

# APPLICATION REVIEW FORM

## PART I

Name of Municipality STONY POINT PLANNING BOARD Date 9-18-15

*Please check all that apply:*

<input checked="" type="checkbox"/> Planning Board <input type="checkbox"/> Zoning Board of Appeals* (Fill out Part II of this form)	<input type="checkbox"/> Municipal Board <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision _____ # of Lots _____ <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Zoning Code Amendment <input type="checkbox"/> Zone Change <input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Pre-preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final

RECEIVED

OCT 01 2015

TOWN OF STONY POINT  
PLANNING DEPARTMENT

Project Name: THE BREAKERS

Tax Map Designation:  
 Section 15.04 Block 6 Lot(s) 3, 4, & 6  
 Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Location: On the NORTH END of HUDSON DRIVE,  
600 feet NORTH of TOMKINS AVE in the  
 town/village of STONY POINT

Street Address: 22, 31, 36 HUDSON DRIVE  
 Acreage of Parcel 41.3 AC Zoning District WATER FRONT MIXED USE  
 School District NESD Postal District STONY POINT  
 Fire District STONY POINT Ambulance District STONY POINT  
 Water District \_\_\_\_\_ Sewer District STONY POINT

Project Description: (If additional space required, please attach a narrative summary.)  
SEE ATTACHED NARRATIVE

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APPLICATION REVIEW FORM

If subdivision: N/A

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_ If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? \_\_\_\_\_

If site plan:

- 1) Existing square footage 36,000<sup>±</sup> SQ FT (EXISTING TO BE REMOVED)
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units 205<sup>±</sup>

If special permit, list special permit use and what the property will be used for.

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**Environmental Constraints:**

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. NO

Are there streams on the site? If yes, please provide the names. RIVER HUDSON RIVER

Are there wetlands on the site? If yes, please provide the names and type. YES NYSPEC

**Project History:** Has this project ever been reviewed before? YES

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

SITE PLANS IN THE 1980'S FOR VARIOUS USES - NONE

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

NONE

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# APPLICATION REVIEW FORM

## Contact Information:

Applicant: WAYNE COZTS Phone # 248 7734  
Address 36 HUDSON DR., STONY POINT, NY 10980  
Street Name & Number (Post Office) State Zip code

Property Owner: SEE ATTACHED Phone # \_\_\_\_\_  
Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: ATZL NASHIER & ZIGLER Phone # 634 4694  
Address 234 NORTH MAIN ST., NEW CITY, NY 10980  
Street Name & Number (Post Office) State Zip code

Attorney: \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

Contact Person: DAVID M ZIGLER PS Phone # 634 4694  
Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

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## General Municipal Law Review:

This property is within 500 feet of:  
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

<input type="checkbox"/> State or County Road	<input checked="" type="checkbox"/> State or County Park
<input type="checkbox"/> Long Path	<input type="checkbox"/> County Stream
<input type="checkbox"/> Municipal Boundary	<input type="checkbox"/> County Facility

List name(s) of facility checked above. PIP PARK LANDS

**Referral Agencies:** (Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)

<input type="checkbox"/> RC Highway Department	<input type="checkbox"/> RC Division of Environmental Resources
<input type="checkbox"/> RC Drainage Agency	<input type="checkbox"/> RC Dept. of Health
<input type="checkbox"/> NYS Dept. of Transportation	<input checked="" type="checkbox"/> NYS Dept. of Environmental Conservation
<input type="checkbox"/> NYS Thruway Authority	<input checked="" type="checkbox"/> Palisades Interstate Park Comm.
<input type="checkbox"/> Adjacent Municipality _____	
<input type="checkbox"/> Other _____	

# APPLICATION REVIEW FORM

## Applicant's Combined Affidavit and Certification

State of New York )

County of Rockland ) ss.:

Town/Village of STONY POINT )

WAYNE GOZIS, being duly sworn, deposes and says:  
*Applicant's Name*

I am the applicant in this matter. I make these statements to induce the Town/Village of STONY POINT, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

**1. Verification of Facts.** All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

**2. Consent to Enter.** I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

**3. Affidavit Pursuant to General Municipal Law Section 809.** All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New

## APPLICATION REVIEW FORM

York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of

STONY POINT in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee NONE
- b. Nature of interest \_\_\_\_\_
- c. If stockholder, number of shares \_\_\_\_\_
- d. If officer or partner, nature of office and name of partnership \_\_\_\_\_
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. \_\_\_\_\_

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Montebello.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

# APPLICATION REVIEW FORM

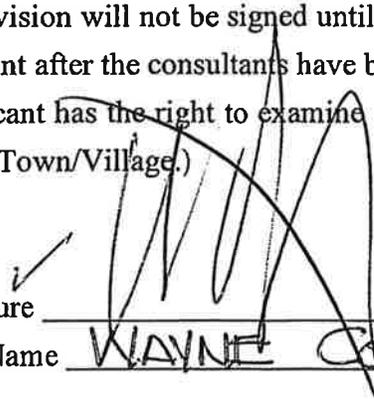
**4. Reimbursement for Professional Consulting Services.** I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

*\*\*The following two paragraphs are optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of STONY POINT from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

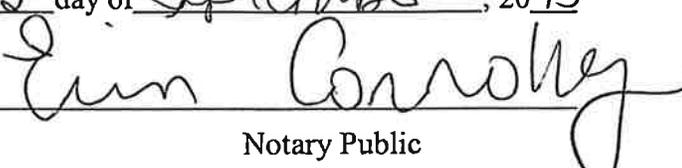


Applicant's Signature 

Print Applicant's Name WAYNE COETS

SWORN to before me this

22 day of September, 2015

  
Notary Public

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York  
County of Rockland) SS.:  
Town/Village of STONY POINT

I, WAYNE COETS being duly sworn, hereby  
depose and say that I reside at: LIVE AN OFFICE AT 36 HUDSON  
DRIVE, STONY POINT  
in the county of ROCKLAND in the state of NEW YORK.

I am the (\* PARTNER ) owner in fee simple of premises located at:  
22 31, 36 HUDSON DR.  
STONY POINT, N.Y. 10980

described in a certain deed of said premises recorded in the Rockland County Clerk's  
Office in Liber \_\_\_\_\_ of conveyances, page \_\_\_\_\_ or as Instrument ID # 1999-2168  
2010-44731

Said premises have been in my/its possession since 1999. Said premises are also  
known and designated on the Town of STONY POINT Tax Map as:  
section 15.04 block 6 lot(s) 34,6

I hereby authorize the within application on my behalf, and that the statements of fact  
contained in said application are true, and agree to be bound by the determination of the  
board.



Owner  
Mailing Address

36 HUDSON DR  
STONY POINT, N.Y. 10980

22 before this day of September, 2015

Erin Connolly  
Notary Public

\* If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock and all members having greater than 5% beneficial interest.

Town of Stony Point

15.04-6-5 Edna M. Schumacher  
32 Liberty Commons  
Rye, NJ 03870

15.02-4-52 Palisades Interstate Park Commission  
Administration Bld –  
Real Property  
Bear Mountain State Park  
Bear Mountain, NY 10911

CSX Transportation, Inc.  
Con-Rail Property Tax Dept.  
500 Water St  
Jacksonville, FL 32202

Hudson Marina LLC  
36 Hudson Dr.  
Stony Point, NY 10980

June 30, 2015

Town Of Stony Point  
Building Department  
Planning and Zoning Board  
74 East Main Street  
Stony point, NY 10-980  
845-786-2716

To Who It May Concern,

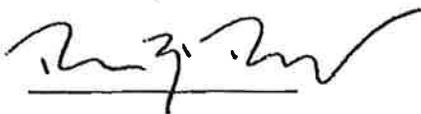
Richard Rowley and Wayne Corts, do hereby confirm ownership of;

22 Hudson Dr. Stony Point NY 10980 SBL 392800.015.004-0006-006 is owned by Homestead LLC. 29 Hudson Dr. Stony Point, NY 10980 SBL 392800.015.004-0006-004 as well as 31 Hudson Dr. Stony Point, NY 10980 SBL 392800.015.004-0006-003 is owned by Hudson Marina LLC-

Attached are copies of the Filing Receipts, Articles of Organization., Any questions, please do not hesitate to call 845-248-7734.

Regards,

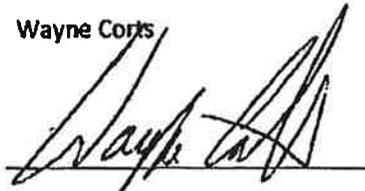
Richard Rowley



Member Owner

Witness 

Wayne Corts



Member Owner

Witness 

**Village of Stony Point**

**Project Narrative**

**For "The Breakers" at Stony Point**  
**Stony Point Marina, Stony Point, NY**

**Owner:**

**Tax Lot 15.04-6-3 Stony Point LLC**  
**31 Hudson Drive**  
**Stony Point NY, 10980**

**Tax Lot 15.04-6-4 Liberty Ville Stony Point LLC**  
**36 Hudson Drive**  
**Stony Point NY, 10980**

**Tax Lot 15.04-6-6 Hudson Point Realty, LLC**  
**22 Hudson Drive**  
**Stony Point NY, 10980**

July 6, 2015

## **INTRODUCTION**

The development team would like to acknowledge the efforts of the Town Board of Stony Point; Supervisor Geoffrey Finn, Councilman Tom Basile, Councilman Karl Javenes, Councilman Jim Monaghan and Councilman Jim White as well as staff members, for the assistance they have provided to date for this long awaited and transformative project.

Our team at DCAK-MSA hopes that a cooperative spirit of municipal government and private enterprise will continue to guide this project to successful completion leading to the rejuvenation of the Stony Point waterfront area and construction of "The Breakers" multifamily residential property with restaurant & terrace, commercial space, recreational park & esplanade, and marina.

## **PROJECT DESCRIPTION**

The parcel is bound by private properties on the south; the Consolidated Railroad Corporation train rails to the west; the Palisades Interstate Park "Stony Point Battlefield" and lighthouse to the north; and by the Hudson River on the east. The site is currently occupied by various industrial buildings and boat yards, used for offices, boat repair, and storage by current marina management. Redevelopment of the site envisions demolishing existing buildings and cleaning any minor environmental hazards found on the property.

The property will be rebuilt as a multi-family residential complex with the commercial component concentrated on its south end. It is designed with 205 units of proposed housing and densities appropriate for Stony Point. Residential units will be divided between five buildings: Three townhouse sections with a total of 25 units, and two 3-story apartment buildings containing 180 units.

Height of the buildings is to be measured from either the existing grade or from 100 year storm elevation plus two feet FPE 11 (12) + 2 ft = 13 (14).

The design of these residences will maximize views and reflect the Colonial and Victorian styles characteristic of Stony Point's historic architectural patrimony. Proposed building materials will be in keeping with the existing architecture, using durable low-maintenance materials for exterior finishes. A pool, lawns and patios for use of residents will be situated on the north end of the development with walkways circumventing the pool area.

A 2-story building located at the south end of the site (accessed through Hudson Drive) will contain restaurant with terrace, commercial and office spaces, and 250 boat-slip full-service marina.

Parking space calculations follow:

- One space per bedroom in multi-family units (90 1BR + 90 2BR x 1) equaling 270 parking spaces for apartment residents
- Townhome parking is calculated 0.4 per one family attached residence (25 / 0.4) totaling 63 spaces for townhome dwellers
- Parking for the restaurant is calculated per 100 sf of dining area (6000sf dining space / 100sf) totaling 60 parking spaces

- Office parking is calculated per 100 sf of local office business (3000sf / 100 sf) totaling 10 parking spaces
- Commercial parking is calculated divided by 200 sf of local convenience space (5000 sf / 200 sf) totaling 25 spaces
- Parking for the 250 boat slips (250 / 4 boat storage spaces) totals 33 parking spaces

Total parking accommodations (including those in 13 townhouse garages located at the north end of the property) are calculated by these standards to reach a total of 461 parking spaces. 50 of these spaces are then subtracted from this formula for non-simultaneous use equaling a requirement of 411 parking spaces for the complex. The parking capacity of the development, however, is expanded to accommodate up to 420 vehicles in order to maximize convenience for visitors and residents with vehicles.

Parking will be situated beneath the apartment buildings that will be elevated on stilts to protect them from storm damage and to decrease the visual impact of exposed parking. Parking for apartment units bordering the west side of the site is designed to buffer sounds generated by rail traffic running through the area.

### **BENEFIT TO THE COMMUNITY**

The proposed site plan envisions creating a rejuvenated waterfront recreation area that incorporates a spacious landscaped public park and picturesque river-walk esplanade along the waterfront into its design. These features will be accessed through a landscaped pedestrian walkway opening to Hunter Place.

The meandering esplanade will enhance appreciation of Stony Point's Hudson River views for sightseers and encourage outdoor leisure activities for Town's people, acting as a destination point.

The esplanade can be accessed through the south entrance of the property via Hudson Drive. The main gateway to the property is located at this point and will be specifically designed to incorporate natural and artistic features that augment the beauty and appeal of the area.

All ingress and egress to the development occur through this entrance. No through-traffic is proposed in order to minimize disturbances and to discourage shortcuts through the community.

### **ZONING**

The subject property is in the PW (Planned Waterfront). The uses proposed for the site are multi-family residential, sit-down restaurant, recreation, & marina.

The parcel totals 44.4 acres (3.2 acres wetland, 21.8 under Hudson River, and a balance of 19.4 acres), Countable area of lot: 31.9 with a base density of 10 units per acre, allows for 319 units allowance (countable area of lot x base density).

**DEVELOPMENT TEAM:**

**Developer:**

**Wayne Cortis**  
36 Hudson Drive, Stony Point, NY 10980

**Architect:**

**DCAK-MSA Architecture & Engineering, PC**  
53 Hudson Avenue, Nyack, NY

**Surveying/Engineer:**

**Atzl Nasher & Zigler PC**  
North Main Street, New City, NY

**ACTIONS TO DATE:**

The development team has completed their due diligence and prepared schematic site and building designs.

If you have any questions or require any additional information, please contact this office.

Sincerely,



**Drazen Cackovic, AIA**  
Principal