

Legal Notice of Special Public Meeting to Consider a Preliminary Final Scope

The **Stony Point Planning Board as lead agency**, has determined that the **Breakers Mixed-Use Waterfront Development** proposal is a Type I action and may have a significant impact on the environment and a Draft Environmental Impact Statement will be prepared.

The Breakers is the redevelopment of the existing Stony Point Marina and Yacht Club located in the Town of Stony Point on both sides of Hudson Drive, 600 feet north of the intersection with Tomkins Avenue and Beach Road. The parcel is bound by private properties on the south; the CSX Railroad Corporation right-of-way to the west; the Stony Point Battlefield State Historic Site and lighthouse to the north; and by the Hudson River on the east.

The property is proposed to be redeveloped as a multi-family residential complex with an approximately 13,000 square foot commercial component concentrated on its south end and a public esplanade along the entirety of its Hudson River frontage. It is designed for approximately 210 units of proposed housing in accordance with the density standards promulgated by the Stony Point Zoning Local Law for mixed-use waterfront developments.

Residential units will be divided into at least four buildings to break up the bulk of a single monolithic structure. The site is currently occupied by a marina and its various industrial buildings and boat yards, used for offices, boat repair, and storage. Redevelopment of the site envisions demolishing existing buildings and investigating and cleaning environmental hazards associated with its current use.

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

In accordance with the Stony Point Zoning Local Law, height of the buildings is to be measured from the higher of existing grade or the FEMA 100-year storm elevation plus two feet and will not exceed 45 feet.

A Draft Scope was provided by the project sponsor and is available from the Planning Board office at 74 East Main St., Stony Point, NY or on the Town of Stony Point's website at www.townofstonypoint.org. The Draft Scope proposed the information and analyses that the project sponsor believed will be required in a Draft Environmental Impact Statement to determine whether or not the proposed development will result in significant adverse environmental impacts. This Draft Scope was the subject of a public meeting conducted on January 28, 2016 and a written comment period that concluded on February 22, 2015.

A Special Meeting of the **Stony Point Planning Board as lead agency will be conducted on March 10, 2016 at 7:00 PM at Rho Building, 5 Clubhouse Lane, Stony Point, NY 10980**. At that time the Planning Board will review and consider a Preliminary Final Scope that responds to comments received from interested and involved agencies and the public on the Draft Scope. The Final Scope will set forth the information and analyses that the lead agency requires to be included in the forthcoming Draft Environmental Impact Statement. Please note that the public comment period on the Draft Scope, which had previously been extended, is now closed. The public is invited to attend this Special Meeting, however no further public comment will be solicited by the Planning Board.

For more information, please contact Tom Gubitosa - Planning Board Chairman at (845) 786-2716.

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