

**STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”)
NOTICE OF COMPLETION FOR
FINAL ENVIRONMENTAL IMPACT STATEMENT ADDENDUM (“FEIS ADDENDUM”)**

**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: January 7, 2020

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 Final Environmental Impact Statement (“FEIS”), last revised September 11, 2020 was completed and accepted for the proposed action described below. Subsequent to completion it was determined that certain agency comments were inadvertently omitted from the FEIS. The lead agency has considered these agency comments, and prepared an addendum for the purpose of considering and responding to the comments and incorporating those responses to the FEIS previously found complete on September 11, 2020. Pursuant to 6 NYCRR 617.11, an agency and public consideration period of no less than 10 days has commenced, and the lead agency intends to adopt findings within 30 days.

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 264 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.

**Notice of Completion for
Final Environmental Impact Statement Addendum (“FEIS Addendum”)
Eagle Bay Mixed Use Waterfront Development**

**Page 2
January 7, 2020**

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 FEIS and FEIS addendum 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>

FEIS Addendum Distribution: A printed copy of this notice and a printed copy of the FEIS Addendum have been provided to the following involved and interested agencies (a copy of the FEIS was provided previously):

GML 239

County of Rockland Planning Department

Dr. Robert J. Yeager Health Center - Building T,
Pomona, New York 10970

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

Coastal Zone Consistency

Stony Point Waterfront Advisory Committee

74 East Main Street
Stony Point, New York 10980

**Notice of Completion for
Final Environmental Impact Statement Addendum (“FEIS Addendum”)
Eagle Bay Mixed Use Waterfront Development**

**Page 3
January 7, 2020**

Construction within a Floodplain

William Sheehan - Local Floodplain Administrator

74 East Main Street
Stony Point, New York 10980

Project Sponsor

The Office of Amy Mele

4 Laurel Road
New City, NY – 10956

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

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 SEQRA, and are thus considered interested agencies)

**Notice of Completion for
Final Environmental Impact Statement Addendum (“FEIS Addendum”)
Eagle Bay Mixed Use Waterfront Development**

**Page 4
January 7, 2020**

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

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

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

Rockland County Office of Fire and Emergency Services
Fire Training Center
35 Fireman’s Memorial Drive
Pomona, New York – 10970

Palisades Interstate Park Commission
PO Box 155
Alpine Approach Road
Alpine, NJ 07620-0155

New York State Office of General Services
36th Floor, Corning Tower, Empire State Plaza
Albany, New York - 12242

**Notice of Completion for
Final Environmental Impact Statement Addendum (“FEIS Addendum”)
Eagle Bay Mixed Use Waterfront Development**

**Page 5
January 7, 2020**

Adjacent Municipality
Town of Cortlandt
Linda D. Puglisi, Supervisor
1 Heady Street
Cortlandt Manor, NY 10567

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 10980

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

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