

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
April 24, 2025
7:33 p.m.

BEFORE:

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

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3 CHAIRMAN JOHNSON: Next up we have Oak
4 Ridge Park.

5 MR. ROSTAMI: Good evening.

6 CHAIRMAN JOHNSON: How are you, Vahid?

7 BOARD MEMBER PURCELL: Vahid, how are
8 you?

9 MR. ROSTAMI: Good, how are you doing?
10 Vahid Rostami from Atzl, Nasher and Zigler.
11 So Oak Ridge is, as you know, up for
12 reapproval. It's a five-lot subdivision, and
13 was in front of the Board, and received final
14 conditional approval last year, the exact was
15 February 22, 2024. Over the -- the plan was
16 never filed with the County within 120 days,
17 so the approval was lapsed. So here we are
18 with the same plans, same lot sizes, and the
19 design, same bulk tables. And we're here to
20 make sure everything is in order for
21 reapproval.

22 CHAIRMAN JOHNSON: Okay, so nothing has
23 changed since the expiration. Right?

24 MR. ROSTAMI: Correct.

25 CHAIRMAN JOHNSON: Okay. Max, how you

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2 doing?

3 MR. STACH: Hi. You want me to take
4 this one?

5 CHAIRMAN JOHNSON: Yeah, sure. Any
6 questions or comments?

7 MR. STACH: I don't have any outstanding
8 questions or comments. This is a reapproval.
9 You've already done SEQR on this. You know,
10 when Steve writes a resolution eventually for
11 this, he can just reference the original SEQR
12 determination by this Board.

13 We got an email. Mary got an email from
14 Ms. Mason. And there's a lot of statements
15 made in this email. But I think the gist of
16 it is that she doesn't support this
17 application.

18 MR. ROSTAMI: Well, we had discussion
19 with Ms. Mason as well. And I don't know
20 what date that was in. But after that, we
21 had a meeting and --

22 MR. STACH: April 16th.

23 MR. ROSTAMI: Okay. So that's after
24 approval. Because after that, we sat down
25 and came to an agreement to provide a change,

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2 the driveway for Lot 5, since it went from
3 the new road, expanding it. And Barbara
4 Mason actually agreed and signed the
5 application afterwards.

6 MR. STACH: So she signed the
7 application after April 16th of this month?

8 MR. ROSTAMI: Signed the application,
9 but actually, we came to the agreement that
10 we do, going apply this change to the
11 driveway width.

12 MR. STACH: No. I think you realize
13 that what the Board has here in writing is
14 the applicant saying she doesn't support her
15 application. And your verbal assurance to
16 this Board saying she does. I'm not sure,
17 Mr. Attorney, whether Vahid's verbal
18 assurance that Ms. Mason overrides her
19 written comments to this Board.

20 MR. QUEENAN: You had come to the TAC
21 meeting. You said you were going to
22 incorporate changes.

23 MR. ROSTAMI: Yeah. This was after our
24 meeting with Barbara Mason, that we sat down
25 and agreed on what changes were satisfactory.

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2 MR. QUEENAN: So are those changes on
3 the map?

4 MR. ROSTAMI: Well, in terms of the
5 driveway and what she wanted to basically
6 support the application, yes. But I'm not
7 aware of that letter of April 16th because
8 that was after the TAC, right?

9 MR. STACH: That was eight days ago.

10 MR. QUEENAN: Yeah, but --

11 MR. ROSTAMI: Yeah.

12 MR. QUEENAN: Fine. But you said these
13 maps haven't changed since the prior
14 approval.

15 MR. ROSTAMI: Lot sizes and bulk
16 requirement didn't change. So the only
17 change in my view is actually this one, and
18 making the adjustment to the driveway
19 location for Lot 5.

20 MR. QUEENAN: All right. And how did
21 you, how did you change it?

22 MR. ROSTAMI: We're going to use the
23 existing drive for Lot 5 and just make it
24 wider. So that's from, like, currently nine
25 or ten feet, so going to expand it to

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2 18 feet.

3 MR. QUEENAN: Because this, the map you
4 submitted still shows the two --

5 MR. ROSTAMI: Yeah, this was actually
6 the initial submission. But we're going to
7 correct it prior to signing the map.
8 Actually, next submission.

9 MR. QUEENAN: Yes. Thank you. And so I
10 think what the Board, and I think what Max is
11 getting to, and probably what Steve is going
12 to opine on is I think we're going to need in
13 writing from your co-applicant that she's in
14 agreement and supports whatever gets placed
15 on the map.

16 MR. ROSTAMI: Eventually we'll need her
17 support to --

18 MR. QUEENAN: I think you need it sooner
19 rather than later.

20 CHAIRMAN JOHNSON: Yes.

21 BOARD MEMBER PURCELL: In writing.

22 CHAIRMAN JOHNSON: For everybody's sake.

23 BOARD MEMBER PURCELL: For our attorney
24 to review.

25 MR. HONAN: I think as long as her new

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2 memo says based upon the revised plans of
3 whatever date, I now accept and agree with,
4 to be a co-applicant on this submission and
5 I'm submitting it for the Board's approval.

6 MR. ROSTAMI: Yeah. My understanding
7 was that was actually, that would be the next
8 submission and had the rest of that. So it
9 will include, yeah.

10 CHAIRMAN JOHNSON: So the next
11 submission will come with a letter from
12 Ms. Mason?

13 MR. QUEENAN: Yeah. So your next
14 submission should update the plan, whatever
15 changes and agreement you've made, along with
16 a letter from the co-applicant indicating
17 that she's in agreement.

18 MR. ROSTAMI: I'll make sure that we get
19 that.

20 MR. QUEENAN: So I would suggest
21 bringing that to the TAC meeting so that can
22 be verified before coming to the next.

23 BOARD MEMBER PURCELL: If you get it,
24 can you please send it to Steve and Mary.
25 She can get it to every, Mary can get it to

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2 the committee, and to the lawyers, and John,
3 and Max.

4 MR. ROSTAMI: Sure.

5 BOARD MEMBER PURCELL: So from the TAC
6 meeting, we're ready to go.

7 BOARD MEMBER JASLOW: I have a question.
8 What happened with the bond?

9 MR. ROSTAMI: I believe the bond was
10 provided.

11 MR. QUEENAN: Yes. It did. It was
12 supplied.

13 BOARD MEMBER PURCELL: Shocker.

14 MR. QUEENAN: Day after the TAC.

15 BOARD MEMBER PURCELL: Wow. Crazy, huh.

16 MR. QUEENAN: I would suggest waiting
17 until the co-applicants sort out their --

18 CHAIRMAN JOHNSON: Okay. So I'm not
19 going to set a public hearing at this point.

20 MR. QUEENAN: Right.

21 CHAIRMAN JOHNSON: All right. Does
22 anyone else have questions or comments?
23 Okay. Thanks, Vahid.

24 MR. ROSTAMI: Okay. Thank you for your
25 time. Have a good night.

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THE CLERK: The next deadline is a week from yesterday.

MR. QUEENAN: Vahid.

BOARD MEMBER PURCELL: Vahid.

CHAIRMAN JOHNSON: Vahid.

BOARD MEMBER PURCELL: Next TAC meeting would be the date now, so.

MR. STACH: A week from yesterday is the 30th, Mary.

THE CLERK: A week from yesterday is the 30th. May 1st is the deadline. Correct? And May 8th is the TAC meeting. And May 22nd is the Planning Board meeting. So the deadline is May 1st.

MR. ROSTAMI: Okay.

MR. QUEENAN: Correct.

BOARD MEMBER PURCELL: All right. Thanks, Vahid.

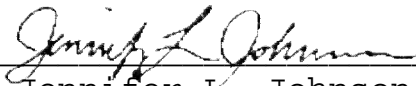
CHAIRMAN JOHNSON: Thank you very much.

(Time noted: 7:40 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

