

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
RHO Building
5 Clubhouse Lane
Stony Point, New York
December 9, 2021
7:15 p.m.

BEFORE:

THOMAS GUBITOSA, CHAIRMAN
JAKE CATALDO, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
MARK JOHNSON, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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CHAIRMAN GUBITOSA: All right. Second.
Mark, go ahead, you do it.

BOARD MEMBER JOHNSON: Second is Oak
Ridge Park.

MS. RAMANATHAN: Good evening,
everybody. Ramya Ramanathan, planning
analyst for Atzl, Nasher and Zigler,
232 North Main Street, New City, New York,
representing Mr. Jose Vargas, applicant in
this matter.

Tonight, we just want to introduce the
project and give the Board an overview of the
proposed development. The applicant is
requesting an approval of an eight-lot
subdivision. This 40.6-acre property
received subdivision approval in 2007 for the
eight residential lots, which was entitled
Jessup North back then.

The property is located west of Jessup
Lane along Burkhart Drive to Conklin Avenue.
Conklin Drive, I'm sorry. The property is
zoned for average density residential, or
it's in the RR district. The applicant is

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proposing a conservation buffer in the northern portion of the site. There are electric and gas easements on the property that amount to about 3.7 acres.

The applicant is applying for the subdivision right now due to the new laws and regulations pertaining to the development beneath electric wires and area gas lines. These are new federal laws that have come in, so for the subdivision would be required.

We have received comments from the Town Planner and the Town Engineer. For these comments, we are looking or determining access from Conklin Drive right now.

We also studied parcel tax lots 19.01-2-17. This is designated as the Mason parcel. This parcel is currently the ownership of Barbara Mason as noted in the site plan. And like Max and John's remarks noted, the parcel is not in the application right now, but we think it should be so that it can be offered to Ms. Mason as shown on the plans. But I think an interview is required for that determination to be made.

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2 We'll be happy to do that.

3 We do know that the Town Engineer
4 requests restrictions on the conservation
5 buffer and methods to enforce that. And we
6 will discuss that with the Town Engineer as
7 well. The narrative will also be updated to
8 note that Burkhart Drive will be offered to
9 the Town of Stony Point. And an advisement
10 will also provided as the project moves
11 along.

12 And just to end with this, if the
13 Planning Board would like to visit the site,
14 I assure that you someone will be there this
15 time. And if you can just let us know what
16 date and time, and we can make sure somebody
17 is there. And if any stakeout is required,
18 we'll make sure that happens before the
19 visit.

20 That's that. If Max and John want to
21 add something. Thank you.

22 BOARD MEMBER JOHNSON: Max, do you have
23 any questions or comments?

24 MR. STACH: Yeah. So we provided the
25 Board our comments in an update

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November 18th. I don't think there's anything we have to go over at this time. I did include a SEQR lead agency notice of intent. This is a Type I action under the New York Public Health Law, actually. And New York State Department of Health classifies all realty subdivisions as Type I.

So we suggest that you notice Rockland County Department of Health of your intent to declare lead agency status, and send along a courtesy copy to Rockland County Planning, which is really an interested agency. Not involved. But it's nice to give them a little heads up. It's common.

BOARD MEMBER JOHNSON: John, do you have any?

MR. O'ROURKE: If I may, just on that, because of the proximity to the Orange and Rockland utilities, I'd recommend just sending the lead agency notice to them so they can be put on notice that there's project in front of them.

BOARD MEMBER JOHNSON: To O and R?

MR. O'ROURKE: If Max wanted, but I

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think it would be a nice little heads up to them. They may ignore it, but at least we tried.

MR. STACH: Yeah.

MR. O'ROURKE: Because I think they're going to be one of the ones that are going to be concerned after the project is approved that why didn't they get a notice, so.

MR. STACH: We can do that. Do you have a, can you send me a -- do you have a contact over there? If not, I can figure it out.

MR. O'ROURKE: Yeah.

THE CLERK: I don't know of anything. It was Steve's idea, so we would have to talk to Steve because --

MR. O'ROURKE: Tom Larkin has a contact over there as well.

MR. STACH: Okay. Yeah, somebody in their planning or engineering division on that. Okay.

THE CLERK: That was Steve's comment.

MR. STACH: I'll call up Tom and Steve tomorrow.

THE CLERK: Okay. So it's going to

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O and R, Rockland County Planning, Health Department, and PIP.

MR. STACH: PIP would also be optional.

THE CLERK: So it's yes or no?

MR. STACH: If you're sending one to O and R, you can send to PIP.

MR. O'ROURKE: Other than that, we had previously provided them comments. Again, we've walked the site several times now. But there's new members on the Board. So seeing the weather is not too bad right now, you may want to go out there and take another look at it.

I'm going to remind the Board this was previously approved. But now they're basically shrinking down the lot. It was always eight lots. They're shrinking them down so they don't have to impact the utility lines and crossing underneath them. So we're just tightening it up a little bit. But I think it would be important for the Board Members to probably take a look at the road and the layout, and get a feel for it.

I do commend them. I mean, there was

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some buildings that were falling down. You know, they have submitted applications for the demo permit for some of those buildings. So that's probably a good thing because it's been kind of a disaster over there for, since I've been here.

BOARD MEMBER JOHNSON: John Hager, do you have any?

MR. HAGER: No, no comments.

BOARD MEMBER JOHNSON: All right. We should probably set a date for a site visit. I think the TAC meeting is the 13th.

THE CLERK: Correct.

BOARD MEMBER JOHNSON: So --

THE CLERK: The 8th is on a Saturday.

BOARD MEMBER JOHNSON: Saturday the 8th. Does that work for everybody here?

BOARD MEMBER JASLOW: Yeah.

BOARD MEMBER JOHNSON: All right. Saturday the 8th. What time, 8:00? All right.

THE CLERK: You have to go.

MR. O'ROURKE: I'd also suggest if you do a site walk, it would be helpful if

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applicants stake out the center line of the road. And potentially one or two lot corners, or the end of the cul-de-sac so the Board has an idea of what they're looking at. I think it would be helpful.

MS. RAMANATHAN: Sorry, John. Lot corners and what else did you say?

MR. O'ROURKE: Center line of the road.

MS. RAMANATHAN: Okay.

CHAIRMAN GUBITOSA: Yeah. We just need to I guess state our, state our lead agency intent. So we'll --

BOARD MEMBER JOHNSON: Read it into the record?

CHAIRMAN GUBITOSA: We'll read it in the record. Do we need a vote?

MR. STACH: You can take a vote on it. I don't think you have to read it in.

CHAIRMAN GUBITOSA: All right. We have a -- go ahead. Take a vote on this.

BOARD MEMBER JOHNSON: All right. I'm looking for a motion for the notice of intent letter to go out --

CHAIRMAN GUBITOSA: I'll make --

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BOARD MEMBER JOHNSON: -- stating us as the lead agency.

CHAIRMAN GUBITOSA: I'll make the motion.

BOARD MEMBER JOHNSON: I need a second.

BOARD MEMBER JASLOW: I'll second.

BOARD MEMBER JOHNSON: All right. Poll the Board.

CHAIRMAN GUBITOSA: Mary will poll us.

BOARD MEMBER JOHNSON: Okay.

THE CLERK: You want me to poll the Board?

CHAIRMAN GUBITOSA: Yeah.

THE CLERK: Mr. Johnson?

BOARD MEMBER JOHNSON: Yes.

THE CLERK: Mr. Jaslow?

BOARD MEMBER JASLOW: Yes.

THE CLERK: Mr. Cataldo?

BOARD MEMBER CATALDO: Yes.

THE CLERK: Mr. Ferguson?

BOARD MEMBER FERGUSON: Yes.

THE CLERK: Mr. Rogers?

BOARD MEMBER ROGERS: Yes.

THE CLERK: Chairman Gubitosa?

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CHAIRMAN GUBITOSA: Yes. All right.

All right.

MS. RAMANATHAN: Thank you so much.

It's been a pleasure working with you.

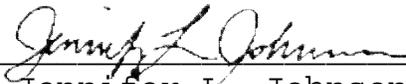
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THE FOREGOING IS CERTIFIED to be a true
and correct transcription of the original
stenographic minutes to the best of my ability.



Jennifer L. Johnson

