 O'Connor and I live on Cross Creek, which is
14 the connecting neighborhood to Jessup.

15 So I am on Cross Creek about 25 years.
16 And when I originally built my home, it was a
17 two acre requirement, and a lot of other
18 requirements as well. Those houses that have
19 been put there have been built under those
20 same requirements except for the new ones
21 that were built under, on Jessup and
22 Marguerite there.

23 So I think what's really important is
24 that all development really needs to stop
25 until we have a comprehensive strategic plan

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with experts on state, local, and federal level with scientific data and research to see the risks and the impact on our environment, health, safety, educational systems, police and fire departments, energy, water, sanitation, economic and ecological impacts on our county and town evacuation plans. There also needs to be compliance with SEQRA and the potential environmental impacts and alternative decisions, if there are deemed that there would be, and there certainly would be. And there are also state and federal environmental conservative laws. In particular, Title 40 of the federal regulations as well.

So local municipalities even in home rule do not have the authority to break state and federal constitutions and laws and regulations. And I just think it's wise. You know, it's wise for everyone involved to make sure that we do the appropriate planning with the experts and the data before we move forward on these items and agendas.

So, that's what I had to share today.

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2 Have to sign in.

3 CHAIRMAN JOHNSON: Thank you very much,
4 Deirdra.

5 BOARD MEMBER JASLOW: Can I just say
6 something?

7 CHAIRMAN JOHNSON: Yeah, go ahead.

8 BOARD MEMBER JASLOW: Deirdra, just,
9 that's a great thing. But you need to bring
10 it up to the Town Board.

11 MS. O'CONNOR: I have.

12 BOARD MEMBER JASLOW: Okay.

13 MS. O'CONNOR: I have. So, you know,
14 but I'm also just making you aware of that as
15 well. But I definitely have.

16 BOARD MEMBER JASLOW: All right. Thank
17 you.

18 CHAIRMAN JOHNSON: Thank you very much.

19 MR. EVANGELISTA: I'm going to sign in
20 for you. Good evening. So, I'm David
21 Evangelista. I've been here before.

22 54 Wilderness Drive. I actually did not
23 expect to speak tonight. I was just coming
24 to watch. I think there was nothing on TV.

25 So, but this moved me a little bit, this

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project that just presented. So I want to commend you on doing a great job. You obviously pushed this project back somewhere in history. The project comes back, it's 25 percent smaller. All right. And now it conforms better. It looks better. It works better. And I just want to say that is what your job is.

So you did a great job. And keep that in mind because you know why everyone is here, that issue. If that was 25 percent smaller and was three instead of four stories, we'd probably be telling a different story.

So you have the ways to do it. You can do it. It works. And I just want to point that out. But thank you very much.

CHAIRMAN JOHNSON: Thank you very much. Appreciate it. Is there anybody else in the crowd that would like to speak on Oak Ridge Park? Okay. Thank you. Would anybody like to make a motion to close the public hearing?

BOARD MEMBER PURCELL: I'll -- go ahead, Jerry.

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BOARD MEMBER ROGERS: I'll make that motion.

CHAIRMAN JOHNSON: Motion and a second. All in favor?

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? Motion carries. Public hearing is closed for Oak Ridge Park. What's today, the 26th?

BOARD MEMBER ROGERS: Yes.

(Time noted: 7:11 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

