

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  
December 14, 2023  
7:53 p.m.

BEFORE:

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

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CHAIRMAN JOHNSON: All right. Next on the agenda, Oak Ridge Park. Hey, Vahid, how you doing?

MR. ROSTAMI: So just a quick overview of the project. Oak Ridge is a re-subdivision, so previously approved to be a standard layout of eight lots in 2007. So the lot size is 14.6 acres. The zone is RR. Currently, we are seeking a re-subdividing this lot to provide four new lots. Okay.

So the neg dec was adopted in September meeting. And the public hearing was open and closed in the October meeting. So now we are here with an updated plan that showed this four lots and average density. And providing the rest of the lot as a conservation buffer so the steeper slopes will not be disturbed, or kept to an acceptable square footage allowed by the code.

And now we're basically looking at the next step as to move forward with the discussion about the zoning variance that might be required, or not. So that's the

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2 current thing we also want to discuss.

3 MR. HONAN: Wahid, there's been a recent  
4 change in the map. There was a new map  
5 issued yesterday, I believe. And it's with  
6 respect to perhaps Lot 5. Is that the  
7 right --

8 MR. ROSTAMI: The map -- yeah. Lot 5  
9 was increased. The area was increased, so  
10 from what it was. But the rest of the lots  
11 remain within the average density bulk  
12 requirement.

13 CHAIRMAN JOHNSON: Did we get those  
14 maps?

15 THE CLERK: No. He hasn't submitted  
16 them.

17 CHAIRMAN JOHNSON: Okay.

18 MR. HONAN: I was just concerned when I  
19 saw the Lot 5 indicated on the new plat, that  
20 it didn't comply with zoning. So I just want  
21 to make sure that, how we're going to take  
22 care of that, whether that's going to be  
23 something under the average density that we  
24 can approve. I think that was the -- the  
25 plan was not to go to the ZBA, correct? You

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didn't think you needed to go to the ZBA. Something with a setback and maybe front yard were changed?

MR. ROSTAMI: Same thing, but yeah. So Lot 5 was not part of the, like, the subdivision, but part of the application. So if you consider Lot 5 as an average density, then we can revise the bulk table not to require the --

MR. HONAN: Okay. Because I think we'll talk to Max and to John O'Rourke when they get back with regard to how to handle that. Because if you don't really, if you don't need to go to the ZBA, prefer not to do that so we can move this application along. But I think we just need to be on the same page, everyone and this Board, how we're going to handle it.

MR. ROSTAMI: Okay.

MR. HONAN: I think once that lot comes into the subdivision, I know there's an existing house on it. Once the lot boundaries change, you'll have to make sure that it's going to be in compliance.

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2 MR. ROSTAMI: Okay.

3 MR. HONAN: We can deal with it somehow,  
4 either through average density or some other.

5 MS. JUSTINIANO: You may also be able  
6 to -- in some cases, you don't have to meet  
7 compliance as long as you're not increasing  
8 noncompliance.

9 MR. HONAN: Right. You're not  
10 increasing the prior nonconformity.

11 MS. JUSTINIANO: Yeah. So if it's a  
12 nonconformity, and it's either maintaining  
13 that nonconformance or decreasing it, even if  
14 it's not bringing it up to compliance, it  
15 would be at the Board's discretion.

16 MR. HONAN: Right. I think we should  
17 probably discuss that at our next TAC meeting  
18 to make sure that everything is copacetic.

19 MS. JUSTINIANO: Yeah. Because we  
20 haven't received the plans either to  
21 officially review them.

22 MR. HONAN: Okay.

23 MS. JUSTINIANO: I will say, though, you  
24 guys will, with the cul-de-sac design of how  
25 it was, the Planning Board would ultimately

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2 need to give a waiver for the design of the  
3 cul-de-sac. Just to keep that in mind.

4 CHAIRMAN JOHNSON: It was oddly shaped,  
5 if I remember.

6 MS. JUSTINIANO: Yes. Yeah. So it's  
7 like a key.

8 CHAIRMAN JOHNSON: Yeah.

9 MS. JUSTINIANO: Rather than a circle.  
10 And it's not a T.

11 MR. ROSTAMI: Yeah. That actually was  
12 discussed with the Highway Super. And he  
13 actually agreed with the shape of the  
14 cul-de-sac. Would that be adequate if he --  
15 actually, that's through the email, not the  
16 letter.

17 CHAIRMAN JOHNSON: Yeah, I'll --

18 BOARD MEMBER BIEHLE: They brought that  
19 up last time. There were out there and they  
20 were okay with that.

21 CHAIRMAN JOHNSON: Did we get a letter  
22 from Karl, you know, stating that he's good  
23 with it?

24 MS. JUSTINIANO: I don't think so.

25 MR. HONAN: I think we should get one

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for our file so we all can look at it.

CHAIRMAN JOHNSON: Yeah. Yeah.

MR. HONAN: And you can satisfy yourselves that Karl Javenes has no problem with this configuration.

CHAIRMAN JOHNSON: Yeah.

MR. ROSTAMI: Okay.

MR. HONAN: Okay. Hopefully next time we'll --

MR. ROSTAMI: Yup. Thank you.

CHAIRMAN JOHNSON: All right. Thank you, Vahid.


(Time noted: 7:58 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.

  
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Jennifer L. Johnson

