

PUBLIC NOTICE

The Breakers Site Plan and Conditional Use Permit

Location: 36 Hudson Drive, Town of Stony Point, Rockland County, NY

Tax Lots - 15.04-6-3; 15.04-6-4; and 15.04-6-6

PLEASE TAKE NOTICE that commencing March 18, 2016 through March 21, 2016 (timeframe may be extended to March 23, 2016 depending on weather conditions) the Applicant in the above-referenced matter will be conducting a visual analysis which shall include photographs of the above site from the following vantage points:

- a. View from Riverfront Park toward the project site and Stony Point Battlefield;
- b. View from Beach Road looking north across Clark Park toward the project site and Stony Point Battlefield;
- c. View from Beach Road at Tomkins Avenue north across the site toward the Stony Point Battlefield;
- d. View from Hunter Place at railroad underpass;
- e. View from Farley Avenue at Nordica Circle (northerly intersection) looking east to Hudson River;
- f. View from Stony Point Battlefield looking south toward project site;
- g. Views from Jackson Drive just east of Lincoln Oval looking southeast over the project site;
- h. Views from the Hudson River in the Stony Point Bay/Haverstraw Bay looking toward the project site from approximately 1/4 and 1/2 mile east of site; and
- i. Views from the Town of Cortlandt looking toward the project site and Stony Point Battlefield.

A cable with ribbons will be displayed at elevation 59 (maximum building height) and set at the southwest and northwest corners of building 5 proposed by the applicant as set forth on a site layout plan entitled, "The Breakers" dated September 30, 2015 and last revised November 30, 2015, a copy of which may be inspected at the office of the Planning Department of the Town of Stony Point, 74 East Main Street, Stony Point, New York 10980, during regular business hours.

All involved Agencies under SEQRA shall be notified.

Date: March 11, 2016

BY: TOWN OF STONY POINT PLANNING BOARD