

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
Senior and Community Center at
Patriot Hills
19 Clubhouse Lane
Stony Point, New York
Thursday
September 28, 2023
7:11 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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CHAIRMAN JOHNSON: Next on the agenda is Woodrum Ridge Subdivison.

MR. ROSTAMI: Good evening, Vahid Rostami, Atzl, Nasher & Zigler. So last month we presented this standard layout for four lots and we actually two accesses from Wayne and from Woodridge. This month we coming with the first sketch of the average density. It's based on the comments we received from the previous TACK asking for three lots of Woodrum Ridge and then -- Woodrum Drive and one from Wayne. So the three on Woodrum will have public water and sewer and the one on Wayne will have water but private sewer septic. The test is being scheduled for the next few weeks. We also sent an (inaudible) for the meeting. If you have any questions I'll be happy.

CHAIRMAN JOHNSON: I'm sure Max or John?

MR. STACH: Sure. So, we provided a memo to the Board, there's an applicant has obviously worked some of these issues with the Board. We know that they're still not

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showing the wooded areas and trees over eight inches. If that is not something that you guys want to see you can always waive that standard from the subdivision regulation.

You made a comment regarding comparing the proposed conservation easement to the proposed steep slope maps, in a comment during the TACK meeting, but we didn't know if you maybe wanted to adjust the slope to follow where the steep slopes are, the conservation easement, or at least that's in the area that's considered conservation easement.

Cul-de-sac, to update the Board from the previous meeting, you granted sketch approval so that sort of indicated your willingness to grant that waiver of additional lots to be accessed by Woodrum. If you decide you want to approve the cluster subdivision plan, you will to waive that standard also from the subdivision regulation. There's an -- I have an open issue whether or not you want to require

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some type of interconnection to access Rheajack Road, which is right there, fire access type interconnection.

This is a type one action because it is a subdivision device with more than three lots. A public hearing will be required. We provided a -- or we'll be asking to be provided a EAF with their most recent submission. We provide a draft part two EAF. That draft part two EAF indicates potential impacts of the land from construction on steep slopes, from potential erosion, from reduction or degradation of habitats use by rare, threatened or endangered species. Notably, DEC indicated Indiana Bat, and the impact on historic and archeological resources. It was designated as an area sensitive to archeological resources. The applicant has provided you that letter today. They can always just put that in a part three response. That is on the record.

THE CLERK: I didn't get that letter today.

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2 MR. STACH: Impacts received. Needs to
3 go to Orange County Planning cause it's
4 within 500 feet of Wayne Avenue. Needs to
5 be referred to Orange County Health
6 Department --

7 CHAIRMAN JOHNSON: Rockland County?

8 MR. STACH: Thank you. Rockland County
9 Health Department and we are also Stony
10 Point Fire Department if that hasn't
11 happened yet.

12 CHAIRMAN JOHNSON: Vahid, you said you
13 received a letter from --

14 MR. ROSTAMI: I actually e-mailed it
15 this evening, this afternoon, so probably.

16 THE CLERK: What time?

17 MR. ROSTAMI: 3:30.

18 THE CLERK: Didn't get it yet.

19 MR. O'ROURKE: Just to bring the rest of
20 the Board members up because you weren't all
21 at the TACK meeting. We did have some
22 discussion with the applicant and his
23 engineer regarding the three houses at the
24 end of the cul-de-sac. They're coordinating
25 with the highway superintendant how exactly

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that's gonna work cause again the lot because of the length of this they're working that negotiating out for safety purposes, but the applicant did relocate one of houses a little bit forward so the existing house now does not have a new house behind it. We thought that was pretty important for the existing home, kind of protect them, and we also talked about putting a vegetative buffer along some of those property lines to protect those existing homes as well. The applicant is also going to be extending water and sewer to the end of the cul-de-sac so there will be some work in that cul-de-sac, and then they're gonna work on that easement language cause those three lots have a combined driveway for a certain -- 20 feet in the beginning so they're gonna work on that as well, Who's gonna maintain that cause the Town's not gonna maintain that driveway. But I did speak with the Highway Superintendent and he's initially okay with this. Like I said, they're negotiating

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2 exactly what's going to happen but. I
3 reviewed Max's Part II so I have no
4 objection to any of those comments but I
5 think other than that potentially you can
6 accept that but I wouldn't do anything else
7 until a little bit more's locked in.

8 CHAIRMAN JOHNSON: Thank you very much.

9 MR. BIEHLE: That hashed area is all
10 conservation land?

11 MR. STACH: Yes.

12 CHAIRMAN JOHNSON: What's the most
13 recent map you have, is this it?

14 MR. ROSTAMI: This is the actually the
15 map that I submitted for the last TAC but
16 after that we had a progress drawing which
17 is not actually this drawing so we gonna be
18 presenting at the next TAC. So we hoping if
19 that's acceptable enough we can set the
20 public hearing if that's acceptable we can
21 have that in October.

22 CHAIRMAN JOHNSON: I guess we'll see
23 what the map shows at the TAC meeting. So
24 September 6th is the most current map then?

25 MR. ROSTAMI: Yes. We will have that

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2 map, most current, most complete, at TAC.

3 MR. O'ROURKE: Vahid, when you make the
4 next submission, the more complete it is the
5 easier it is to schedule the public hearing.
6 So if you put a profile of all the
7 driveways, the water and sewer extension,
8 all the construction details.

9 MR. ROSTAMI: On my drawings, yeah.

10 CHAIRMAN JOHNSON: Any other board
11 members have any questions or comments? All
12 right. We'll see you at the TAC meeting
13 then.

14 MR. STACH: You can adopt the Part II.

15 CHAIRMAN JOHNSON: Can I get a motion to
16 adopt the Part II.

17 MR. ROGERS: I'll make that motion.

18 CHAIRMAN JOHNSON: Can I get a second?

19 MR. BIEHLE: Second.

20 CHAIRMAN JOHNSON: We have a motion and
21 a second, all in favor?

22 (Response of aye was given.)

23 CHAIRMAN JOHNSON: All opposed? The
24 motion carries, Part II accepted.

25 MR. O'ROURKE: Chairman, the next TAC

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meeting is October 12th.

CHAIRMAN JOHNSON: October 12th, thank
you. You'll have new maps before that;
correct?

MR. ROSTAMI: Yes.

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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.

Melissa Pezzullo

Melissa Pezzullo

