

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
NINE HOLT DRIVE

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
June 26, 2025
7:29 p.m.

BEFORE:

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

ROCKLAND & ORANGE REPORTING
2 Congers Road, Suite 2
New City, New York 10956
(845) 634-4200

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3 CHAIRMAN JOHNSON: All right. Next up,
4 we've got Nine Holt Drive. We've got
5 reapproval of the site plan.

6 MR. ROSTAMI: Hello again. So
7 Nine Holt, as mentioned, is here for
8 reapproval. This was approved back in 2022.
9 This was a commercial site, mainly warehouse
10 with some retail in the LI zone.

11 So the previous site plan was reapproved
12 and signed and everything. But since the
13 applicant had failed to apply for a permit,
14 the permit, so the approval lapsed. And here
15 we are with essentially the same plan, except
16 for minor changes to the erosion sediment
17 control that was located offsite. So we
18 brought it on-site.

19 And this is actually the updated plan
20 which will be submitted the next submission.
21 But the design and everything remain the
22 same. We also checked against the current
23 stormwater manual design, 2024, and
24 resubmitted the updated SWPPP, and confirmed
25 that it still complies with the regulations.

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2 CHAIRMAN JOHNSON: Can you do me a
3 favor? Just refresh our memories, which
4 location this is on Holt Drive in relation
5 to, say, the Shop Rite?

6 MR. ROSTAMI: This is Nine Holt. If you
7 remember that side with Lighting Services,
8 this is right across the street.

9 CHAIRMAN JOHNSON: Right across from
10 Lighting Services.

11 MR. ROSTAMI: Yeah, that's the location.

12 CHAIRMAN JOHNSON: All right. All
13 right. Do any Board Members have any
14 questions on this? I don't know that there
15 were recent submissions to us for this, were
16 there?

17 THE CLERK: We did. Didn't you get the
18 SWPPP and stuff?

19 MR. QUEENAN: Yeah.

20 THE CLERK: Roland wanted to know. We
21 got a SWPPP in June.

22 BOARD MEMBER BIEHLE: SWPPP.

23 THE CLERK: Yeah.

24 BOARD MEMBER BIEHLE: Okay.

25 THE CLERK: And plans. You received

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2 them, also. Email.

3 BOARD MEMBER BIEHLE: I have to double
4 check.

5 CHAIRMAN JOHNSON: Yeah. I don't
6 recall, but.

7 BOARD MEMBER BIEHLE: We get a lot of
8 emails.

9 CHAIRMAN JOHNSON: All right. There was
10 a, what was it, a drainage letter from the
11 County that needed to be addressed. Was it
12 the County?

13 THE CLERK: No. It was from Vahid's
14 office.

15 MR. QUEENAN: Mr. Chairman, what I had
16 the applicant do was since the prior
17 approval, the stormwater regulations for the
18 state updated and changed.

19 CHAIRMAN JOHNSON: Okay.

20 MR. QUEENAN: So I asked the applicant
21 go back through the SWPPP to make sure that
22 it still conformed even to the new
23 regulations. And so if he had to make any
24 changes, he would have to do so. He did that
25 analysis. We reviewed it. The SWPPP as

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2 designed previously is valid. It still, it
3 meets the current regulations.

4 And then also in the letter, I had the
5 applicant basically affirm that nothing else
6 has changed on the site plan from the prior
7 approval. And that's what that
8 correspondence is.

9 CHAIRMAN JOHNSON: Okay. Very good.

10 THE CLERK: It's this letter here.

11 CHAIRMAN JOHNSON: Yes. All right. So
12 if you're satisfied with --

13 MR. QUEENAN: Yes.

14 CHAIRMAN JOHNSON: -- everything he
15 submitted, that's good. I guess we need to
16 reaffirm the SEQRA findings, correct?

17 MR. STACH: As part of your approval,
18 since nothing is significantly changing, yes,
19 your resolution of approval should address
20 that. That the original neg dec still
21 applies to this application. You don't have
22 to do any -- in my opinion, you don't have to
23 do any formal SEQR process to lead up to
24 that.

25 CHAIRMAN JOHNSON: Okay. All right,

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2 very good. All right. I think we'll set a
3 public hearing for the July Planning Board
4 meeting, which I think is July 24.

5 THE CLERK: Yes.

6 CHAIRMAN JOHNSON: Yup. All right.
7 July 24, public hearing.

8 MR. ROSTAMI: Okay. Thank you.

9 CHAIRMAN JOHNSON: Thank you very much.
10 John, do you have any questions or comments?

11 MR. HAGER: No.

12 CHAIRMAN JOHNSON: All right. Thanks,
13 Vahid. All right. Next up, we've got A1
14 Iron Works. The hardest working man in
15 Stony Point tonight.

16 MR. QUEENAN: Mr. Chairman?

17 CHAIRMAN JOHNSON: Yes, sir.

18 MR. QUEENAN: Before, did you make the
19 motion to set the public hearing for --

20 CHAIRMAN JOHNSON: Oh. I will make a
21 motion to set the public hearing for
22 July 24th.

23 BOARD MEMBER ALESSI: I'll second.

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

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(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? Motion
carries. Thank you, John.

MR. QUEENAN: Thank you, Mary.

CHAIRMAN JOHNSON: Thank you, Mary.

(Time noted: 7:35 p.m.)

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June 23, 2025

Town of Stony Point

Planning Board

74 East Main Street

Stony Point, NY 10980

Attn: Mark Johnson, Chairman

Re: 9 Holt Drive

Holt Drive

Town of Stony Point

Dear Mr. Johnson,

As discussed and requested during the TAC meeting on June 12, 2025, I hereby confirm that the proposed site plan -- including the stormwater management design and other project elements -- remains unchanged from the plans approved in 2022 and complies with the latest version of the design manual. The only change to the plans is the relocation of certain erosion and sediment control elements, such as the temporary truck washout and temporary stockpile, which is reflected in the revised plan set. An updated SWPPP has also been

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submitted to the Town Engineer for review to confirm
this compliance.

Very Truly Yours,
Vahid Rostami, Ph.D., P.E.

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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

