

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

- - - - - X

IN THE MATTER
OF
EAGLE BAY

- - - - - X

Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
July 27, 2023
7:05 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

ROCKLAND & ORANGE REPORTING
2 Congers Road, Suite 2
New City, New York 10956
(845) 634-4200

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

CHAIRMAN JOHNSON: Thank you very much. First time in this room, we may need to work out some bugs as far as microphones, volumes, so please bear with us a little bit. If it's too loud, too soft, let us know in a polite kind of way. Thank you.

First on the agenda this evening, I'm going to change it up a little bit. We've got Eagle Bay again first for a very short, a very short issue. So if they would like to come up and speak.

MS. MELE: Thank you, Mr. Chairman, Members of the Board. My name is Amy Mele, 100 Dutch Hill Road, Suite 330, Orangeburg, New York, here for the applicant Eagle Bay this evening.

You, this Board had granted final site plan approval on this site a while ago. And we've been going through the permitting process, and we need some permits from the Army Corps of Engineers. And that sorted of punted us into the Section 106 process because of the battlefield.

1 Proceedings

2 So both Army Corps and SHPO have asked
3 us to consider a few changes to the site to
4 make it less visible to the battlefield.
5 We've taken those under consideration, have
6 adopted many of them. We've already been to
7 the ARB. The ARB has approved those
8 requested changes.

9 So we're here tonight with Mr. Zigler
10 just to present a couple of small changes. I
11 don't think it changes the overall layout of
12 the site much. More landscaping, some
13 screening on the rooftops, maybe moving
14 around a couple of parking spaces, but I'll
15 leave that to Mr. Zigler. And if you're okay
16 with it, I would ask that you ask the Town
17 Attorney to draft a resolution perhaps for
18 next month. Thank you.

19 CHAIRMAN JOHNSON: Thank you very much.

20 MR. ZIGLER: Hi.

21 CHAIRMAN JOHNSON: Dave.

22 MR. ZIGLER: Over here, I'll be Dave
23 Zigler, and over here, I'll be Vanna White.

24 The area -- this is the original plan.
25 And the area we're talking about is in red.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

So it's just this northern end of the building and the parking lot at the north end. The concern was that from the platform where the cannon is at the battlefield --

PUBLIC SPEAKER: Can't hear you.

MR. ZIGLER: You can see --

MR. POTANOVIC: Use the microphone, Dave.

MR. ZIGLER: The concern from the Army Corps was the platform at the battlefield, you can see the corner of that building. So the recommendation was they wanted a berm set up, and older trees being planted, meaning higher. And they wanted to mitigate that corner.

Basically, that's what we did by taking off this one end of the parking lot right here. Now, that had parking further down. We lost about 12 spaces. And then we continued the emergency access. So basically, the emergency access had a length to it.

And what we did for those parking spaces we removed, we put a raised bed. Instead of

1 Proceedings

2 a berm, we put a raised bed. So it's
3 four-foot higher than the parking lot, and
4 it's eight-foot higher than the ground.

5 So if you're looking from the
6 battlefield, you'll see a wall that's
7 eight-foot. Then on top, they have these
8 trees that are starting off at 14 to 16-foot.
9 So automatically, you're eliminating one
10 story just by raising the trees. That would
11 be in here.

12 How we recouped those parking spaces was
13 just going to the center island in between
14 Building 3 and 4 and adding two spaces. That
15 would be two on each end. That's four ends.
16 Two spaces is 20-foot. So what that does, it
17 drops the curb on the east side towards the
18 river, the east side. It drops the curb
19 20-foot closer to the river. But it doesn't
20 affect our landscaping plan. We still have
21 room to put the landscaping that we had
22 planned there.

23 So all the landscaping that was planned
24 is still on this modified layout, and also
25 additional. That would be what you see here.

1 Proceedings

2 Hold on. That's all additional trees right
3 through here. So that's -- that trees will
4 be in this raised bed. So it will be trees
5 out in front of it on the natural ground,
6 step up eight-foot, then there will be trees
7 on top of the bed.

8 And then against the building, we added
9 shrubs because once a tree gets really tall,
10 you know, you can see underneath it. We're
11 concerned about seeing underneath the trees
12 and seeing the building. So we covered the
13 building with shrubs. We have trees at two
14 different levels. And that will block that
15 corner. And that should make them satisfied.

16 That was basically all the questions or
17 all the things he requested. Some of them we
18 had already done, like putting a sign up,
19 don't go on the wetlands. You know, putting
20 a fence up, marking it, and so on and so
21 forth. So that's the mitigation that we had
22 offered, and hopefully everybody will be
23 happy.

24 CHAIRMAN JOHNSON: Thank you very much.
25 Does anybody have any questions for Dave

1 Proceedings

2 while he's up?

3 BOARD MEMBER PURCELL: No, I'm good.
4 I'm good.

5 BOARD MEMBER JASLOW: All good.

6 MR. ZIGLER: Thank you.

7 BOARD MEMBER JASLOW: I have one
8 question.

9 MR. ZIGLER: Yeah.

10 BOARD MEMBER JASLOW: Where does the
11 path end now?

12 MR. ZIGLER: Right here. You come up
13 the path, and it used to end almost at the --

14 BOARD MEMBER JASLOW: Yeah, so it's the
15 same thing.

16 MR. ZIGLER: Yeah, it's the same thing.
17 It was just moved about 50-foot. Same width,
18 same angles. There's no constriction in the
19 path. It was just getting rid of the parking
20 spaces to build that raised bed.

21 BOARD MEMBER JASLOW: Okay.

22 MR. ZIGLER: Thank you.

23 BOARD MEMBER JASLOW: Thank you.

24 MR. STACH: Where did you end up
25 sticking the eagle observation platform?

1 Proceedings

2 MR. ZIGLER: Over here. It's actually
3 down closer to the, our center piece. So we
4 actually -- the question was where is the
5 eagle observation deck. And we actually
6 moved it around the corner so it's more
7 facing, I'll say out into the river than
8 before, it was facing towards the Stony Point
9 Battlefield.

10 MR. HONAN: Dave, just one other thing
11 also. With respect to this, I understand.
12 But I believe there was a presentation to the
13 ARB with respect to certain other changes.
14 Amy or --

15 MS. MELE: Would you like me to go over
16 those?

17 MR. HONAN: Just so that I can
18 incorporate that into the resolution.

19 MS. MELE: Oh, sure. So the ARB, the
20 changes were basically, they requested less
21 bright panels on the buildings that could be
22 seen from the battlefield. So we asked for a
23 different shade, like more of a taupe-y shade
24 than the sort of off white that we had
25 originally. And they had also asked for the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

rooftop screening, there's going to be like a parapet now around the rooftop mechanicals. I think that's it, Dave.

MR. ZIGLER: Very little.

MS. MELE: Yeah. It was very little. And it was one quick meeting, and everybody was satisfied.

MR. HONAN: And I believe that SHPO had requested that there be major change --

MS. MELE: Yeah.

MR. HONAN: -- to the building floor.

MS. MELE: Yes. Actually, they did request that. We considered removing the fourth floor of Building Number 4. The ARB did not like that idea. My client does not like that idea. And quite frankly, what it does is it allows the people, the battlefield to see the top floor of Building Number 3. So that is going to be our response. But that is literally the only thing I think my client objected to doing. But everything else, we're okay with.

And as Dave said, some of it is signage and things that, you know, we're fine with.

1 Proceedings

2 You know, telling people not to walk on the
3 wetlands and whatnot. But other than that,
4 we're adopting the changes.

5 CHAIRMAN JOHNSON: We're good?

6 MR. STACH: So you're seeking amended
7 final site plan approval.

8 MS. MELE: Correct.

9 MR. STACH: So --

10 CHAIRMAN JOHNSON: To include the ARB
11 approval.

12 MR. STACH: Well, you'll need to hear
13 back from the ARB before you do that. But
14 also, we're going to have a scheduled public
15 hearing next month.

16 MR. HONAN: I don't know if it's
17 actually necessary. Let me take a look.
18 There is an amended site plan provision in
19 our code, 215-65. And the Planning Board, it
20 appears if they're minor changes, has the
21 discretion whether to schedule a further
22 public hearing, according to our code. So we
23 could waive it, unless you feel that it's
24 something that these minor changes need to be
25 reviewed by the public.

1 Proceedings

2 CHAIRMAN JOHNSON: Well, how much -- we
3 have to notify the public hearing, or will we
4 just hold it at the next meeting?

5 MR. HONAN: No, we have to advertise it.

6 CHAIRMAN JOHNSON: Okay.

7 MR. HONAN: And then do the mailings and
8 things of that nature. But if it's a minor
9 amendment, this Board has the discretion to
10 waive that public hearing and just proceed
11 with the application.

12 MR. O'ROURKE: Mr. Chairman, just to let
13 you know, I did review the plans, and I
14 concur. They don't lose any parking. They
15 add landscaping. They just take parking,
16 eight parking spaces from one side of the
17 building and put it on the other. So
18 engineering-wise, it's de minimis.

19 CHAIRMAN JOHNSON: Okay. So a minor
20 change, I would say let's go with it and
21 approve this.

22 MR. HONAN: Okay.

23 CHAIRMAN JOHNSON: Do we need to take
24 a -- yeah, take a motion?

25 MR. HONAN: You just need to authorize

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

me to prepare a written resolution for the Board's consideration at the next meeting. And I'll incorporate all of the plans that Dave showed us, as well as Amy's presentation. And also, I'll make a reference to the ARB resolution of the first week of July.

CHAIRMAN JOHNSON: I need a motion to --

BOARD MEMBER ROGERS: I'll make that motion, Mr. Chairman.

CHAIRMAN JOHNSON: I need a second.

BOARD MEMBER BIEHLE: I'll second.

CHAIRMAN JOHNSON: All right. So go ahead and work on that resolution, please, Steve.

MR. HONAN: Thank you.

CHAIRMAN JOHNSON: Thank you.

MS. MELE: Thank you very much.

CHAIRMAN JOHNSON: Thank you, Amy.

THE CLERK: Okay. Mark, can you do roll call?

CHAIRMAN JOHNSON: Oh, I'm sorry.

THE CLERK: That's okay. Okay. Mr. Jaslow?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

BOARD MEMBER JASLOW: Here.

THE CLERK: Mr. Biehle?

BOARD MEMBER BIEHLE: Here.

THE CLERK: Mr. Purcell?

BOARD MEMBER PURCELL: Present.

THE CLERK: Mr. Rogers?

BOARD MEMBER ROGERS: Here.

THE CLERK: Chairman?

CHAIRMAN JOHNSON: Here.

THE CLERK: Kerri will be late.

CHAIRMAN JOHNSON: My apologies.

MR. HONAN: Mr. Chairman, was there a
voiced vote for me to prepare that
resolution?

THE CLERK: Yes.

MR. HONAN: There was?

THE CLERK: Oh, you want to --

BOARD MEMBER PURCELL: We have to call
the vote.

THE CLERK: You want me to poll it?

BOARD MEMBER PURCELL: We got a motion
and a second.

CHAIRMAN JOHNSON: Yeah, motion and a
second.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

THE CLERK: Okay. Mr. Jaslow?

BOARD MEMBER JASLOW: Yes.

THE CLERK: Mr. Biehle?

BOARD MEMBER BIEHLE: Yes.

THE CLERK: Mr. Purcell?

BOARD MEMBER PURCELL: Yes.

THE CLERK: Mr. Rogers?

BOARD MEMBER ROGERS: Yes.

THE CLERK: Chairman?

CHAIRMAN JOHNSON: Yes. Okay. Next on

the agenda, we've got 111 South Liberty
Drive. Can you all hear us from the podium?
Is the audio okay out there?

PUBLIC SPEAKER: You have to speak in
the mics closer.

CHAIRMAN JOHNSON: Yeah, well, they're
very sensitive. And I'm not -- you know,
like I said, a new room. We're not sure how
they're working. Thank you.

MS. O'CONNOR: Were you taking questions
for the last project? Because that was hard
to hear.

CHAIRMAN JOHNSON: No, no. That was,
that was they're -- yeah. That was a short

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

presentation. They had to go in front of the ARB for some minor changes that were requested on that, for the Architectural Review Board.

MS. O'CONNOR: So no public input for that project?

CHAIRMAN JOHNSON: No, no. It was just a short presentation. And that had already been approved. And it's just a color scheme change and some additional shrubbery. And they moved some parking from one side to the other side. That was the only --

MS. O'CONNOR: And dropping the curbs to the river.

CHAIRMAN JOHNSON: Well, no. It's not dropping to the river. It's moving it to the river. They had, they moved it the length of a parking space.

MS. O'CONNOR: Does that impact flooding?

CHAIRMAN JOHNSON: I'm sorry.

MS. O'CONNOR: Does that impact flooding?

CHAIRMAN JOHNSON: I'm sorry.

1 Proceedings

2 MS. O'CONNOR: Does it impact flooding
3 if it drops the curb and moves it closer to
4 the river?

5 CHAIRMAN JOHNSON: It's not dropping the
6 curb. It's just moving it.

7 MS. O'CONNOR: Right. I'm just using
8 the words he used.

9 CHAIRMAN JOHNSON: On a level plane.
10 And that's something, you know, I may defer
11 to the engineer. But you know, this is,
12 we're --

13 MS. O'CONNOR: I know. The flooding, we
14 just wanted -- because the comments he used
15 was drop the curb 20 feet to the river.
16 That's his wording. So just, if you could
17 just please look into flooding for that.

18 MR. O'ROURKE: If I may, Chairman.

19 CHAIRMAN JOHNSON: Please.

20 MR. O'ROURKE: So in one of the interior
21 parking lots, he's expanding that parking lot
22 20 feet towards the river. The distance
23 between that parking lot and the river is --
24 I'm going to guess, because it's been a
25 while -- is a hundred feet. So between that

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

parking lot, there's also a grass. There's also stormwater management. There's the walkway. There's, and a wall.

So it's not affecting the Hudson River. It's not affecting any stream course. It's not affecting basically anything in that area.

MS. O'CONNOR: Okay. Only because that's an area that does flood, has flooded significantly.

MR. O'ROURKE: This is up and beyond where the flood zone is on that property. They've been through this whole process with the flood zone and where the buildings are located.

MS. O'CONNOR: Okay.

CHAIRMAN JOHNSON: Thanks, John.

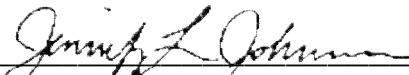
(Time noted: 7:19 p.m.)

oOo

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

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

