

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
A1 IRON WORKS

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
June 26, 2025
7:35 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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MR. ROSTAMI: A1 Iron Works, we submitted the updated plan and the SWPPP, the drainage calculations. And one set of basically revisions based on the comments received. And recently received the GML review from the County and the response. I think that was submitted yesterday. No override is required from the County, from my understanding. And basically, we're looking for getting the negative declaration from the Board so we can go to the Zoning Board to get the required variance which is the use variance for this project.

CHAIRMAN JOHNSON: We did a site visit for this site this past Saturday. As a -- a number of Board Members out there with us as well. And there needs to be some clean up. The site was in, I don't want to say disrepair. It's a working shop, I understand that. But it could stand for a little, a little maintenance to get a real idea of what's happening over there. Max, I saw you had some comments on here.

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2 MR. STACH: Yeah.

3 CHAIRMAN JOHNSON: For A1.

4 MR. STACH: Yeah. So we're still
5 waiting to get the architectural renderings.
6 This is going to require ARB review down the
7 road.

8 I think the most significant issue we
9 raised was early on, we noted that this is an
10 industrial use in a business zoning district.
11 And because it's in a business zoning
12 district, it's only providing a 30-foot
13 buffer. If this was in an LI district that
14 allows industrial uses, it would require a
15 50-foot buffer.

16 The applicant has, at our suggestion,
17 provided a 50-foot buffer for all proposed
18 new construction, meaning the extension of
19 the current paved areas and where this
20 equipment is going to be. But I had
21 suggested in our previous review to take it
22 further and to remove any existing pavement
23 that is within 30 feet of that property line,
24 that residential property line, and provide
25 the full 50-foot buffer that would normally

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2 be required for industrial uses.

3 So I kind of am raising it to the
4 applicant. I'm not putting Vahid on the spot
5 tonight. You might not have the answer. But
6 why are you not -- do you need that for
7 turning movements? You know, it would seem
8 that it wouldn't be asking too much to
9 increase the buffer distance from the
10 residences. That's my first comment.

11 My next comment had to do with the
12 landscaping. They're proposing a size of
13 arborvitae that's going to be very expensive,
14 you know, \$500 a plant. And it's, you know,
15 you can go down, you know, not very much, you
16 know, a foot, and you can get those plants
17 for a hundred dollars, and you can plant more
18 of them. And frankly, in five years' time,
19 you'll probably end up with the same size
20 because a bigger plant takes more time to get
21 over root shock and transplanting. So that's
22 our suggestion. We're also suggesting an
23 opaque fence along the westerly property line
24 where the residences are, because you're
25 going to have planting some gaps between

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2 these arborvitae.

3 And lastly, there are a number of oaks
4 on that property line. And the arborvitae
5 are fast growers, but they're not going to be
6 fast growers under a dense canopy. So what
7 we are recommending is that those oaks be
8 pruned up to 15 or 20 feet to allow light to
9 get to the plants which will allow them to
10 grow faster. And so while you might have a
11 little bit of increased visibility over the
12 next five years, we think the long term will
13 be much better for those residents.

14 In terms of procedure, the applicant --
15 the Board had previously noticed its intent
16 to declare lead agency and noticed the Zoning
17 Board. 30 days has run, so you can now
18 assume lead agency.

19 We prepared a short EAF Part 2 for your
20 review identifying one area of potential
21 moderate to large impact. And that is the
22 impairment of the character and quality of
23 the existing community. We identified this
24 because we believe that the operating
25 activities that are proposed on the site

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could present noise disturbances to the adjacent neighbor, neighborhoods. We know the applicant has submitted already some noise evidence or some noise data sheets that talks about this issue. Certainly that would be appropriate to include in your Part 3 response on this issue.

The only other impact that we saw is that we do understand this equipment is intended to make this manufacturing process more efficient. We're raising the question as to whether this will increase the business of the site, and therefore, the number of trucks coming to and from the site. If you could address that in the Part, draft Part 3 that also would be advisable. If the Planning Board agrees with the draft Part 2 that this is the only concern that involves this action, you could adopt the Part 2 tonight.

CHAIRMAN JOHNSON: All right. Does any, anyone on the Board Members have any questions or comments or reservations about adopting a Part 2?

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2 BOARD MEMBER JASLOW: Well, only some
3 things that were brought up at the site
4 visit, you know, associated with the signage
5 coming in and out of the location, that there
6 should be some signage. Like now, the, like,
7 the stake body trucks are just parked on the
8 side by 9W. And where is going to be the
9 parking area for that, because there's no --
10 if you look at the map, there's no parking
11 area that's going to fit, like, a 24-foot
12 stake body truck.

13 CHAIRMAN JOHNSON: Right.

14 BOARD MEMBER JASLOW: So, you know, you
15 don't want those just randomly scattered like
16 everything is scattered all over there now.
17 And then Tom Larkin brought up now that if
18 there was a fire at the facility at night,
19 that it would be very, very hazardous for the
20 firemen to go fight the fire because there's
21 stuff everywhere.

22 CHAIRMAN JOHNSON: Yeah.

23 BOARD MEMBER JASLOW: There's hazards
24 all around that building. Not the side, the
25 north facing side, not the east facing side,

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2 but the south facing side and west facing
3 side. There's material everywhere. And you
4 know, that should be cleaned up. You know,
5 maybe the Building Inspector goes out and
6 looks because it's not safe.

7 CHAIRMAN JOHNSON: Right. Yeah. Every
8 piece of metal out there is just sharp edges
9 all over it. I mean, we noticed that on
10 Saturday when we were there. I think I even
11 commented about that. Yeah, so I agree with
12 Eric's comments there. Is that something
13 that the applicant has looked at or into,
14 doing a little housekeeping over there?

15 MR. ROSTAMI: From my understanding,
16 this is actually the area that they're
17 lacking the open storage. So basically using
18 every corner available to store some metal.

19 CHAIRMAN JOHNSON: Yeah, it shows.

20 MR. ROSTAMI: So hopefully, the new plan
21 will resolve that issue with providing a
22 specific area located to that material.

23 CHAIRMAN JOHNSON: All right. Well, as
24 we move through this process, can we get a
25 little assurance that this is going to be

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2 looked at, looked into? Do you have
3 something?

4 MR. SOBEL: Yeah. On a usual basis, we
5 never store so much material. We store, I
6 would say probably maybe ten percent of the
7 material that's on-site now, which is hard
8 now with the tariffs. All our customers were
9 all getting excited. They all wanted to
10 purchase all materials for, to avoid price
11 increases. So we -- it was hard for us, too,
12 to carry out. Usually we get it as needed.

13 So, like, we never store so much
14 material. I mean, this is probably the first
15 time in years that I have so much material in
16 stock. The reason is because it's with the
17 market.

18 CHAIRMAN JOHNSON: I understand.

19 MR. SOBEL: That's --

20 CHAIRMAN JOHNSON: Maybe take a little
21 time and --

22 MR. SOBEL: Yeah. It's, it was
23 overwhelming to everyone.

24 CHAIRMAN JOHNSON: Process it through or
25 get it --

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2 MR. SOBEL: And we have -- yeah.
3 Usually that it's much neater, much cleaner.
4 And in the future plan, there is a much
5 larger coordinated, yeah. And we're not
6 using that, so it's kind of in our -- we are.
7 I mean, it's not normal. It's not, never
8 like that. Never like that. Not even close
9 to it.

10 CHAIRMAN JOHNSON: All right. As far as
11 the Part 2 now.

12 BOARD MEMBER JASLOW: One other thing.

13 CHAIRMAN JOHNSON: Go ahead.

14 BOARD MEMBER JASLOW: We didn't look at
15 it anywhere at the site visit. I don't know
16 if it's an issue, but exiting, those trucks
17 exiting down the driveway to Filors. Like,
18 that's pretty overgrown, the area. And I
19 don't know what they can see going out,
20 making, you know, a turn, and is it going to
21 be, you know, left turn only? Or are they
22 going to be allowed to go make a right and
23 head up to Central Highway? You know, that
24 has to be something that's figured out, too.

25 CHAIRMAN JOHNSON: Right.

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2 MR. QUEENAN: The other, the other
3 aspect of that is on the plan, what type of
4 truck do you normally have for delivery, what
5 size?

6 MR. SOBEL: Usually it's
7 tractor-trailers.

8 MR. QUEENAN: Tractor-trailer.

9 CHAIRMAN JOHNSON: So 53-footers.

10 MR. SOBEL: No. Usually no. 40s, 48
11 max. No, those are 50s. Because they're
12 flat beds.

13 MR. QUEENAN: 48.

14 MR. SOBEL: 48.

15 BOARD MEMBER JASLOW: I see them parked
16 on 9W, blocking 9W before waiting to get in.

17 MR. QUEENAN: So, well, if you could,
18 you got to update the plan, then, because the
19 truck turning analysis that you did is a 33.

20 MR. ROSTAMI: Yeah.

21 MR. QUEENAN: So update that and --

22 MR. SOBEL: Usually most material is
23 40s. Probably 99 percent is 40s.
24 Occasionally we get a 48, but mostly it's
25 40s.

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2 MR. QUEENAN: And it will make that exit
3 worse.

4 CHAIRMAN JOHNSON: Yeah.

5 MR. QUEENAN: I don't know how -- normal
6 operating, how many trucks in and out.
7 Because that was another aspect that's
8 missing, was we asked for more information on
9 the traffic. On, like, your number of
10 trucks.

11 MR. SOBEL: So, like, a busy day is two
12 trucks, three trucks. A busy day. Sometimes
13 we have none. Because like, for example,
14 when we get, like, three trailers a day for a
15 couple days because we have so much material,
16 and then we'll have to process that material.
17 So we're not going to get any deliveries.

18 MR. QUEENAN: Okay.

19 MR. SOBEL: And the material going out
20 usually is loaded in our shop. And the
21 trucks pick it up, like, usually pick it up
22 overnight. Or like early, like four,
23 5:00 a.m. because they got to be on the job
24 site some ways seven, eight, when operation
25 start. So they pick it up usually in the

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2 middle of the night, the pickups. And the
3 deliveries are usually somewhere between
4 seven and three.

5 MR. QUEENAN: Okay.

6 MR. SOBEL: And two to three max a day,
7 on average.

8 MR. QUEENAN: So you do operate
9 overnight.

10 MR. SOBEL: No. We don't work at night.
11 But we load our trailers. We use a trucking
12 company that's, they're based out of Nyack,
13 Durso.

14 MR. QUEENAN: Okay.

15 MR. SOBEL: So the way we operate is
16 I'll tell them, let's say I need to load two
17 or three trailers. So he'll bring two or
18 three empties. He unhooks them. And they go
19 home. And we load them. And our manager
20 tells them okay, this trailer is loaded. He
21 comes, he comes, he chains it down, he picks
22 it up, and who knows when it has to be
23 delivered to the site.

24 So sometimes the drivers like to come
25 early. They like to beat traffic, especially

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2 if they're going to New York City. So
3 they'll come three, 4:00 a.m. and just, and
4 go, just go out there. But we're not there.

5 CHAIRMAN JOHNSON: No production.

6 MR. SOBEL: No, no production, no
7 production. No, no, no. No production
8 overnight, no.

9 MR. STACH: What times -- so you said as
10 early as seven?

11 MR. SOBEL: Deliveries come in.

12 MR. STACH: Trucks coming in.

13 MR. SOBEL: Come in, yeah, seven. I
14 wish they would come seven. They don't come
15 so early. They're supposed to come at seven.
16 But seven to three, 3:30.

17 MR. STACH: Okay.

18 MR. SOBEL: Those are the regular hours,
19 yeah.

20 BOARD MEMBER JASLOW: Is there any code
21 with them working next to the houses at three
22 or four in the morning?

23 MR. STACH: I'd have to look at that.
24 I'd have to look at, there's probably some
25 sort of noise code.

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2 CHAIRMAN JOHNSON: Yeah. And there's
3 probably, loading steel on the trucks is
4 probably the noisiest part.

5 BOARD MEMBER JASLOW: Well, he said
6 there's loading during the day. They just
7 come and hook up the tractor to the trailer.

8 MR. STACH: Well, I'm thinking a backup
9 alarm on a truck and a 48-foot
10 tractor-trailer laid in, that's going to be
11 pretty loud. That's going to be, like,
12 90 decibels pulling out.

13 BOARD MEMBER BIEHLE: Have you had any
14 complaints?

15 MR. SOBEL: Never. I never had any
16 complaints. I've had two people come over to
17 me the last meeting. They were very, they
18 were very approving to me. I met two people
19 here. They were very excited about it. So I
20 don't know. I don't know what this is.

21 BOARD MEMBER JASLOW: All right. We
22 brought up some good points.

23 CHAIRMAN JOHNSON: Yeah.

24 MR. STACH: So in terms of SEQR for the
25 Part 2, typically with SEQR, you'd be looking

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2 to analyze what's proposed to be new on the
3 site. This is a little bit of an interesting
4 situation because you've never approved
5 what's there today.

6 CHAIRMAN JOHNSON: Right.

7 MR. STACH: It's preexisted the code,
8 right. So I think you have some leeway
9 there. But I think also that some of this
10 sort of falls under -- well, here's the
11 question, right. Because if this gets a use
12 variance, which is what they're applying for,
13 there's no special permit criteria that
14 applies to this. At that point, it would
15 become a as of right use if they had a use
16 variance.

17 MR. HONAN: Yes, it would be as of
18 right.

19 MR. STACH: So things like operational
20 hours, limitations, things like cleaning up
21 the site that you might normally be able to
22 sort of leverage using your special permit
23 authority, you don't necessarily have it for
24 this application. It would sort of fall to
25 the Zoning Board to make these conditions

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2 when they consider the use variance.

3 So there's two ways you can raise these
4 issues, is one, through the SEQR review. Put
5 it in the applicant's court to address these
6 concerns. The other is to at such time as
7 you adopt your neg dec, you know, provide a
8 letter, I guess to the Zoning Board about
9 these concerns, and that you feel that if the
10 Zoning Board wants to grant this variance,
11 they should also take up these issues. So I
12 don't know what's sort of the more effective
13 way. It's -- I suppose you could do both.

14 MR. HONAN: What they're asking for from
15 the Zoning Board of Appeals is extension of
16 the nonconformity, right?

17 MR. STACH: Uh-huh. Which I think the
18 attorney for the applicant said was
19 essentially a use variance. Because it's not
20 a nonconforming to bulk. It's nonconforming
21 to use.

22 MR. QUEENAN: Since the current use is
23 legal prior nonconforming, the addition
24 requires a use variance.

25 MR. HONAN: I'm not sure if that's

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2 accurate or not.

3 MR. STACH: Okay. I don't know, either.

4 MR. HAGER: Steve, that's accurate as
5 far as the letter that I wrote interpreting
6 that. So that attorney for the applicant has
7 not challenged that interpretation. So I
8 think at this point, I would say that that's
9 accurate.

10 MR. HONAN: So the applicant is going to
11 be going to the ZBA looking for a use
12 variance for the entire, the entire site,
13 then, is basically what you're saying.

14 MR. HAGER: They're looking to seek a
15 use variance.

16 MR. HONAN: It's not nonconforming,
17 extension of nonconforming. They're looking
18 for a full blown use variance.

19 MR. HAGER: The interpretation I made
20 was that even though the addition is going to
21 house office areas, those office areas are
22 accessory to the manufacturing use,
23 industrial use. So my opinion and my
24 interpretation was that it is an increase in
25 the nonconformity and requires a use

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2 variance. Additionally, the outdoor storage
3 component was not predating. So they'll need
4 a use variance for that as well.

5 The current owner purchased that
6 building with the knowledge that the
7 industrial use was contained within the
8 building, acknowledged there was always
9 trucks that were delivering materials and
10 picking up materials. But there wasn't
11 storage of raw materials or manufacturing
12 materials conducted outdoors.

13 MR. HONAN: Well, I think you'd be able
14 to -- assume the ZBA gives them what they,
15 what they're asking for, it's going to be
16 coming to us. We can restrict some of the
17 uses or the activity on-site, make it part of
18 our site plan approval process. Like the
19 lights, we can get operating times, we can do
20 things of that nature.

21 MR. STACH: As part of the site plan?

22 MR. HONAN: Yes. That should be brought
23 up during the SEQRA process as well.

24 MR. STACH: So in terms of the EAF
25 Part 2, I think we could add, frankly,

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2 without adding another impact to be
3 considered, I think the applicant can note
4 that while impact on the character and
5 quality of the existing community is being
6 indicated, it's not just limited to the
7 issues I've raised, noise and intensity of
8 traffic deliveries, it's also with regard to
9 the concerns that you heard here tonight,
10 which is the appearance of the site, the
11 safety of -- well, I guess that's a different
12 one. Safety of the left turn movements in
13 and out of the site is really a traffic
14 concern.

15 MR. QUEENAN: Yes.

16 MR. STACH: So that's got to be
17 something more that you would, you would --
18 and then the operating hours would also be
19 related to the one that I've already
20 identified. So if -- it sounds to me like
21 you want to identify traffic, Number Five as
22 another potential impact, specifically with
23 regard to trucks entering and exiting the
24 site. And so you could adopt the Part 2
25 identifying Three and Five as potentially

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2 moderate to large impacts. And that would be
3 community character and traffic, adverse
4 change in the existing level of traffic.

5 CHAIRMAN JOHNSON: All right. I think
6 that's good. Yeah, we'll do that.

7 BOARD MEMBER BIEHLE: Are there any kind
8 of labels on it? Is this, like, any kind of
9 contaminated soils or anything on there?

10 MR. STACH: They did not come up. I
11 believe there was a reference. The site
12 directly to the north of this had monitoring
13 wells on it. And I think there was some
14 known contamination issues. Right?

15 MR. QUEENAN: I think.

16 BOARD MEMBER BIEHLE: There's
17 contaminated soil there, right?

18 BOARD MEMBER JASLOW: No. I think it
19 was just fill.

20 BOARD MEMBER BIEHLE: But is the fill
21 going to get removed? All that fill is
22 getting removed? You have a bunch of fill on
23 the site. I haven't been there.

24 CHAIRMAN JOHNSON: Was it fill?

25 BOARD MEMBER JASLOW: I don't know.

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2 It's, like, five, six feet high, right, by
3 whatever it is.

4 MR. SOBEL: Behind the Walgreens?

5 CHAIRMAN JOHNSON: The south side.

6 BOARD MEMBER JASLOW: Where the storage
7 area is.

8 CHAIRMAN JOHNSON: Between you and the
9 Walgreens, yeah.

10 MR. SOBEL: That's been there since
11 ever.

12 CHAIRMAN JOHNSON: Is it fill or is that
13 natural?

14 BOARD MEMBER JASLOW: It's not natural.

15 MR. SOBEL: Somebody told me, somebody
16 that knows the site from years back told me
17 that -- I'm not sure. We'll have to --
18 behind the building where it's closer to the
19 neighbors, where the loading dock is, that,
20 that's also has one section where it goes up
21 towards the other property.

22 CHAIRMAN JOHNSON: Yeah.

23 MR. SOBEL: That high elevation used to
24 be a lot closer. And it was dug out and put
25 on that side. That's what couple of guys

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2 told me.

3 CHAIRMAN JOHNSON: So it was excavated
4 out of the back --

5 MR. SOBEL: It was -- yeah. One of the,
6 this guy named Todd, he does tree trimming.
7 I can't remember his name. Northern Tree,
8 Northern.

9 BOARD MEMBER BIEHLE: Northern.

10 MR. SOBEL: Guy with a ponytail. So he
11 told me he remembers years ago that this was
12 all flat. And he's a local. He tells me I
13 remember this was still all, you know, so.
14 This is before my times. I guess the old
15 owner moved around.

16 MR. STACH: So the short EAF Part 1
17 included environmental site records for this
18 site. This is the Gabriel Manufacturing
19 site.

20 MR. SOBEL: The old, yeah.

21 MR. STACH: So, you know, it seems like
22 the issues have been addressed by DEC. But I
23 think it might even make sense to also
24 identify them on the EAF and let the
25 applicant explain if and how, and we could

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2 review that. So that's a third item to
3 select on the EAF Part 2.

4 CHAIRMAN JOHNSON: All right. So should
5 we hold off on accepting this for now until
6 the amendment is made?

7 MR. STACH: Well, so what typically you
8 do is you address, you adopt this Part 2 to
9 instruct the applicant to address your
10 concerns.

11 CHAIRMAN JOHNSON: All right.

12 MR. STACH: So I think it's my
13 suggestion you adopt the form identifying
14 Three, Five, and Eleven, Eleven being a
15 hazard to environmental resources or human
16 health, asking the applicant to address these
17 three areas of concern.

18 BOARD MEMBER BIEHLE: I have one more
19 question. You're looking to export quite a
20 bit of dirt to make this happen. You're
21 looking to export, right?

22 MR. ROSTAMI: That's been the thought,
23 yeah. That was -- yeah.

24 BOARD MEMBER BIEHLE: Typically you have
25 to test it anyway to export it. Anyway, they

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2 want to know what's in the material before
3 they get it, unless you can find somebody who
4 is willing to take it. But any land fill,
5 they want to test it.

6 MR. STACH: Well, I think it may
7 actually, because this is under DEC
8 supervision, I think they probably have to.
9 This is kind of similar to Holt Drive, what
10 was going on over there.

11 BOARD MEMBER BIEHLE: Yup.

12 CHAIRMAN JOHNSON: All right. With
13 those conditions or stipulations, I'll make a
14 motion to accept this Part 2.

15 BOARD MEMBER JASLOW: I'll second.

16 CHAIRMAN JOHNSON: I got a motion and a
17 second. All in favor?

18 (Response of aye was given.)

19 CHAIRMAN JOHNSON: Any opposed? All
20 right. Motion carries.

21 MR. ROSTAMI: Thank you very much.

22 CHAIRMAN JOHNSON: Okay, thank you. And
23 again, those stipulations. Max, you'll send
24 an updated?

25 MR. STACH: Yeah, I'll send an updated

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Part 2 and memo because frankly, the short Part 2 is not very specific. So you have to kind of indicate what you're looking for. So I'll revise my memo and Part 2 and send that out.

CHAIRMAN JOHNSON: Thank you.

MR. STACH: You're welcome.

MR. ROSTAMI: Sounds good.

MR. QUEENAN: Sir, before you go, just your name for the record.

MR. SOBEL: Jacob Sobel.

CHAIRMAN JOHNSON: Thank you very much. Everybody get a chance to look at Ira's response to the County planning letter? All right. Moving on to other business.

(Time noted: 8:03 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

