

**STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”)  
NOTICE OF COMPLETION AND PUBLIC HEARING FOR  
DRAFT ENVIRONMENTAL IMPACT STATEMENT (“DEIS”)**

**APPLICATION OF BREAKERS STONY POINT LP FOR DEVELOPMENT OF THE EAGLE BAY MIXED USE  
WATERFRONT DEVELOPMENT  
IN ACCORDANCE WITH PLANNED WATERFRONT ZONING DISTRICT  
TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK**

**Date:** December 12, 2019

**Lead Agency:** Planning Board of the Town of Stony Point

**Address:** 74 East Main Street  
Stony Point, New York 10980

This notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations therefor at 6 NYCRR Part 617.

A Draft Environmental Impact Statement (“DEIS”), last revised December 11, 2019, has been completed and accepted for the proposed action described below. A public hearing on the DEIS will be held at the Town of Stony Point Rho Building, 5 Clubhouse Lane, Stony Point, New York 10980 at 7:00 PM on January 30, 2020, during which public comments will be accepted. Written comments on the DEIS will also be accepted by the contact person until February 14, 2020 at 3:00 PM.

**Name of Action:** Eagle Bay Mixed Use Waterfront Development

**Location:** 36 Hudson Drive, Town of Stony Point, NY

**SEQR Classification:** Type 1 (more than 63 units adjacent to park)

**Description of Action:** The property will be redeveloped as a multi-family mixed-use residential complex with an approximately 13,500 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 268 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 restaurant, commercial and office spaces. Proposed in-water uses are proposed to include replacement of the existing wave attenuation fences, construction of a public fishing pier and reduction in boat slips to approximately 100 slips.

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Eagle Bay Mixed Use Waterfront Development**

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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 advisory base flood elevation (see Chapter 215 Article CXIII section 92.3-k) plus two feet and will not exceed 45 feet.

The design of these residences will maximize views. A pool, lawns and patios for use of residents will be situated centrally on the project site and adjacent to the public esplanade. Principal access to the site will be from Hudson Drive. Emergency access will be from Hunter Place.

**Availability of Document:** Copies of the DEIS are available for public review at:

- Town of Stony Point Clerks Office - 74 East Main Street, Stony Point, NY 10980
- Rose Memorial Library - 79 E Main St, Stony Point, NY 10980.
- Tomkins Cove Public Library, 419 Liberty Drive North, Tomkins Cove, NY 10986.
- Online at the Town of Stony Point website at <http://www.townofstonypoint.org>

**DEIS Distribution:** A copy of this notice and a printed copy of the DEIS have been provided to the following involved and interested agencies:

Sewer Hookups; Acceptance of Esplanade

**Stony Point Town Board**

Jim Monaghan, Supervisor

74 East Main Street

Stony Point, New York 10980

Sewer Main Extension; Water Main Extension; Mosquito Control

**Rockland County Health Dept**

Robert L. Yeager Health Center

50 Sanatorium Rd, Bldg D

Pomona, NY 10970

Possible Protection of Waters; Possible Tidal Wetlands; SPDES;

**New York State Department of Environmental Conservation**

Division of Environmental Permits, Region 3

c/o: John Petronella, Regional Permit Administrator

21 South Putt Corners Rd. - New Paltz, NY 12561-1620

Approval of Waterside Improvements

**New York State Department of State Office of Planning and Development**

99 Washington Avenue

Albany, NY 45564-0001

Coastal Zone Consistency

**Stony Point Waterfront Advisory Committee**

74 East Main Street

Stony Point, New York 10980

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Construction within a Floodplain  
**William Sheehan - Local Floodplain Administrator**  
74 East Main Street  
Stony Point, New York 10980

This notice is also being sent along with a copy of the DEIS on Thumb Drive or DVD-ROM to the following Interested Agencies:

**Department of Environmental Conservation, Division of Environmental Permits (DVD-ROM)**  
625 Broadway  
Albany, NY, 12233-1750.

Chief Executive - Town of Stony Point  
**Jim Monaghan, Supervisor**  
74 East Main Street  
Stony Point, New York 10980

Approval of Waterside Improvements; Jurisdictional Determination  
**US Army Corps of Engineers**  
c/o: Brian Orzell - Project Manager - Western Permits Section - Regulatory Branch,  
Department of the Army, New York District, Corps of Engineers  
Jacob K. Javits Federal Building, New York., N.Y. 10278-0090  
(Federal Agencies are not subject to SEQR, and are thus considered interested agencies)

Architectural Review  
**Stony Point Architectural Review Board**  
74 East Main Street  
Stony Point, New York 10980

Proximity to Stony Point Battlefield Historic Site:  
**NYS Ofc Parks, Recreation & Historic Preservation - Palisades Region**  
Palisades Interstate Parkway  
Bear Mountain, NY 10911

GML 239  
**County of Rockland Planning Department**  
Dr. Robert J. Yeager Health Center - Building T,  
Pomona, New York 10970

Primary Access from Hudson Drive which Intersects Tomkins Avenue  
**County of Rockland Highway Department**  
23 New Hempstead Road  
New City, NY 10956

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**Town of Stony Point Police Department**

29 NY 210  
Stony Point, NY 10980

**Town of Stony Point Fire District;**

25 North Liberty Drive  
Stony Point, NY 10980

**Town of Stony Point Ambulance Corps**

47 S Liberty Dr.  
Stony Point, NY 10980

**North Rockland Central School District;**

Office of the Superintendent  
65 Chapel St.  
Garnerville, NY 10923

**Palisades Interstate Park Commission**

PO Box 155  
Alpine Approach Road  
Alpine, NJ 07620-0155

Adjacent Municipality

**Town of Cortlandt**

Linda D. Puglisi, Supervisor  
1 Heady Street  
Cortlandt Manor, NY 10567

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The following persons and institutions who have provided comments on the Draft Scope have been forwarded a copy of this notice which includes a link to where the DEIS may be found on the Town website.

- Scenic Hudson c/o Jeffrey Anzevino, AICP
- SPACE c/o George Potanovic
- Lisamarie Dixon
- Gregory Barbuto
- Kevin Maher
- Greg Julian
- Susan Filgueras
- Stephen Beckerle
- Philip Cipollina
- James Kraus
- N. Arcena
- Deirdre O’Connor
- Morag Phillips
- Stev Hull-Allen
- Rober Caiati

Any person receiving a digital copy of the DEIS may request a printed paper copy from the lead agency contact person below. The lead agency may require a fee to recover its printing costs as applicable.

**Contact Person:** Mary Pagano, Planning Board Secretary

**Address:** Stony Point Town Hall  
74 East Main Street  
Stony Point, New York 11542

**Telephone No.:** (845) 786-2716 ext 113

**This Notice has also been forwarded for publication in the Environmental Notice Bulletin.**