

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
June 26, 2025
7:13 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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New City, New York 10956
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3 CHAIRMAN JOHNSON: All right. First up,
4 we've got Oak Ridge Park.

5 MR. ROSTAMI: Good evening, everyone.
6 Vahid Rostami from Atzl, Nasher and Zigler.

7 So Oak Ridge Park is a five lot
8 subdivision. So here we are for reapproval
9 of the site plan. And the latest plan we
10 submitted was dated May 13, 2025. So
11 hopefully we get approved tonight for that
12 project.

13 CHAIRMAN JOHNSON: Does any of the Board
14 Members have any questions or comments
15 regarding this project right now?

16 BOARD MEMBER JASLOW: I have a comment.
17 I know the applicant is not here, but last
18 meeting, a resident in the area brought up
19 some concerns about safety. And a couple of
20 days later, I went up and looked. And I kind
21 of agreed with him about the issues.

22 John and I had some emails back and
23 forth. And the applicant requested to fix
24 some of these issues. The applicant chose
25 not to do it.

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2 And the Town moved in and took care of
3 the leveling out the hill, but he still
4 hasn't put up a fence, you know, kind of
5 showing that he doesn't care about the
6 residents and the safety involved in the
7 project. There's still no building permit in
8 the house, in the window anywhere. And you
9 know, this was talked to him over the last
10 month, and he seems not to be caring what
11 the, you know, the safety of the project.
12 And I don't think that's good. Bring that
13 back up.

14 CHAIRMAN JOHNSON: You said the Town
15 took it upon themselves to rectify some of
16 the issues.

17 MR. QUEENAN: Yes.

18 BOARD MEMBER JASLOW: He chose to have
19 the Town take down the trees that were under
20 the --

21 CHAIRMAN JOHNSON: Okay.

22 BOARD MEMBER JASLOW: He is choosing to
23 have the Town put up a fence for safety
24 when --

25 MR. QUEENAN: And fill the potholes.

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2 BOARD MEMBER JASLOW: Fill all the
3 potholes.

4 MR. QUEENAN: So basically what we did
5 was after that meeting, we did a site review.
6 Went up and made a list. We gave him until
7 the end of the week to do the work. The
8 applicant in turn came back and said feel
9 free to do the work and charge me.

10 CHAIRMAN JOHNSON: Okay.

11 MR. QUEENAN: So that's what occurred.

12 BOARD MEMBER JASLOW: And the fence on
13 top of that drop off is still --

14 MR. QUEENAN: Is gone. He had some,
15 like, old caution tape that was far and away.

16 BOARD MEMBER JASLOW: Not taking it
17 seriously.

18 CHAIRMAN JOHNSON: Yeah. All right,
19 thank you.

20 BOARD MEMBER JASLOW: Thank you.

21 CHAIRMAN JOHNSON: John, do you have any
22 comments, questions?

23 MR. HAGER: Pretty much mirror John's.

24 MR. POTANOVIC: Can you use the
25 microphones? It's hard to hear over here.

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2 Thanks.

3 MR. HAGER: My only comment would mirror
4 John Queenan's comments.

5 CHAIRMAN JOHNSON: Okay. And Steve, do
6 you have any input?

7 MR. HONAN: No, I don't.

8 CHAIRMAN JOHNSON: So right now, what
9 are we waiting -- what's he waiting on? Is
10 he --

11 MR. ROSTAMI: We need the, the
12 reapproval to get the map signed so we can
13 file and then get the, proceed with the
14 addresses and the rest of the procedure to
15 get the utilities in place.

16 CHAIRMAN JOHNSON: And that's not going
17 to happen until they get addresses.

18 MR. QUEENAN: A lot could happen before
19 that. But ultimately, yes, the map has to be
20 filed at some point to be able to continue
21 on. But a lot of the site work has already
22 occurred. More site work can occur without
23 having the map signed.

24 CHAIRMAN JOHNSON: All right.

25 MR. QUEENAN: But this is a step that is

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2 ultimately needed.

3 CHAIRMAN JOHNSON: All right. And I
4 think Steve -- here we go. We've got a
5 resolution on this project. I'll make a
6 motion to read that in. Or should we --

7 THE CLERK: I forgot them at the office.
8 They're in the wrong file, sorry.

9 CHAIRMAN JOHNSON: I'm sorry.

10 THE CLERK: The resolutions, to give
11 everybody copies of the resolutions. I
12 forgot it in the office.

13 CHAIRMAN JOHNSON: Should I hold up for
14 Max before we read this in?

15 THE CLERK: Oh, I don't know about that.
16 But I just forgot the resolutions.

17 MR. HONAN: I did review it with the
18 consultants this week.

19 CHAIRMAN JOHNSON: Okay.

20 MR. HONAN: And I did add a condition
21 that Eric had been mentioning when he was
22 speaking, and that basically makes a
23 condition some of those maintenance items
24 that we've been talking about and keeps the
25 Town's engineer basically approving all, all

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things that need to get done still, and to be able to compel the applicant to complete all aspects of the subdivision before the plat, so.

BOARD MEMBER ALESSI: Steve, can I ask you a question? Did we write into the resolution a condition that they reimburse the Town for the work that the Town performed?

MR. HONAN: I did not.

BOARD MEMBER ALESSI: Or refused to do.

MR. HONAN: My understanding is that there was a bond, and that we can draw off the bond that was posted.

MR. QUEENAN: Correct. There is a bond. And the applicant did provide in writing that he will reimburse the Town for that money. So we do have that in writing, also. But if you want to get it in as a condition prior to signing.

MR. HONAN: That would be fine. I could add that.

CHAIRMAN JOHNSON: Yeah, I don't think that would be a bad idea.

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2 MR. QUEENAN: It's a good idea.

3 CHAIRMAN JOHNSON: Yeah. I think we
4 ought to do that.

5 MR. QUEENAN: Based on the track record.

6 CHAIRMAN JOHNSON: And do you think by
7 not moving on this right now would compel him
8 to see things differently?

9 MR. QUEENAN: I thought the compelling
10 part would have been Town would come in and
11 do the work and --

12 CHAIRMAN JOHNSON: You would think.

13 MR. QUEENAN: I would have thought, so.
14 What motivates the applicant, I don't know.

15 CHAIRMAN JOHNSON: I think we ought to
16 put this in as a condition into the reso.

17 MR. HONAN: Okay.

18 CHAIRMAN JOHNSON: Do we need to hold
19 off on reading this one, or is that an
20 amendment?

21 MR. HONAN: That, as long as we get the
22 conditions, we'll just add what we discussed
23 here on the record. And then tomorrow, I
24 will add that as another condition, or add it
25 to Number Three. And that will make it a

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part of the, this Board's resolution tonight.

CHAIRMAN JOHNSON: Okay. Anybody have an issue with that? All right. I'll make a motion to read in the resolution.

BOARD MEMBER ROGERS: I'll second that.

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

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? All right.

Resolution granting approval of a five lot subdivision for the project Oak Ridge Park by application of Jose Vargas of 6 Pyngyp Road, Stony Point, New York, and Barbara Mason of 46 Jessup Lane, Stony Point, New York, 10980.

Whereas, a revised application dated March 19, 2025, a narrative dated March 19, 2025, and a revised full EAF dated August 28 of 2023 have been submitted to the Planning Board for final approval of a five lot residential subdivision of a project designated Oak Ridge Park which seeks to create four new residential lots and one

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2 existing lot currently developed with a
3 residence and the lot lines of which are to
4 be adjusted, and a substantial conservation
5 buffer, on an average density plan and which
6 site is currently accessed from Jessup Lane
7 and Burghardt Drive, Stony Point, and upon a
8 revised submitted plat designated Average
9 Density Cover Sheet dated May 30, 2023, and
10 last revised May 13 of 2025, prepared by
11 Atzl, Nasher and Zigler, P.C., consisting of
12 nine sheets, hereinafter, subject
13 application, and affecting premises located
14 on the west side of Jessup Lane, Stony Point,
15 New York, and designated as Section 19.01,
16 Block 2, Lot 13.1 through 13.9 and 17 on the
17 tax map of the Town of Stony Point,
18 consisting of 14.6 acres, located in the RR
19 zoning district, hereinafter, the subject
20 premises; and

21 Whereas, the subject premises previously
22 received final subdivision approval in 2007
23 for an average density height -- or I'm
24 sorry, average density eight lot residential
25 subdivision entitled Jessup Valley North, and

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the prior applicant thereafter paid to the Town all the required fees and the site is burdened with an Orange and Rockland Utilities easement and an Algonquin Gas Transmission pipeline easement traversing the site, together comprising approximately 3.7 acres of the property; and

Whereas, the subject premises more recently received final re-subdivision approval from this Board on February 22 of 2024 for an average density five lot residential subdivision entitled Oak Ridge Park, and thereafter, the final subdivision plat was not signed and not filed in the Rockland County Clerk's office in a timely manner, and the approval lapsed due to the passage of time, necessitating the instant further application and once again seeking subdivision approval for the site; and

Whereas, this application was scheduled for a duly noticed public hearing before the Planning Board on May 22 of this year at 7:00 p.m., at which time the public hearing was opened, conducted, and closed, and

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2 complaints of safety hazards were received
3 from an area resident consisting of an
4 unguarded and open excavation on the site and
5 the need to relocate a utility pole which
6 presently obstructs the roadway and the need
7 to relocate an electrical transformer; and

8 Whereas, on May 22 of this year, this
9 Board reviewed the current application and
10 noted only minor inconsequential changes from
11 the prior application before this Board and
12 noted no further environmental impacts and
13 concluded that the prior SEQRA determination
14 of a negative declaration was currently
15 applicable and reaffirmed the prior SEQRA
16 determination; and

17 Whereas, this Board reviewed the current
18 application and compared it to the prior
19 application and identified only minor changes
20 were being made in the current plan and
21 therefore determined that the provisions of
22 the prior resolution, dated February 22 of
23 2024, and its conditions, were applicable to
24 the instant application and its provisions
25 and conditions would be binding upon the

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2 applicants; and

3 Whereas, this matter was an agenda item
4 before this Board on June 26, 2025, at
5 7:00 p.m. and all submissions relative hereto
6 were duly considered by the Planning Board.

7 Now, therefore, be it resolved that the
8 subject application for a five lot average
9 density subdivision concerning the subject
10 premises be and hereby is approved, and the
11 Chairman is hereby authorized -- I'm sorry.
12 Chairman is hereby authorized -- I lost it --
13 to sign the subdivision plat and to permit
14 the same to be filed in the office the
15 Rockland County Clerk upon payment of any and
16 all outstanding fees to the Town of Stony
17 Point and its consultants subject to the
18 following:

19 All whereas paragraphs are incorporated
20 herein by reference as though set forth in
21 full herein.

22 Two, all of the provisions and
23 conditions of this Board's Resolution, dated
24 February 22 of 2024, relative to the project
25 Oak Ridge Park, are hereby adopted and made a

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2 part of the instant resolution and the
3 applicants are obligated to comply with all
4 provisions thereof.

5 Three, prior to the signing of the plat,
6 the applicants shall resolve or remove the
7 excavation on the site and shall remove or
8 relocate the utility pole from the roadway,
9 relocate the electrical transformer, and
10 resolve any and all hazardous conditions to
11 the satisfaction of the Town Engineer.

12 Prior to the Chairman signing the final
13 plat, John Queenan, P.E., as the Town of
14 Stony Point engineer shall conduct a review
15 of the final plat for completeness and
16 compliance with all conditions and code
17 provisions and shall advise the Chairman
18 accordingly whether the plat is in a form
19 which will permit the Chairman to sign the
20 same.

21 Question of --

22 MR. HONAN: Mr. Chairman, before you get
23 the next one, maybe we should add one more
24 condition about the payment of the fees,
25 reimbursement.

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2 CHAIRMAN JOHNSON: Okay. Would you like
3 to read that in, or?

4 MR. HONAN: I'm not exactly sure what --

5 CHAIRMAN JOHNSON: Wording.

6 MR. QUEENAN: Condition would be that
7 the applicant would reimburse the Town for
8 any work that has been completed on the site
9 prior to the signing of the map.

10 CHAIRMAN JOHNSON: Okay.

11 MR. QUEENAN: For the fees incurred
12 prior to signing the map. And then actually,
13 I just have one more. On Number Three, if we
14 could just add some specific language. So
15 after transformer, if we could say also
16 resolve the entrance slope and retaining wall
17 condition. I want to just be specific about
18 that condition, also.

19 CHAIRMAN JOHNSON: Okay.

20 MR. HONAN: Entrance slope and --

21 MR. QUEENAN: Retaining wall.

22 MR. HONAN: Retaining wall.

23 MR. QUEENAN: And then if we could also
24 say to the satisfaction of the Town Engineer
25 and the Highway Superintendent. So

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2 altogether.

3 BOARD MEMBER ALESSI: And Steve, I think
4 it should be not just fees, but costs
5 incurred. You know, our town workers are
6 doing the work. That's not necessarily a
7 fee.

8 MR. HONAN: Fees and costs incurred by
9 the Town.

10 BOARD MEMBER ALESSI: Town employees
11 doing the work.

12 MR. HONAN: In performing the work.

13 MR. QUEENAN: Any work in association
14 with the site. I don't know how many times
15 they've been out there since, so.

16 MR. HONAN: All right, then. I'll add
17 that.

18 CHAIRMAN JOHNSON: Thank you, Steve.
19 Thanks, John. Any further comments from the
20 Board?

21 The question of the adoption of the
22 foregoing resolution was duly put to a vote
23 on roll call on June 26, 2025. Mary, please
24 call the roll.

25 THE CLERK: Mr. Biehle?

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BOARD MEMBER BIEHLE: Yea.

THE CLERK: Mr. Jaslow?

BOARD MEMBER JASLOW: Yes.

THE CLERK: Mrs. Alessi?

MR. POTANOVIC: Yes.

THE CLERK: Chairman Johnson?

CHAIRMAN JOHNSON: Yes.

THE CLERK: Mr. Rogers?

BOARD MEMBER ROGERS: Yes.

MR. ROSTAMI: Okay. Thank you very
much.

CHAIRMAN JOHNSON: There you go.
Thanks, Vahid.

(Time noted: 7:29 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

