

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

OF

TWO FORTY BULSONTOWN

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
April 25, 2024
7:01 p.m.

BEFORE:

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

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CHAIRMAN JOHNSON: All right. First, a little update. 173 Wayne Avenue is not on the agenda for this evening. So if anybody is here for that.

And the first thing that is on the agenda, 240 Bulsontown Road.

MR. ROSTAMI: Good evening everyone. Vahid Rostami from Atzl, Nasher and Zigler. So 240 Bulsontown --

BOARD MEMBER PURCELL: Just pull the mic a little closer, could you please. The mic.

MR. ROSTAMI: 240 Bulsontown is a three-lot subdivision. Existing lot is 6.5 acres. And --

MR. O'ROURKE: You moved your computer.

MR. ROSTAMI: My computer went to sleep. So I think I need a couple of seconds. This is, just went to sleep. There we go.

CHAIRMAN JOHNSON: Time to get the big hammer.

THE CLERK: I put it back on.

MR. ROSTAMI: Okay. So there is one existing lot of 6.5 acres. So making with an

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existing house. So basically, we're providing two additional lots off Richard C. Brown Drive by extension of the cul-de-sac and providing frontage and other requirements. We agreed to a bulk requirement for the new lots. That creates the need for the variance for the front frontage and the lot width for the existing lots. So the new lots would not need a variance. However, the existing lot will need two variances.

So we have prepared this concept plan. This is the first time that the Board is seeing this plan. And even though we've received some comments, so we're basically going to provide a more detailed plan in our next submission. So we'd be happy, if you have any questions, I'll answer them.

BOARD MEMBER ALESSI: So Lot 1 access is off Bulsontown?

MR. ROSTAMI: Correct.

CHAIRMAN JOHNSON: And Lot 2 is coming off of the cul-de-sac?

MR. ROSTAMI: Yeah, 2 and 3 off the new

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2 cul-de-sac, off the extended cul-de-sac.

3 BOARD MEMBER BIEHLE: What are the
4 variances you're looking for on Lot 1?

5 MR. ROSTAMI: For street frontage and
6 lot width for existing lot, for Lot 1.

7 BOARD MEMBER BIEHLE: Existing building,
8 right?

9 MR. ROSTAMI: Yes.

10 MR. STACH: Well, I mean, so by virtue
11 of the fact that you're subdividing it, it's
12 not going to have frontage or width anymore.
13 Because you have frontage -- when it's one
14 lot, you have frontage on both sides.

15 MR. ROSTAMI: Correct.

16 MR. STACH: And you have width on the
17 one side.

18 MR. ROSTAMI: Yes.

19 MR. STACH: So now that you're
20 subdividing it, you need the variance for
21 that.

22 MR. ROSTAMI: Yes.

23 MR. STACH: Okay.

24 BOARD MEMBER JASLOW: On the back of
25 Lot 2 and 3, what's this SDS 30-foot by

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2 50-foot?

3 MR. ROSTAMI: These are private septics.

4 BOARD MEMBER JASLOW: Oh, septics.

5 There's a septic field.

6 MR. ROSTAMI: I forgot to mention that,
7 yeah. So the new lots will have water
8 service from Richard C. Brown. But there's
9 no sewer connection.

10 BOARD MEMBER JASLOW: Got you.

11 MR. O'ROURKE: Well, as we have a moment
12 of silence, I'll just kick in here.

13 CHAIRMAN JOHNSON: Thanks, John.

14 MR. O'ROURKE: So we did a review back
15 in March and gave the applicant the comments
16 then. So he needs to still address those.
17 As he said, this is the first time he's in
18 front of this Board.

19 As Max did point out, they didn't --
20 they were in compliance with the subdivision
21 now. The one lot existing house would be not
22 in compliance. We did meet at the TAC
23 meeting. They're going to extend the
24 existing dead end to make it into a
25 cul-de-sac, which is not there now.

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2 So at this point, I think the only thing
3 the Board can do is declare their intent for
4 lead agency because they do need --

5 MR. STACH: Can't even do that. We
6 don't have, we don't have a long EAF, so you
7 can't even do that. It's a --

8 MR. O'ROURKE: They didn't submit?

9 MR. STACH: No. You never submitted a
10 long EAF.

11 MR. ROSTAMI: With the short EAF.

12 MR. STACH: Yeah. That was -- we
13 mentioned that at the TAC meeting, and it
14 will be in my memo.

15 MR. O'ROURKE: That's a Part 1. Well,
16 if that's the case, then the only thing the
17 Board can do is, if they wish at this time,
18 is schedule a site visit. But again, there's
19 no rush if they didn't do the --

20 MR. STACH: They could refer them, if
21 they want, to the Zoning Board.

22 CHAIRMAN JOHNSON: ZBA.

23 MR. STACH: And we will, we can get
24 the -- by the time they're ready for a ZBA
25 decision, we will have run through the SEQOR.

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2 CHAIRMAN JOHNSON: All right.

3 MR. O'ROURKE: And Max, just, why the
4 long form?

5 MR. STACH: Because realty subdivisions
6 are Type I actions in New York State and in
7 Rockland County.

8 MR. O'ROURKE: That's -- okay.

9 MR. STACH: They redefined it to more
10 than three lots instead of more than five
11 lots. Or three or more lots instead of five
12 or more lots. So, yeah. Pretty much any
13 subdivision --

14 MR. O'ROURKE: In Rockland County.

15 MR. STACH: -- that's not a two lot is a
16 realty subdivision.

17 CHAIRMAN JOHNSON: All right. So we
18 need a take a poll on sending them to the
19 ZBA. We don't need to poll the Board on
20 this. Make a motion.

21 BOARD MEMBER PURCELL: Make a motion to
22 send them to the ZBA.

23 CHAIRMAN JOHNSON: Yeah. I'll make a
24 motion.

25 BOARD MEMBER ROGERS: I'll second.

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CHAIRMAN JOHNSON: We have a motion and a second. All in favor?

(Response of aye was given.)

CHAIRMAN JOHNSON: Roland, in favor of sending them to the ZBA?

BOARD MEMBER BIEHLE: Yes.

CHAIRMAN JOHNSON: All right, unanimous. Mary?

THE CLERK: Yeah, good. I wrote it down.

CHAIRMAN JOHNSON: Okay, thank you. Anybody else have any questions?

BOARD MEMBER JASLOW: No.

CHAIRMAN JOHNSON: I don't think we'll set a site visit just yet. But we'll probably discuss it at the TAC meeting. And maybe at the next Planning Board meeting, we'll set a site visit. All right. Thank you.

MR. ROSTAMI: Thank you very much.

CHAIRMAN JOHNSON: Appreciate it.


(Time noted: 7:09 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

