

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
July 24, 2025
7:12 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
KERRI ALESSI, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JAMES PURCELL, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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CHAIRMAN JOHNSON: All right. Next up on the agenda, A1 Iron Works.

MR. EMANUEL: Good evening, everyone. Ira Emanuel of Emanuel Law, PC, attorney for the applicant. We were here last month, and we are continuing the processing of this application.

Since last month, we have submitted a proposed EAF Part 3 in response to the Part 2 that was adopted by the Board. We've also made some changes to the plans, including expanding the buffer along the houses on the west side to 50 feet along the entire way. This was something that was requested by the Board.

We've submitted a response to the GML review. There are no overrides requested. Some additional details and reports. And we've also submitted a comment response letter dated July 7, 2025, which can respond to comments that we received from your engineer and from your planning consultant.

With that, I think it would be

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2 appropriate to turn it over to Vahid to just
3 point out exactly where the changes are, and
4 then open it up for comments and questions.

5 MR. ROSTAMI: Sure. So basically as
6 mentioned in the comment response sheets --

7 THE CLERK: Vahid.

8 MR. ROSTAMI: Yes. As mentioned in the
9 comment response sheet, provided the 50-foot
10 buffer. Provide a truck turning radius
11 entering and exiting the site. And basically
12 more details of fencing around the open
13 storage area. And at the western property
14 line, we also provide the fence. Enhance the
15 landscaping, the buffer area, and ground open
16 storage area. And other comments were
17 addressed. We also provided a full SWPPP
18 report, the drainage calculations. And
19 that's, I believe is under review now.

20 CHAIRMAN JOHNSON: All right. Do any of
21 the Board Members have questions or comments?

22 BOARD MEMBER PURCELL: I just want to
23 follow Max's question on Number Eight about
24 the GML being provided, Max.

25 MR. STACH: Yeah. So I got that from --

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2 Ira sent it to Mary. Mary sent it on to me.

3 BOARD MEMBER PURCELL: Okay. Thank you.

4 MR. EMANUEL: Yeah. The GML was dated,
5 I believe June 24th. I'm not sure why it
6 wasn't on the portal. But we did get it that
7 date, and I believe we submitted responses
8 the day after.

9 BOARD MEMBER PURCELL: Thank you, Ira.

10 BOARD MEMBER ROGERS: Has there been any
11 change to the area since our site visit last
12 month as far as all the merchandise lying
13 around the property?

14 MR. ROSTAMI: We have not visited the
15 site from that date, so we're not aware of
16 any changes to the site.

17 BOARD MEMBER ROGERS: No changes you're
18 aware of. I think you appreciate it was
19 difficult for us to visualize the overall
20 plan, looking at what's there and the way it
21 is now. And you know, I can only speak for
22 myself, not for the Board, but I would think
23 at some point, we'd want to go back and take
24 another look at that.

25 CHAIRMAN JOHNSON: Yeah. I think we

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2 even discussed that that day.

3 BOARD MEMBER ROGERS: Yeah. I mean,
4 contingent before we move forward is what I'm
5 saying. Does that sound fair?

6 MR. EMANUEL: If the Board wants to take
7 another site visit, that's fine with us.

8 BOARD MEMBER ROGERS: Well, we want to
9 see a change from when we were there last
10 time. That's what I'm saying.

11 MR. EMANUEL: Okay.

12 CHAIRMAN JOHNSON: Yeah, because it
13 was --

14 MR. EMANUEL: I wasn't at the site
15 visit, so.

16 CHAIRMAN JOHNSON: Yeah, yeah. It was
17 almost untraversable.

18 BOARD MEMBER ALESSI: It was safety
19 concerns.

20 CHAIRMAN JOHNSON: Yeah. It was a lot
21 of --

22 MR. EMANUEL: Okay, that's --

23 BOARD MEMBER ROGERS: Which I believe
24 the applicant intends to correct.

25 MR. EMANUEL: Yeah.

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2 BOARD MEMBER ROGERS: But I'm just
3 saying until that time comes, I think it's a
4 little difficult for.

5 MR. EMANUEL: Understood. I will tell
6 you that when I made a site visit there, it
7 looked like a very neat facility. There was,
8 I believe there was actually a delivery in
9 progress that day, wasn't there? Or had just
10 occurred. I don't know the condition, and
11 I'm not disputing what you saw.

12 BOARD MEMBER ROGERS: Yeah. I think the
13 applicant was making the point that with the
14 tariffs and et cetera, a lot of people were
15 buying before they kicked in. He says I know
16 the place has a lot of stuff, we plan to move
17 it. We plan to change it. Accepted. I'm
18 just reiterating.

19 MR. EMANUEL: Got you. Let us know.

20 CHAIRMAN JOHNSON: A lot of stuff piled.

21 MR. EMANUEL: I'll remind the Board we
22 do have a ways to go. We need to get a
23 neg dec. We need to go to the ZBA to get a
24 use variance and area variances, and then
25 first return here. But yes, we will

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2 certainly accommodate another site visit.

3 That's fine.

4 BOARD MEMBER ROGERS: All right. Great.

5 CHAIRMAN JOHNSON: Max, do you have any
6 commentary on the --

7 MR. STACH: Yeah.

8 CHAIRMAN JOHNSON: Okay.

9 MR. STACH: So the first thing, I was
10 happy to see that they increased the buffer
11 to 50 feet along the entire west edge.
12 They're going to put up, I guess pick up any
13 gravel or macadam that's within that buffer.
14 They did agree to improve the site lighting
15 to something that's sky friendly and
16 downcast.

17 They also agreed to the changes to the
18 planting plan that will establish a hedge of
19 green giant arborvitae along the west side
20 and just east of where they're proposing the
21 outdoor storage area. They're also proposing
22 fence along that western property line to
23 sort of act as an interim screen until the
24 green giant arborvitaes are established. So
25 I think there's been a lot of improvements to

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2 the site overall.

3 With regard to the EAF, I think they
4 addressed the concerns that came in. They
5 did discuss the fact that the fence is going
6 to help to allay some of the concerns that
7 the Board had last month about people
8 wandering into the site.

9 They talked about the circulation, which
10 I'm going to defer to John on, because that's
11 really an engineering issue. I don't know if
12 the turning movements and all that stuff, and
13 the information, site distances, is adequate,
14 or if John feels a specialist, a traffic
15 engineer is required.

16 But with regard to contamination, that
17 was the one thing that upon reviewing the
18 Part 3 I think needs to be fleshed out more.
19 There's a lot of back and forth conversation
20 between the applicant's environmental
21 consultant and the DEC, the last message of
22 which was in I believe June of last year, in
23 which that person had requested additional
24 information as a basis for some type of
25 notification that was required.

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2 CHAIRMAN JOHNSON: That person being DEC
3 or?

4 MR. STACH: DEC, yeah. And so when I
5 read that and that was the last
6 communication, my immediate thoughts was I
7 have no idea what's going on there, right.
8 They talk about there not being a remedial
9 program, but that a notice of change of use
10 is required. I think it really would serve,
11 number one, to explain what's going on in
12 that site in terms of the remediation
13 requirements, the idea of this change of
14 notice of use.

15 And then I think we need an update. Was
16 this notification ever issued? Because it
17 sort of leaves it off in June of 2024, saying
18 give me this information and you'll get
19 something in 60 days, and now here we are a
20 year later. I think there would have been
21 some resolution to that. So it sort of
22 raised more questions than it answered.

23 CHAIRMAN JOHNSON: And this is something
24 that came to light with change of ownership?
25 Is that --

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2 MR. STACH: No, I assume that this was
3 something that the applicant needed to --

4 MR. ROSTAMI: The applicant initiated
5 this process because we knew that the site
6 is -- yeah. Applicant initiated this review
7 and requesting the work plan from DEC because
8 we knew that any changes would need a work
9 plan approved by DEC. So from last year,
10 there's been more communication probably
11 you're not aware of. But the consultant has
12 provided an updated work plan. It's
13 currently under review.

14 MR. STACH: Okay.

15 MR. ROSTAMI: And to my understanding,
16 there was not, like, major things that they
17 requested. They requested the areas to be
18 removed, and some monitoring plans for dust,
19 and --

20 MR. STACH: Yeah. That was the one
21 thing that actually -- yeah. So one of the
22 things that triggered me was one of the
23 concerns of DEC was whether or not in
24 disturbing this site there would be dust
25 generated that includes some kind of

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contamination. So I think until we have a better resolution to this, either you explain where we are in that process better and sort of what the conditions are, because the way that it was left, there's just too many questions I think for this Board to determine that there won't be an impact on human health. So either, you know, a followup from DEC or the applicant's environmental consultant, which is a highly respected firm, something to address the possibility of health impacts here I think is needed.

CHAIRMAN JOHNSON: Okay.

MR. EMANUEL: Okay, understood. We'll get you something from one or both of those sources.

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

MR. HAGER: Not at this time, no.

CHAIRMAN JOHNSON: And John?

MR. QUEENAN: Yes. I'll just stick to the major ones rather than technical.

CHAIRMAN JOHNSON: Okay.

MR. QUEENAN: Mainly about the traffic

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2 pattern. So you did supply the sight
3 distance calculations for the exiting
4 driveway, I guess, onto Filors Lane. Double
5 check those calculations because they seem to
6 be less than AASHTO requirements. So if you
7 could check that, looks like you're about a
8 hundred feet deficient in either direction.

9 MR. EMANUEL: Okay.

10 MR. QUEENAN: All right. And then you
11 did provide truck turning movements. So the
12 exiting driveway on Filors, you have them
13 going out to the right, the truck. I would
14 think that they probably want to make the
15 left to get back to 9. Also, showing as a
16 right, you know, they're basically going into
17 opposing traffic and coming back. So I think
18 you might want to just do a little more
19 research as to the traffic patterns and how
20 the trucks will exit and enter. All right.
21 Because I think if they make the left onto
22 Filors, that would be much better movement.

23 MR. ROSTAMI: Yes. They're making a
24 left into the site, and then basically a
25 right and then --

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2 CHAIRMAN JOHNSON: You want to get back
3 to the highway. You don't want to get toward
4 the neighborhood, right?

5 MR. ROSTAMI: This is the way that we
6 found more visible than I modeled the truck
7 turning, but.

8 MR. STACH: What's to the left?

9 CHAIRMAN JOHNSON: To the right takes
10 you into the neighborhood, and Central
11 Highway, and then up over here.

12 MR. STACH: There's no reason to make a
13 right. You can't take a truck on the
14 parkway.

15 MR. QUEENAN: Correct. You'd want to
16 make the, you'd want to make the left to get
17 back to 9.

18 MR. ROSTAMI: On Filors?

19 MR. QUEENAN: Yes.

20 MR. ROSTAMI: I'll double check, only
21 just because --

22 THE CLERK: Vahid, use the microphone.

23 MR. ROSTAMI: They want to close the
24 property line when the truck turning happens.
25 But if that's permissible, it could make a

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2 left turn from Filors, too, because that's
3 the one that prevents the truck going over
4 the property lines.

5 MR. QUEENAN: Oh, the driveway's over
6 the property line?

7 MR. ROSTAMI: Because of the width of
8 the driveway.

9 MR. QUEENAN: I just don't see the truck
10 going right. There's no point. There's no
11 way for him to -- can't get on the Palisades
12 Parkway.

13 BOARD MEMBER FERGUSON: You get on to
14 Central Highway, make a left, and then you go
15 on 202.

16 MR. QUEENAN: You could. Just make the
17 left right there.

18 BOARD MEMBER FERGUSON: You're stuck in
19 traffic. I drive it every day. Trust me.

20 MR. ROSTAMI: So we'll double check the
21 applicant's actual way, because this is a
22 day-to-day operation. So definitely they
23 have a route to, that been working for years,
24 so.

25 MR. QUEENAN: Yeah. Double check your

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2 sight distances. And then trucks are going
3 to come down 9 and make the right turn in, or
4 are they going to come down and make the
5 left?

6 BOARD MEMBER ALESSI: Why don't they
7 go --

8 CHAIRMAN JOHNSON: Well, that's the way
9 they come in.

10 MR. ROSTAMI: This is something for me
11 to verify.

12 MR. QUEENAN: Yeah. Because you show
13 the one way. If they're going to come from
14 the other way, I don't think you'll be able
15 to navigate the left in. So just double
16 check that as well. Okay.

17 Double check your signage because
18 ultimately, I'll probably want do not enter
19 signs on Filors. And then whatever the DOT
20 will require on 9.

21 MR. ROSTAMI: Got you.

22 MR. QUEENAN: And just put on the light
23 illumination levels. You didn't show any,
24 like, light levels. You just showed the
25 fixture.

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2 MR. ROSTAMI: Yeah, that was done when
3 requested before. We just changed the
4 fixtures. But if you want foot candles.

5 MR. QUEENAN: Yeah. Generally, I just
6 want to make sure that we're not shining
7 anything else. Soil testing for the
8 infiltration basin, did you complete that?
9 Because I didn't see it in the SWPPP.

10 MR. ROSTAMI: No, it has to be done.

11 MR. QUEENAN: Okay. So that's got to be
12 done. And the rest are basically technical
13 issues with the drainage. They did address
14 the prior County letter, so narrow it down to
15 a few items on that. I think the applicant
16 should just further define how they're
17 entering and exiting trucks.

18 CHAIRMAN JOHNSON: Okay. At this point,
19 I don't think we're quite ready for a
20 neg dec. Correct me if I'm wrong there, Max.

21 MR. STACH: It's not my recommendation
22 right now.

23 CHAIRMAN JOHNSON: Okay. All right,
24 cool. Do any of the Board Members have any
25 other questions? Consultants?

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2 BOARD MEMBER PURCELL: Moving right
3 along.

4 MR. HONAN: Did you want to set a
5 further date for your inspection, your second
6 inspection?

7 CHAIRMAN JOHNSON: Well, what do you
8 think the odds are of that site getting a
9 little better organized before we schedule
10 that?

11 MR. ROSTAMI: That we'll need to confirm
12 with the owner to see.

13 CHAIRMAN JOHNSON: So we'll sit on that
14 for now. But would be nice sooner rather
15 than later for everybody's sake.

16 MR. ROSTAMI: Understood.

17 CHAIRMAN JOHNSON: If we can try to do
18 it in the next six or eight weeks.

19 MR. ROSTAMI: I'll let them know and
20 then we'll come back to you.

21 CHAIRMAN JOHNSON: See if that works for
22 them. Cool. Thank you very much, guys.

23 MR. ROSTAMI: Thank you.

24 BOARD MEMBER PURCELL: Thanks guys.

25 MR. EMANUEL: Okay, thank you. This

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2 isn't the public hearing, so.

3 THE CLERK: No.

4 CHAIRMAN JOHNSON: No.

5 MR. EMANUEL: That's what I thought.

6 CHAIRMAN JOHNSON: But you can speak
7 publicly if you'd like.

8 MR. EMANUEL: No, I was just -- I just
9 wanted to make sure that there would be a
10 continuation if it was.

11 CHAIRMAN JOHNSON: Yes, yes.
12 Absolutely.

13 MR. EMANUEL: Okay. Thank you.

14 (Time noted: 7:29 p.m.)

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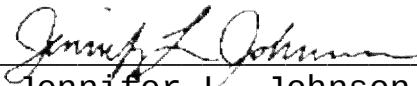
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Jennifer L. Johnson

