

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

- - - - - X

IN THE MATTER
OF
EAGLE BAY

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Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
August 24, 2023
7:20 p.m.

BEFORE:

JAMES PURCELL, ACTING CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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Proceedings

CHAIRMAN PURCELL: Next, Eagle Bay.
Resolution. Let me make sure I got the right
resolution. Read it into the public.

Whereas, this Board previously granted
final site plan approval to the applicant
Breakers Stony Point LP, also known as
Eagle Bay and Eagle Bay Mixed Use
Development, and which approval was adopted
by the Planning Board of the Town of Stony
Point in its resolution of site plan approval
of April 28, 2022; and

Whereas, the applicant received a letter
from the New York State Office of Parks,
Recreation and Historical Preservation dated
June 7, 2023; and

Whereas, SHPO requested that the
applicant consider certain physical and
aesthetic changes to the project site which
differ from the design elements previously
reviewed and approved by the Planning Board
of the Town of Stony Point; and

Whereas, on July 6, 2023, the applicant
appeared before the Architectural Review

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Proceedings

Board of the Town of Stony Point to consider certain changes requested by SHPO, including the, inter alia, additional screening of the rooftop mechanicals, changing the white or very light color building facades for slightly darker more neutral tones, alteration of the support structures for the balconies, and the reduction of Building 4 from four stories to three; and

Whereas, the ARB issued a resolution, dated July 6, 2023, which recommended certain changes and minor alterations to the previously approved site plan; and

Whereas, on July 27, 2023, the application for an amendment to the previously approved site plan, pursuant to Town Code Section 215-66, appeared as an agenda item before the Planning Board of the Town of Stony Point to consider certain changes requested by SHPO, and to review the recommendations set forth in the ARB resolution, dated July 6, 2023; and

Whereas, the applicant appeared before this Board and presented a proposed amended

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Proceedings

site plan depicting minor changes to the north section of the development and consisting of minor modifications of parking spaces, relocation of a curb line, and the alteration of landscaping and design elements intended to further visually screen the project when viewed from northern and eastern vantage points, and presented the Board for its consideration were the following plans:

Mitigation Plan New York State Parks, Recreation and Historic Preservation, dated June 29, 2023, consisting of one sheet; Landscape Plan Buffer Planting, dated January 19, 2023, consisting of one sheet, and prepared by Daniel Sherman, Landscape Architect; and Overall Grading Plan, dated August 1, 2019, and last revised January 2, 2023, consisting of one sheet; all of which were reviewed and considered by this Board; and

Whereas, the applicant also presented proposed additional changes to the site plan and esthetics of the project, also requested by SHPO, which were presented to and

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Proceedings

considered by the Board; and

Whereas, the Board has determined that the modifications and changes sought in the instant application for amended site plan approval do not have a material and substantial impact on the balance of the previously approved site development plan and the functioning of the site and, accordingly, the amendments sought do not require a public hearing pursuant to Code 215-65 of the zoning code of the Town of Stony Point.

Now, therefore, be it resolved that this Board approves the replacement of the previously approved cantilevered balconies with column supported balconies; and be it

Resolved, that the applicant's request to alter the roof perimeter on the residential Buildings 1 through 4, with the construction of a solid parapet wall to visually screen the rooftop mechanicals consistent with the drawings and renderings presented to this Board, is hereby granted; and be it

Resolved, that the applicant's request

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Proceedings

to alter the previously approved building facade colors of the buildings, to be consistent with the color samples now represented to this Board and which colors are designated as sandpebble, winter eve, and stone gray, is hereby granted; and be it

Resolved, that this Board rejects the proposal to reduce the building height -- excuse me, reduce the height of Building Number 4 from four stories to three stories consistent with the reasoning and rationale expressed in the ARB resolution of June 7, 2023; and be it

Resolved, that the design development package for Eagle Bay on Hudson, dated September 21, 2022, consisting of 66 pages, which was previously approved and adopted by the ARB and the Board shall be amended to include the above referenced changes to the design elements of the subject project; and be it

Further resolved, that this Board's resolution of site plan approval of April 28, 2022, shall in all respects continue to be in

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Proceedings

full force and effect, with the exception of the limited amendments as set forth in the instant resolution of today's date.

MR. HONAN: Mr. Chairman, I just have one addition to this resolution.

CHAIRMAN PURCELL: Yes.

MR. HONAN: And that would be to mention, which I neglected to do, the SEQRA, prior SEQRA approval on this project. I'll add that and make that addition to the paragraphs which refer to the site plan approval of April 28, 2022.

CHAIRMAN PURCELL: Okay. So I can call --

MR. HONAN: So you need --

CHAIRMAN PURCELL: I need a motion.

MR. HONAN: With that amendment.

CHAIRMAN PURCELL: With that amendment that the attorney just referred to us being accepted, I need a motion to move forward with this resolution.

BOARD MEMBER ALESSI: I'll make the motion.

BOARD MEMBER ROGERS: I'll second it.

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Proceedings

BOARD MEMBER JASLOW: Second.

CHAIRMAN PURCELL: I call the question.

All in favor?

(Response of aye was given.)

CHAIRMAN PURCELL: Opposed? So carried.

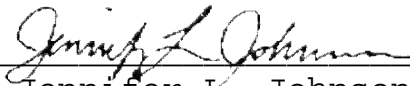
(Time noted: 7:26 p.m.)

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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

