

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
Senior and Community Center at
Patriot Hills
19 Clubhouse Lane
Stony Point, New York
Thursday
September 28, 2023
7:21 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
MICHAEL FERGUSON, BOARD MEMBER
KERRI ALESSI, BOARD MEMBER
GERRY ROGERS, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER

APPEARANCES:

STEPHEN M. HONAN, ESQ., Special Counsel
MAX STACH, Town Planner
JOHN O'ROURKE, P.L.S, Town Engineer
JOHN HAGER, Building Inspector

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Proceedings

CHAIRMAN JOHNSON: Next on the agenda
Oak Ridge Park.

MR. ROSTAMI: Yeah, so Oak Ridge
initially we started with an eight lot
subdivision then we reduced to six and now
the latest plot shows only four so down to
four. So we shortened the road and shifted
the cul-de-sac that's been acceptable to the
Highway Superintendant. And basically the
new layout doesn't disturb more than 2500
square foot lot on steep slopes and that's
the latest one. That's actually moved
forward and completed. And if you have any
questions I would be happy to answer.

CHAIRMAN JOHNSON: And lot five is the
existing?

MR. ROSTAMI: Lot five is the existing.
Just the lot line changes.

CHAIRMAN JOHNSON: Okay. The cul-de-sac
that's put in there, Max, do you think that
it's --

MR. STACH: So I'm going to defer that
to John because I think he may have had some

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2 discussion regarding that.

3 MR. O'ROURKE: So Max went first last
4 time so now it's my turn. Okay. So yes,
5 again if the Board actually recalls this was
6 a through road that was actually approved.
7 We went back and forth with how many lots.
8 Spoke with the Highway Superintendant, he is
9 satisfied with this configuration. It keeps
10 the disturbance away and gives him the
11 cul-de-sac area to plow snow and place snow.
12 So he basically went back and forth over a
13 couple designs and he's very satisfied with
14 this, which honestly most of the cul-de-sac
15 ends up where lot five is, so it really is a
16 much better layout he was pretty happy with
17 this layout so and the cul-de-sac we're
18 okay. Again now there's five lots and I'll
19 defer to Max on that one.

20 So generally I think this is the first
21 time that we've seen this and I just wanted
22 to check with Max at TAC you were gonna do a
23 Part II and you said were gonna do a neg dec
24 based upon the previous approval.

25 MR. STACH: Yes.

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2 MR. O'ROURKE: So I want to explain that
3 to the Board, but I have no issue with that.
4 And the applicant after this evening has to
5 do a real plan for roadway, drainage, sewer,
6 the whole nine yards, but this configuration
7 is the most realistic that we've seen. I
8 think for the amount of property it's
9 realistic and a pretty good layout finally
10 so.

11 CHAIRMAN JOHNSON: At the site walk we
12 did it was -- there was a lot going on out
13 there.

14 MR. O'ROURKE: Yeah, the first one when
15 they had the eight lots, yes.

16 MR. STACH: Yeah, so -- so again and to
17 clarify we're talking about four lots,
18 right, because part of the subdivision is
19 the addition of land to the existing lot
20 adjacent, right, that's being the fifth lot.
21 Otherwise, we'd have to call it sort of like
22 a four lots plus lot line adjustment or
23 something like that, but we can just call it
24 five lots. It's four new houses versus the
25 original plan which was eight new houses so

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it's gotten -- when you think about the fact that the previous plan would have been developed across the entire lot, you would have three or four times as much road, it would've interconnected with Conklin all the way up the hill there and now so you're compacting the disturbance on the one hand and the number of people you're bringing to the Town that are going to need water sewer and are going to need schools and police service, all of that goes down.

With that in mind, that's the reason I didn't even think it was necessary at this point to do a neg dec. You can neg dec a subdivision on eight lots across the entire site, it makes sense that you should amend your neg dec with that project so reduced as this one has been. So I have provided that to you attached to my memo, I think you could adopt it in anticipation of holding a public hearing. I do also note it needs to go to the Health Department and it need to go to Rockland County Planning.

CHAIRMAN JOHNSON: Thank you very much.

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2 MR. STACH: Well I mean the highway
3 department would, you know, I don't know if
4 you need to get the fire department
5 separately to opine on that if the highway
6 department superintendant says it's okay.

7 THE CLERK: I send all GMLs to the fire
8 department. It's across the board,
9 everything goes to the fire department.

10 MR. O'ROURKE: By looking at the turn so
11 there will be no issue with the fire truck
12 swinging around.

13 CHAIRMAN JOHNSON: So recommend --

14 MR. STACH: Adopting the neg dec and
15 scheduling the public hearing.

16 CHAIRMAN JOHNSON: All right. Set the
17 public hearing for --

18 THE CLERK: October.

19 CHAIRMAN JOHNSON: Next Planning Board
20 meeting.

21 THE CLERK: Yes, October 26th I think.

22 MR. O'ROUKE: Just to confirm before the
23 meeting you're going to update all the --
24 update the plans with any storm water
25 management, all that stuff?

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2 MR. ROSTAMI: Yes.

3 MR. O'ROURKE: Those are the questions
4 you're going to get.

5 MR. ROSTAMI: Yep, happy to.

6 CHAIRMAN JOHNSON: All right.

7 A VOICE: Are there public comments at
8 this forum or?

9 CHAIRMAN JOHNSON: Not until the public
10 hearing.

11 MS. MASON: Excuse me, am I allowed to
12 ask a question for the lot adjustment?

13 THE CLERK: She's the applicant, Barbie
14 Mason.

15 CHAIRMAN JOHNSON: You're part of the
16 subdivision.

17 MS. MASON: Okay. What did you say on
18 this now that it's going to be four -- five
19 but it's really four. That one piece of the
20 extra, is that my area?

21 CHAIRMAN JOHNSON: Yeah, the lot five is
22 the existing -- existing structure there.

23 MR. STACH: You are lot five. You lot
24 is lot five and the reason why is because
25 you're gaining land from there.

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2 MS. MASON: Right.

3 MR. STACH: So you're the fifth lot.
4 It's on the map.

5 MS. MASON: When the new took over I
6 went and signed everything to okay it to put
7 my fence up but then no one ever got back to
8 me for months so I just. Can I take a photo
9 of it?

10 MR. STACH: You can also ask him for a
11 copy of it. You're the applicant.

12 MS. MASON: Well shouldn't they contact
13 to me say they were changing things?

14 MR. O'ROURKE: Whatever your contract is
15 with this developer it's -- this Board sees
16 as one, you're the applicant. Whatever
17 internal agreements you have we don't get
18 involved. He represents your project if
19 there's an issue you have to deal which
20 whoever is paying him or whatever your
21 contract is with.

22 MS. MASON: Okay. Thank you.

23 MR. STACH: Amended neg dec.

24 CHAIRMAN JOHNSON: And accept that. Can
25 I get a motion to accept the amended neg

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2 dec?

3 MR. BIEHLE: Motion.

4 CHAIRMAN JOHNSON: I've got a motion.

5 MS. ALESSI: I'll second.

6 CHAIRMAN JOHNSON: And I've got a
7 second. All in favor?

8 (Response of aye was given.)

9 CHAIRMAN JOHNSON: Any opposed? Motion
10 carries. Roland made a motion and Kerri
11 seconded.

12 THE CLERK: I have that.

13 CHAIRMAN JOHNSON: Do any of the Board
14 Members have any questions regarding this?
15 John? No. Okay. So, we'll see you at the
16 TAC meeting and we'll set the public hearing
17 for the next Planning Board meeting.

18 THE CLERK: You have to do it now, you
19 have to set it.

20 CHAIRMAN JOHNSON: Schedule the public
21 hearing for October 26th, do I have motion
22 to --

23 MR. ROGERS: I'll make the motion.

24 CHAIRMAN JOHNSON: A second?

25 MR. BIEHLE: Second.

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CHAIRMAN JOHNSON: I've got a motion and
a second. All in favor?

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? Motion
carries. Public hearing is set for October
26th.

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Proceedings

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

Melissa Pezzullo

Melissa Pezzullo

