

# *Town of Stony Point*

## Department of Planning

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### **Legal Notice**

#### **Notice of a Public Hearing to Consider a Draft Environmental Impact Statement (DEIS)**

The **Stony Point Planning Board as lead agency**, pursuant to SEQRA has determined that the **Eagle Bay Mixed-Use Waterfront Development** proposal is a Type I action and may have a significant impact on the environment. A Draft Environmental Impact Statement, last revised December 11, 2019 (DEIS), for the proposed action described below, has been completed and a Notice of Completion of the DEIS was accepted by the Planning Board on December 12, 2019. A Public Hearing will be conducted to consider the Draft Environmental Impact Statement (DEIS).

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. Its address is 36 Hudson Drive, Stony Point, NY. 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 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 a 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.

In accordance with the Town of Stony Point Local Zoning Law, the 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. (*See* Chapter 215, Article XIII, Section 92.3, subparagraph K).

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.

Copies of the DEIS are available for public review at the Planning Board office at 74 East Main St., Stony Point, NY 10980 and may be viewed on the Town of Stony Point's website at [www.townofstonypoint.org](http://www.townofstonypoint.org). Copies of the DEIS may also be viewed at the Rose Memorial Library, 79 East Main Street, Stony Point, NY 10980, and at the Tomkins Cove Library, 419 Liberty Drive North, Tomkins Cove, NY 10986. A printed copy of the DEIS may be obtained from the lead agency contact person, indicated below, for which the lead agency may charge a fee to cover its printing costs.

A Public Hearing of the **Stony Point Planning Board as lead agency will be conducted on Thursday January 30, 2020 at 7:00 PM** at the **Rho Building, 5 Clubhouse Lane, Stony Point, NY 10980**. At that time the Planning Board will review and consider a Draft Environmental Impact Statement, last revised December 11, 2019 (DEIS), during which public comments will be accepted. Written comments on the DEIS will also be accepted at the Planning Board office and by the contact person (designated below) until February 14, 2020 at 3:00 P.M.

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

**Contact Person: Ms. Mary Pagano**, Planning Board Secretary (845) 786-2716 (ext. 113), Town of Stony Point Town Hall, at 74 East Main St., Stony Point, NY 10980.