

1 STATE OF NEW YORK : COUNTY OF ROCKLAND.  
2 TOWN OF STONY POINT: PLANNING BOARD

3 -----X

4 IN THE MATTER

5 OF

6 EAGLE BAY

7 -----X

8 Town of Stony Point  
9 RHO Building  
10 5 Clubhouse Lane  
11 Stony Point, New York  
12 Thursday  
13 January 24, 2019  
14 7:58 p.m.

15 BEFORE:

- 16 THOMAS GUBITOSA, CHAIRMAN
- 17 EUGENE KRAESE, BOARD MEMBER
- 18 ERIC JASLOW, BOARD MEMBER
- 19 PAUL JOACHIM, BOARD MEMBER
- 20 JERRY ROGERS, BOARD MEMBER
- 21 PETER MUELLER, BOARD MEMBER

22 APPEARANCES:

- 23 STEPHEN M. HONAN, ESQ., Special Counsel
- 24 MAX STACH, Town Planner
- 25 JOHN O'ROURKE, P.L.S, Town Engineer
- WILLIAM SHEEHAN, Building Inspector
- MARY PAGANO, Clerk to the Planning Board

26 ROCKLAND & ORANGE REPORTING  
27 2 Congers Road  
28 New City, New York 10956  
29 (845) 634-4200

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2 CHAIRMAN GUBITOSA: All right. Next  
3 item on the agenda is Eagle Bay and is this  
4 just a review. And for those people who are  
5 new to the Planning Board meetings the next  
6 three applications are just for review so  
7 there's no public input at this time, this  
8 is just us reviewing the application. All  
9 right. Dave, this is Eagle Bay.

10 MR. ZIGLER: Basically at the last  
11 meeting we reviewed how we're going to do  
12 the treatment along the river bank. Shay  
13 was here and explained how were going to do  
14 the rip rap along the shoreline. The second  
15 discussion so that we can move on with the  
16 site plan had to do with the landscaping  
17 and the islands. There was quite a  
18 discussion on landscaping because of the  
19 intention of building these is to see the  
20 river so having a forest in parking lot  
21 would not allow people who are along the  
22 side to look out on the river. So there was  
23 a discussion on how we could break the  
24 parking lot up. Our normal plan that you  
25 had been looking at really was just of the

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2 rows of parking so the applicant hired a  
3 landscaping architect, Dan Sherman, he's  
4 here tonight, but the green blotches that  
5 you see on this map are what we're proposing  
6 to be landscaped areas. It's a little bit  
7 of a change from the last one you seen, but  
8 I'll start right here along the river that  
9 is now rip rap so we'll have rip rap coming  
10 up to the edge of the emergency access. The  
11 emergency access now can be brought along  
12 the rip rap because it's not up against the  
13 bulkhead. It allows more landscaping area  
14 between the emergency access and the pathway  
15 and the buildings as you can see in this  
16 area right here (indicating.) There also  
17 was the intention of not having a driveway  
18 through a parking lot. And in our original  
19 plans we had parking all along the edge of  
20 this railroad. We've broken that up now,  
21 and as you come in we're having areas of  
22 landscaping so there will be more of tunnel  
23 effect with landscaping on both sides of the  
24 road and then landscaping on the left in  
25 long islands, long skinny islands. We also

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2 put as you see a series of larger islands in  
3 between the front doors. This is the front  
4 door of building one and the front door of  
5 building two. So if you walk out the front  
6 door you would look straight across through  
7 the island with the sidewalk there into door  
8 number two and actually this whole area now  
9 would be landscaped. You would be looking  
10 at into the parking lots and there'd be no  
11 cars there. We did the same thing with  
12 three and four. That's the front of four  
13 and that's the front of three. So as you  
14 walk out the front door, you would look  
15 through and you would see the sidewalk going  
16 through this landscaped area.

17 In between two and three we created a  
18 wide island for landscaping between the  
19 cars. If cars pull into the curb they're  
20 laying over the curb by about two-foot so  
21 this island is much wider so we can get  
22 trees planted in there. We also created  
23 pots, there's gonna be parking lot pots for  
24 trees in between the parking spaces right  
25 here (indicating) so you would trees in the

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2 islands and you would have smaller trees  
3 here, and the trees we're talking about  
4 Dan's going to explain that to you. So what  
5 we've done is we've created a lot of  
6 bordering landscaping.

7 One of the things that changed in this  
8 plan was the reduction to 264 units. And  
9 the 264 with the units also reduces the  
10 amount of commercial use. The commercial  
11 use is 50 square foot per unit. So right  
12 now we need 611 parking spaces to meet code  
13 -- that's -- I'm telling the truth. That's  
14 basically well over 150 less than what we've  
15 showed on the original plan. We had over  
16 700 parking spaces. So what we were able to  
17 do is take out some of these parking spaces  
18 and we also put these in reserve so they can  
19 be built if they're needed. So right now we  
20 have over 660 parking spaces on this plan  
21 and we're required to have 611 and that's  
22 usable for commercial hall, the marina use  
23 and the units. And sometimes you can have  
24 parking spaces that are not viable for the  
25 use and I just want to tell you that this

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2 unit right here -- this building one has  
3 52 units in it, we have 30 parking spaces  
4 right here and we have 35 parking spaces  
5 here (indicating) that's over 70 parking  
6 spaces -- 60 spaces for 52 units, not  
7 counting these. I hear in building number  
8 two we have 69 units, we have 35 parking  
9 spaces here, we have 59 here so what we're  
10 doing is on both sides of the building you  
11 have more parking spaces than you have  
12 units. We have alternate parking spaces up  
13 at the ends of the building which isn't any  
14 further than from the center here and  
15 remember I did not count the center in this  
16 parking. And it's the same way we have here  
17 well over one and a half parking spaces  
18 directly in front or in back of the building  
19 for the amount of units in it and not  
20 counting this center section we've done the  
21 same thing here to the front and back. So  
22 the extra spaces would be in between the  
23 third layers and along the right-of-way.

24 So Dan has created some typical  
25 landscaping islands and if this makes -- if

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2 this is in the idea of what the Board thinks  
3 is a good plan than we can finish the plan  
4 because the because the islands and the  
5 river created the grading for the site and I  
6 say that because this is gonna be set at  
7 seven and these parking areas are gonna be  
8 set somewhere between ten and a half to  
9 eleven up into twelve, twelve and a half  
10 here in elevation. So if we have an island  
11 here we have to either change the grading,  
12 and if it changes the grading it changes the  
13 whole area. So the idea of these islands  
14 and the placement of em is pretty pretty  
15 important as far as the grading are for the  
16 site and that's what we're moving toward.

17 The next step would be to pull off for one  
18 month, then come back and drop a full set of  
19 plans and move on with it. With that, Dan  
20 Sherman will come up and explain his ideas  
21 on the landscaping so you can see what that  
22 is and then Amy has some words too.

23 CHAIRMAN GUBITOSA: All right. Thanks,  
24 Dave.

25 MR. SHERMAN: Hello, Dan Sherman,

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2 Landscape Architect, I'm a resident in  
3 Piermont and I'm a Park Commissioner in  
4 Piermont for the last 15 years. I've been  
5 working a lot with river edge plantings and  
6 (inaudible) plantings, and low maintenance  
7 plantings so that's part of our intention  
8 with this plan. If we could go back to the  
9 same plan, but I just want to point out and  
10 give an overview of the thinking behind the  
11 parking. So we're planning pretty much with  
12 three different zones of planting. There'll  
13 be something special for the entrance, but  
14 along here by the railroad tracks and  
15 further away from the river where you can  
16 get higher more street tree type plantings,  
17 trees that get bigger. In the middle we're  
18 keeping things smaller and I'll show  
19 examples of those ornamental trees that stay  
20 low and the views from the buildings out to  
21 the River so they won't be crisscrossing out  
22 to the River, but we still want to trees, so  
23 they'll be trees that can be pruned short or  
24 stay short. And then in the islands itself  
25 we're treating these as rain gardens kind of



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2 things so the water will be directed into  
3 them. And then along the riverfront it's a  
4 parklike setting, but a few clusters of  
5 shade trees just to make it parklike and  
6 pleasant and shady, but mostly it will be  
7 quite open with durable river edge plantings  
8 like wild flowers and grasses and sedges,  
9 things like that.

10 So these are the ornamental type trees,  
11 the smaller ones that can be -- if they  
12 started to get big can be easily pruned in  
13 the winter. These are the ones that we  
14 would use in the parking areas and maybe a  
15 little along the waterfront, but these are  
16 from a list that I've used with the New York  
17 City Parks Department. They're plantings  
18 that are durable and reliable and they can  
19 take some -- if they're in parking they can  
20 take the salt that happens from snow,  
21 they're pretty durable so they're on the  
22 approved New York City Parks Department  
23 list.

24 BOARD MEMBER MUELLER: How tall would  
25 they be if you don't prune em?

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2 MR. SHERMAN: If you don't prune em they  
3 vary. Depending on extremes they could be  
4 between 20 and 25 feet high.

5 So this one's a Cherry. This is one of  
6 the one's they have in Washington when they  
7 have the Cherry Blossoms. And these are one  
8 of my favorites in the winter, King  
9 Hawthorne, that's the winter. They have  
10 these incredible apples that stay on all  
11 winter and they're very bright red, they're  
12 pretty. Certificate advice is a kind of  
13 wetland plant, it blooms white in the  
14 Spring, this is native. This is a clone of  
15 a native tree, Magnolias and (inaudible)  
16 with the cherries on em. You can go to the  
17 next one. Dogwood those are native, Red  
18 Buds are native, Yoschino Cherries are not,  
19 but they're an ornamental that's attractive.  
20 Snowdrift, Crabapple, a lot of these bloom  
21 mostly in the Spring, some have winter  
22 interest and the Red Bud blooms in February  
23 or early March. These are all the  
24 ornamental small trees.

25 The street trees that would be up along

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2 the railroad and up along the main drive  
3 Honey Locusts, Linden, London Plain Trees,  
4 Pagoda Tree also called the Sophora Japonica  
5 Tree, but these are trees that are very  
6 durable with salt compactors. And just two  
7 more, Pino and Silver Maple, that's them  
8 all.

9 So this page and maybe even the next are  
10 shrubs that get to be fairly large so there  
11 would be a few of those on the waterfront  
12 cause they're kinda bulky so some of these  
13 might end up more on the railroad  
14 embankment. These are all native things,  
15 the Elderberry, Buckeye, Lilac, and  
16 alongside Holly is Evergreen, so we'll use  
17 that in places we want the Evergreen. The  
18 embankment is the only Evergreen one in this  
19 selection. And other place where I'd wanna  
20 have shrubs I'd would get larger, but these  
21 would not get larger. And smaller with the  
22 Cotoneaster stays lower than an Evergreen  
23 Cotoneaster, it gets little red berries for  
24 a while. It has these durable, beach front  
25 thing, it likes it dry, sunny and sandy. So

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2 I'll do that and a plethora (inaudible) rain  
3 garden and wet.

4 And along the waterfront, in the  
5 Piermont parking islands I've do Sea Oats  
6 and Sedge Grass. I put this in the middle  
7 and surround it. We planted them as plugs  
8 with volunteers and they -- volunteer people  
9 and they grew right in and it only took  
10 weeding the first year or two and then they  
11 were on their own. It's quite thick. And  
12 then in the Spring the Highway Department  
13 mows them down so that they grow back these  
14 are similar. Little Blue Stem. I'm doing  
15 some campus projects out in Long Island you  
16 can buy little plugs and it grows in like a  
17 (inaudible) and soaks water up and looks  
18 good even in the winter. This is a little  
19 bit taller. So these I would use along the  
20 waterfront in natural clusters. We're also  
21 working with a waterfront consultant who has  
22 plugged into the rocky rip rap embankments  
23 so that it won't look so industrial where  
24 the rocks are along the break wall, seawall,  
25 that will grow in and look greener and

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2 lush.

3 And along the waterfront too there will  
4 be some Black Eyed Susans, different things,  
5 this is just a bit of what we're thinking,  
6 but Sun drops, different colors, things that  
7 are just naturalized, don't take a lot of  
8 maintenance, but look nice.

9 These are some views the architect the  
10 sketch up model of the buildings. That's  
11 not our park, we're just filling in the  
12 trees, but these we're drawn -- this is a  
13 bird's eye view, but that's just maybe -- I  
14 didn't want all of these flowering in the  
15 Spring so have already flowered. We've done  
16 these in blocks cause the buildings have  
17 kind of stylistic somewhat modern appearance  
18 so I didn't want to make the island be real  
19 wispy. I thought that might just look weedy  
20 and un cared for so we're making these kind  
21 of stylistic blocks. Among the waterfront  
22 though it would be natural and flowing.  
23 This is all simulated from parking area two  
24 that building that you were showing earlier.  
25 This is where you would have that rain

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2 garden. This is a little tall actually the  
3 way it's rendered, but around the outside is  
4 the Willow leaves, Cotoneaster and one of  
5 the Sedge Grasses is inside.

6 BOARD MEMBER MUELLER: Is there proposed  
7 irrigation in those beds?

8 MR. SHERMAN: That hasn't been decided  
9 yet. I mean, my feeling is that the less  
10 irrigation the better in the sense that they  
11 are rain gardens so they shouldn't have  
12 irrigation, but we have to talk with the  
13 owners because on order to maintain good  
14 quality trees and make it look lush for the  
15 residents they --

16 BOARD MEMBER MUELLER: You have to have  
17 irrigation with all that black top, with all  
18 the heat.

19 MR. SHERMAN: I would think so, yeah. I  
20 mean, we try and not rely on that, but I  
21 think it's --

22 BOARD MEMBER MUELLER: Especially since  
23 you're trying to catch all the water from  
24 the parking lot in the drains. So, you're  
25 gonna need irrigation in these beds if

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2 they're gonna look this lush and attractive.

3 MR. SHERMAN: Good idea, yeah. The --  
4 the Willow and Cotoneaster are not that  
5 high, the rendering -- it is quite low like  
6 a ground cover, but it's Evergreen. It's  
7 durable if dogs walk on it, or pee on it.  
8 And then the higher Sedge Grass is in the  
9 middle, the Potilla, there's another name  
10 for that, but that's what I call it, and  
11 then these are (inaudible) those are a  
12 little stretch tall in the picture, but  
13 that's probably Yoshino Cherry.

14 This is not finalized. We're showing it  
15 to you to see if you like the look of it and  
16 then after we finish the plan probably for  
17 the next meeting have it be more specific  
18 that you can review, but we wanted to show  
19 you what we were looking at that.

20 CHAIRMAN GUBITOSA: All right. Thank  
21 you. Dave, anything? Ms. Miele?

22 MS. MIELE: Amy Miele, 4 Laurel Road,  
23 New City, New York. I'm here to secure the  
24 Town's guidance just on a technical matter.  
25 We were at the workshop in January and there

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2 was a discussion about now that we're really  
3 closing in on the EIS and you have all  
4 retained your consultants to review our  
5 consultant's work, in order to kind of speed  
6 up the process and get some work done  
7 outside the context of the Boards there was  
8 recognition that the consultants should be  
9 able to communicate with each other so that  
10 we can try and have as much of a finished  
11 product as we could possibly have for you  
12 when we submit the draft environmental  
13 impact statement. So we wanted the Board's  
14 guidance on how they would like that  
15 memorialized. One thought was, for example,  
16 if our traffic consultants write a letter to  
17 traffic consultants and there was a response  
18 back, should that be copied to Ms. Pagano  
19 and included as part of the record or  
20 appendix in the EIS? So it was suggested we  
21 come tonight and seek your guidance on how  
22 you'd like that to go.

23 We wanna obviously be as transparent as  
24 possible and have everything in the record,  
25 but not have to wait for a meeting for the



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2 consultants to get together and get things  
3 done.

4 MR. STACH: Yeah, I think it would be  
5 appropriate as Ms. Miele suggested that any  
6 correspondence or discussion be copied to  
7 the Planning Board Secretary so it's part of  
8 the record available for public review. I  
9 don't know that we could talk about whether  
10 or not that's operative to the EIS,  
11 sometimes it can get a little confusing  
12 especially if you have two consultants going  
13 over details, but, you know, certainly that  
14 can be available for public review at the  
15 planning office.

16 MS. MIELE: Okay. So just simply copy  
17 any correspondence, and then I suppose if a  
18 meeting or some sort of discussion is  
19 warranted, do that as a workshop with both  
20 consultants?

21 MR. STACH: If there's a discussion  
22 between the Town's consultant and your  
23 consultants a record of that discussion and  
24 the primary conclusion should be sent to  
25 Mary.

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2 MS. MIELE: Okay. Fine. Okay.

3 CHAIRMAN GUBITOSA: And she'll get it  
4 out to the Board.

5 MR. STACH: The idea is that this Board  
6 is fully aware of the communications  
7 regarding the completion of the DEIS. So,  
8 you're going to see a better finished  
9 product, but they also want to see how it  
10 got there.

11 MS. MIELE: Absolutely. And I think it  
12 makes sense and it'll speed up the process  
13 since this'll be a little less back and  
14 forth. Once the DEIS is submitted we'll  
15 have a more solid EIS to give you. So we'll  
16 do that and if at some point you think I'm  
17 submitting too much or too little please let  
18 us and we can make revisions, but I plan to  
19 err on the sides of caution and the copy the  
20 Planning Board Secretary on everything so.

21 MR. STACH: And it probably makes sense  
22 for the Town Board's Consultants to -- not  
23 the Town Board, I'm sorry. The Planning  
24 Board's consultants to memorialize a  
25 conversation so if somebody calls me asking

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2 a question I'm going to write the record for  
3 the Board and I will e-mail it to Mary and  
4 that way we have better control over making  
5 sure it's complete.

6 MS. MIELE: Sure, and if you wouldn't  
7 mine CCing me just so --

8 MR. STACH: Yeah, I think that's --  
9 that's -- but I mean, when we're doing this  
10 type of communication it makes a lot of  
11 sense to e-mail because you have everything  
12 right --

13 MS. MIELE: That is the plan. Whether  
14 with an attachment.

15 MR. STACH: As long as we record it for  
16 the record. And we'll let the traffic guy  
17 and the architect also know that.

18 MR. SHEEHAN: That was going to be my  
19 point. Our two consultants to give them the  
20 sort of the guidelines to two of our  
21 consultants are here, but they're not  
22 familiar with the Board. So they know  
23 what's going on.

24 MS. MIELE: Okay. Very good. Thank you  
25 very much.

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2 CHAIRMAN GUBITOSA: Max, anything else?

3 MR. STACH: No, I just think also it's  
4 probably worthwhile noting that we do have a  
5 landscaping architect consultant so I think  
6 tonight you wanted to get pulse of the Board  
7 on what you presented, but I think it's also  
8 fair that the Board's landscaping architect  
9 also have an opportunity to comment on those  
10 things.

11 MR. SHERMAN: Should we have a  
12 discussion with that person?

13 CHAIRMAN GUBITOSA: Does the Board have  
14 any other questions at this time? Bill,  
15 anything?

16 MR. SHEEHAN: No, I just think that I'm  
17 gonna be off next week, but it's important  
18 to talk to the consultants as soon as  
19 possible.

20 CHAIRMAN GUBITOSA: Okay.

21 MR. STACH: One other thing in terms of  
22 the landscape architecture. I think it's  
23 gonna be especially interesting more so then  
24 what you do in the parking lot is what you  
25 do in the public spaces because ultimately

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2 those are gonna be the publically accessible  
3 spaces and the Town's going to be looking  
4 for what type of design. I saw a lot of  
5 sort of formal square boxy stuff you're  
6 doing in the parking lot, I think we also  
7 want to see some renderings of what you're  
8 gonna do in the park, promenade, whatever  
9 you're gonna call it, the walkway along the  
10 river.

11 MR. ZIGLER: I think at the next meeting  
12 it will be completed and we'll have it  
13 completely filled in for review.

14 MR. SHEEHAN: Are you planning on coming  
15 to the TAC meeting next month?

16 MR. ZIGLER: In February I doubt it. I  
17 have see. It's possible with the traffic  
18 engineer.

19 MR. SHEEHAN: What my thinking is our  
20 consultants, we did that meeting, but I  
21 think they kind of really need as much  
22 guidance from us as possible of what we're  
23 looking for in the public spaces. And  
24 they're gonna be going back and forth we  
25 want to make sure that the transition

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2 between the driveway through the elevation  
3 changes so maybe we oughta have them come in  
4 to the TAC meeting or something.

5 CHAIRMAN GUBITOSA: We could do that.

6 So Dave?

7 MR. ZIGLER: We would not be ready for  
8 February.

9 CHAIRMAN GUBITOSA: So probably March.

10 MR. SHEEHAN: But I'd rather we not go  
11 through a whole plan and it's not come to  
12 that --

13 CHAIRMAN GUBITOSA: You could come to  
14 the TAC meeting but just so we could get our  
15 consultants there and at least get them let  
16 rolling.

17 MR. ZIGLER: Let us check it out and  
18 we'll get back to you.

19 CHAIRMAN GUBITOSA: Okay. So as of now  
20 the public -- you still -- there's no final  
21 plan of what's it's going to look like yet.

22 MR. ZIGLER: No, everything's in left  
23 field here, left field there, nothing's been  
24 put together, but that's what we're doing  
25 now. Our plan is to submit the basic site

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2 plan to you next month for March and then  
3 come back up with the studies and then later  
4 on with the EIS.

5 CHAIRMAN GUBITOSA: All right. I just  
6 wanted to make sure. Thanks, Dave. All  
7 right. Good.

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Melissa Pezzullo