

Town of Stony Point

Department of Planning

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Legal Notice of Public Scoping Session

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

The Stony Point Planning Board anticipates assuming lead agency status and has tentatively determined that the **Eagle Bay Mixed-Use Waterfront Development** proposal is a Type I action and may have a significant impact on the environment and a Draft Environmental Impact Statement will be prepared. The project sponsor has submitted a draft scope for the preparation of an environmental impact statement. This draft scope is largely based on the final scope for the preceding Breakers Mixed-Use Waterfront Development but accounts for changes in proposed project design including but not limited to the increase in units and the proposed replacement of in-water marina infrastructure not previously proposed.

Eagle Bay is the redevelopment of the existing Stony Point Marina and Yacht Club located in the Town of Stony Point on both sides of Hudson Drive, 600 feet north of the intersection with Tomkins Avenue and Beach Road. The parcel is bound by private properties on the south; the CSX Railroad Corporation right-of-way to the west; the Stony Point Battlefield State Historic Site and lighthouse to the north; and by the Hudson River on the east.

The property is proposed to 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 two-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 include replacement of the existing wave attenuation fences, construction of a public fishing pier and reduction in boat slips to approximately 100 slips.

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 elevation 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.

The Lead Agency is requiring the project sponsor to prepare an Environmental Impact Statement based on the following areas of concern: (1) The proposed construction is located in a 100-year flood zone; (2) The proposed action is proposed adjacent to State and Federal Jurisdictional wetlands; (3) The proposed construction is located in an area with limited access to emergency vehicles; (4) The proposed construction has the potential to impact traffic at area intersections; (5) The proposed construction has the potential to impact limited water and sewer resources; (6) The proposed construction has the potential to result in visual impacts to public viewpoints including the Stony Point Battlefield; (7) The proposed action has the potential to impact endangered and threatened species (Bald Eagle; Shortnose Sturgeon among others)

A Draft Scope is available from the Planning Board office at 74 East Main St., Stony Point, NY or on the Town of Stony Point's website at www.townofstonypoint.org. The Draft Scope sets forth the information and analyses that will be required in a Draft Environmental Impact Statement to be prepared by the project sponsor to determine whether or not the proposed development will result in significant adverse environmental impacts. **A public scoping session will be conducted on July 31, 2018 at 7:00 PM at Rho Building 5 Clubhouse Lane, Stony Point, NY 10980, at which time the deadline for submission of written comments will be established for no earlier than August 8, 2018.** This public scoping session is intended to allow interested parties and agencies to provide input on what additional information and analysis should be included in the Draft Environmental Impact Statement.

For more information, please contact Tom Gubitosa - Planning Board Chairman at (845) 786-2716.