

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

3 - - - - - X

IN THE MATTER

4 OF

EAGLE BAY

5 - - - - - X

Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
January 23, 2020
7:00 p.m.

9 BEFORE:

- 10 THOMAS GUBITOSA, CHAIRMAN
- 11 KERRI ALESSI, BOARD MEMBER
- ERIC JASLOW, BOARD MEMBER
- 12 MARK JOHNSON, BOARD MEMBER
- EUGENE KRAESE, BOARD MEMBER
- 13 JERRY ROGERS, BOARD MEMBER

16 ROCKLAND & ORANGE REPORTING
2 Congers Road
17 New City, New York 10956
(845) 634-4200

18
19
20
21
22
23
24
25

1 Proceedings

2

3 CHAIRMAN GUBITOSA: First item on the
4 agenda is going to be from Eagle Bay. Now,
5 what they're doing tonight is just giving a
6 presentation of where they are with the
7 project and all the players involved. So
8 right now, we'll bring up Eagle Bay.

9 MS. MELE: Good evening, everybody. Amy
10 Mele, 4 Laurel Road, New City, New York. I'm
11 of counsel to Ira Emanuel on this
12 application.

13 First, thank you very much for taking
14 the time to hear this presentation tonight.
15 We appreciate the opportunity. While the
16 Board and the public we know are aware of the
17 project, we thought it would be helpful if
18 you had some insight into the tremendous
19 amount of work that's been going on behind
20 the scenes to bring this project to fruition.

21 So this kicked off in January of 2017.
22 Since then, we've had over 50 meetings, I
23 think, including TAC, Planning Board, Town
24 Board, Zoning Board, site visits. And that's
25 not even including meetings between, like,

1 Proceedings

2 the professionals and client meetings, et
3 cetera. I'd just like, for the public's
4 edification, to summarize the process because
5 then our presentation will make a little bit
6 more sense to you.

7 So this is an application for a
8 waterfront mixed use development pursuant to
9 the Town zoning code. I would like to point
10 out that the applicant here did not petition
11 for a zone change. Rather, the Town Board,
12 your legislative body, saw the need for a
13 mixed use zoning along the waterfront back in
14 2006 when it reexamined its comp plan. And
15 the planned waterfront district was adopted
16 in 2015.

17 So the application before you complies
18 with all the provisions of the district.
19 Under the law, we could theoretically build
20 approximately 290 units. We're just
21 proposing approximately 264. We don't
22 require any variances.

23 We recognize the environmental issues
24 surrounding this project at the outset. And
25 so we didn't go through the process of making

1 Proceedings

2 the Board come up with a positive
3 declaration. We voluntarily submitted to the
4 EIS process.

5 So we participated in a rather detailed
6 scoping session, which addressed all the
7 Board's concerns and the public's concerns
8 regarding potential environmental impacts.

9 And then we hired a roster of really
10 impressive professionals who are here with us
11 tonight to address the issues raised by the
12 scoping process. And we've been working very
13 hard behind the scenes to address those
14 concerns.

15 We'd like to introduce you to that team
16 tonight. We'll do our best to limit each
17 speaker's comments to just a couple minutes,
18 three to five minutes. I think it's also
19 important to point out that the Town hired
20 its own professionals at our expense to
21 review our professionals' work. So for every
22 part here, there's a counterpart on the Town
23 side that is reviewing the work at our cost.
24 And that's something that we readily agreed
25 to.

1 Proceedings

2 Our professionals and the Town's
3 professionals have been exchanging reports
4 and documentation, all of which is referenced
5 in the appendices to the DEIS that we'll be
6 presenting to you at the next public meeting,
7 which is scheduled for, I believe a week from
8 tonight. So what you're going to receive on
9 the 30th, because we've had the opportunity
10 for our professionals to work with your
11 professionals before this, I think that what
12 we're going to present to you, you'll agree
13 is a very thorough, very polished document.
14 We submitted all documentation to show
15 compliance with the Town's comp plan, the
16 local waterfront revitalization program, and
17 the New York State Coastal Management
18 Program.

19 As part of the site plan, they're also
20 providing a public esplanade, which will be
21 available to the public from dawn to dusk. A
22 commercial center, which we project will
23 house professional offices, a restaurant.
24 We're providing approximately a hundred boat
25 slips. Possibly other commercial uses. A

1 Proceedings

2 public fishing pier, a pergola park, an eagle
3 conservatory. And when you see the plans,
4 you'll see that they've been -- I think that
5 you'll find they're very nice. The intent is
6 to provide a passive recreational experience
7 with no amplified music, or bicycles, or
8 motorized vehicles. Just a walking esplanade
9 along the water.

10 And we're currently negotiating with the
11 Town, but the intention is that we're going
12 to pay for the cost of those improvements,
13 and also maintain those improvements in
14 perpetuity. And that's something that we've
15 spoken to the Town Board about. And
16 hopefully, I'll be getting Mr. Honan a draft
17 of an easement that will run with the land in
18 perpetuity that will cover our
19 responsibilities and secure your interests in
20 that piece of property shortly.

21 So to sum up, we're very proud of the
22 project that we've worked so hard to develop,
23 along with your professionals. And we think
24 it will be a valuable asset to the Town of
25 Stony Point, but will also serve as a model

1 Proceedings

2 for other Hudson River redevelopment
3 projects. I mean, I really think it's that
4 nice. It's really cutting edge. And it's
5 very attractive. And I think at the end of
6 day, everybody's going to be proud of it.

7 So with that, I'm going to hand it over
8 to Ramya Ramanathan from Atzl, Nasher and
9 Zigler, and she'll be our first professional
10 speaker tonight.

11 CHAIRMAN GUBITOSA: All right, thank
12 you. And just to get the public a quick
13 update, tonight's just the presentation.
14 Next week will be the first of many public
15 hearings. Next week will be the EIS public
16 hearing. So tonight is just their
17 presentation to get the public up to speed.
18 Thank you.

19 MS. RAMANATHAN: Thank you so much. And
20 thank you, Amy. Hello and good evening. My
21 name is Ramya Ramanathan and I'm from Atzl,
22 Nasher and Zigler. Thank you so much for
23 having us here to present the Eagle Bay mixed
24 use development project. We have a brief
25 presentation here tonight.

1 Proceedings

2 So the project is in the southeastern
3 portion of the Town of Stony Point along the
4 Hudson River waterfront. The site adjoins
5 the CSX Railroad right of way to the west,
6 and the Palisades Interstate Park Commission
7 property, occupied by the Stony Point
8 Battlefield and Lighthouse Historic Site to
9 the north.

10 The proposed development complies with
11 the PW mixed use zoning requirements. Per
12 the PW zoning district, a minimum lot size of
13 5 acres is required, and the development must
14 maintain water dependent uses.

15 The total area of the site is 41 acres.
16 Of this, 3.2 acres is in New York State DEC
17 wetlands, which lie on the northern portion
18 of the site. 17.2 acres is the area of land
19 and 20.6 acres is the area of water. After
20 deductions per the zoning code, the total
21 area of the site is 29.1 acres. The proposed
22 development comprises of 264 units, which
23 results in a density of 9.1 units per acre.

24 The buildings on site currently are
25 being used as offices, boat repairs and

1 Proceedings

2 storage by the current marina management.

3 The Hunter Place underpass has constraints,
4 and proposed development incorporates
5 improvements for the same. A central
6 pedestrian connector is proposed at the
7 Hunter Place railroad crossing. This will
8 allow pedestrian flow between the existing
9 residential neighborhoods to the west and the
10 waterfront area via a paved walkway.

11 Is this connected? That's better.

12 So the purpose of the archeological
13 studies was to determine prehistoric and
14 historic potential of the project location
15 for the recovery of archeological remains.
16 The proximity of the project site to the
17 State Historic Battlefield makes this study
18 important.

19 The archeological consultant, Tracker
20 Archaeology, conducted background research
21 which consisted of examination of historical
22 maps, local and county studies. The study
23 also included archival research and
24 archeological surveys with subservice
25 testing. Landscape and visual examination of

1 Proceedings

2 the properties were also conducted for
3 evidence of cultural features, resources, and
4 artifacts. Test excavation sites were based
5 on this background research and visual
6 reconnaissance.

7 So the results from the Phase 1A and 1B
8 of the survey concluded that no archeological
9 resources are present on the property. And
10 the project location does not have potential
11 for containing evidence of prehistoric
12 occupation or use.

13 The four residential buildings proposed
14 will have a mix of one, two, and
15 three-bedroom units. The total number of
16 units which will be built is 264. The
17 dwelling units overlook the public esplanade
18 and the active waterfront. 611 parking
19 spaces are required by code, and at least
20 those many will be provided as a part of the
21 proposed development to meet the requirement.

22 The proposed action calls for an overall
23 downsizing of the in-water infrastructure and
24 replacing the creosote treated wood which can
25 be harmful to aquatic life. Instead,

1 Proceedings

2 chromated copper arsenate, or CCA, treated
3 wood will be used, which is considerably less
4 harmful.

5 The proposed development will provide a
6 greater setback to the wetlands area than
7 what currently exists by giving 100 feet
8 buffer in the wetland adjacent area. The
9 development will also increase setbacks from
10 the CSX Railroad right of way. The
11 construction will occur one building at a
12 time over a period of three years.

13 And as Amy already mentioned, the
14 proposed development has a host of amenities.
15 We have a commercial center which will host
16 the retail and the office spaces. A
17 resident's center, which will host a
18 restaurant, a bar, a pool for the residents
19 and the marina users. We have a proposed
20 public fishing dock which extends 220 feet
21 into the Hudson River.

22 Apart from these, we have a quarter mile
23 riverfront esplanade, which is shown on the
24 map on the two edges of the room, which will
25 include benches, pavilions, gazebos, pergola

1 Proceedings

2 park, a sunrise patio, and an eagle
3 observation deck which overlooks the historic
4 battlefield. The existing marina will be
5 rehabilitated to serve as boat slips.

6 The public can access the retail,
7 office, and commercial spaces on site,
8 providing more options for residents of
9 Stony Point. Apart from this, the esplanade
10 will improve public access to the shoreline,
11 along with providing many new modes of
12 recreation along the Hudson River.

13 And on that note, I'd like to call Adele
14 Mattson from Normandeau Associates to take
15 the presentation forward. Thank you.

16 CHAIRMAN GUBITOSA: Thank you.

17 MS. MATTSON: Good evening. As Ramya
18 had noted, my name is Adele Mattson. Some of
19 the paperwork in front of you may have my
20 maiden name on it, Adele Fiorillo. It's
21 fairly new, so just to avoid any confusion,
22 I'm the same person.

23 I've been involved with this project
24 since 2017. I'm a senior principal scientist
25 with Normandeau Associates. And what I hope

1 Proceedings

2 to do tonight is just give you a sense of our
3 experience on the Hudson River with similar
4 projects, and then describe to you what we
5 did for this project.

6 So we have had 50 years of experience in
7 natural resource environmental consulting.
8 We are strictly environmental consultants.
9 And we work closely with project teams, such
10 as you see before you tonight, engineers and
11 other members of the team to do the work.

12 We have over 200 employees in 13 offices
13 in 10 states. One of those offices in West
14 Haverstraw, New York, at the Haverstraw
15 marina. And we have done work on the Hudson
16 River for over 40 years; in fact, almost 50
17 years at this point.

18 Some projects to just familiarize
19 yourself with what we've done on the river.
20 We've done creel and blue crab river hearing
21 surveys for the DEC. We've done those for
22 over ten years to provide them with resource
23 management studies to aid them in determining
24 harvest resource management strategies for
25 the resources.

1 Proceedings

2 We've done an over 40-year Hudson River
3 biological monitoring program for Indian
4 Point. We do weekly monitoring from Albany
5 to New York City along the river. We collect
6 larval and juvenile fish. We do water
7 quality, and this is for the state pollution
8 discharge and elimination system permits
9 that's held by the Indian Point cooling water
10 discharge and withdraw permits. To date,
11 we've collected over 275,000 fish samples.
12 Samples, which included over 50 million fish,
13 and 292,000 water quality samples for a
14 database for those permits.

15 We worked on the Tappan Zee, now the
16 Mario Cuomo Bridge. Sturgeon studies for the
17 New York DOT for two years, from 2012 to
18 2014. We did acoustic tagging sturgeon
19 studies to study their movements during
20 bridge construction so that we could protect
21 that rare species during the construction
22 process.

23 We're currently working at Tomkins Cove,
24 not very far from here, on the quarry
25 reclamation. We're doing that with TMS

1 Proceedings

2 Waterfront, who is also on this team. And we
3 did -- for that project, we did benthic
4 sample collection and analysis. We assessed
5 sturgeon impacts. We looked at submerged
6 aquatic vegetation and did water quality.

7 We've also done a number of marina
8 dredge and construction projects. West
9 Haverstraw, Cornwall, Newburgh. And those
10 projects included the Army Corps endangered
11 species act assessments and essential fish
12 habitat requirements for the permits. We
13 also worked with the Town of Tarrytown on
14 their waterfront development in the 90s,
15 doing the Army Corps essential fish habitat
16 and endangered species assessments for the
17 permitting.

18 So that gives you a sense of our Hudson
19 River experience. I am the project manager
20 for this project. But not only do we have a
21 large team for this project here tonight, but
22 I bring with me experience from another group
23 of people, my internal team. And myself, I'm
24 a wetlands scientist. I have Dr. Sarah
25 Barnum, who's a certified wildlife biologist;

1 Proceedings

2 Jessica Melgey, who's our fisheries
3 biologist; Benjamin Griffith, who is also a
4 wetlands scientist; and Eric Lima is a
5 botanist. And Eric is the one who did the
6 potato vine survey that you see in the DES.
7 Jessica did the coastal fish and wildlife
8 habitat assessment.

9 For this project -- next slide -- we did
10 a rare species assessment. We did the
11 Haverstraw Bay significant coastal fish and
12 wildlife habitat assessment. We developed a
13 submerged aquatic vegetation historic map.
14 We assessed potential impacts to plants,
15 animals, and their habitat. And we also
16 discussed mitigation measures in the DEIS.

17 So as I had said, we've been on this
18 project since 2017. Those were the tasks
19 that we undertook to compile the DEIS that's
20 before you. And I hope that based on this
21 information, I've instilled some confidence
22 in you that we've done a good job and that we
23 did a complete job. We worked closely with
24 your peer reviewers to respond to any
25 questions they had so that we were to ensure

1 Proceedings

2 that the DEIS was complete.

3 So at this time, I have the honor of
4 introducing Shea Thorvaldsen from TMS
5 Waterfront.

6 CHAIRMAN GUBITOSA: Thank you.

7 MR. THORVALDSEN: Hi, everybody. My
8 name is Shea Thorvaldsen from TMS Waterfront.
9 I think this is the third time I've spoken to
10 you guys. TMS is currently working on EOA
11 with Ellie, but we started the project in
12 2018. Started off really as a marina
13 rehabilitation. And just to update
14 everybody, we have received the permits, the
15 DEC and Army Corps permits for the marina
16 rehabilitation in the spring. So that marina
17 will be up and running with new docks next
18 summer.

19 TMS Waterfront was started in 2018.
20 Prior to that, I started my career in
21 waterfront engineering, permitting, and
22 inspections with McLaren Engineering Group
23 here in Rockland County in 2001. We
24 specialize in environmental permits, marine
25 engineering, dredging, and the like. We have

1 Proceedings

2 a staff of ten including architects,
3 environmental engineers, naval architects,
4 and professional engineers. And we work on
5 projects that range in size from a 38-acre
6 port in Staten Island we're developing, where
7 we're going to fill eight acres of wetlands.
8 If think you've got it bad here, we're doing
9 it down there. And the small things as we're
10 also working on the Tilcon Tomkins Cove
11 project, looking at the waterfront and
12 reactivating that waterfront.

13 In the past, I was the project manager
14 for the rehabilitation when the US Gypsum was
15 still running, for the conveyor pier for
16 that. I was the design engineer for the
17 Bowline Park plastic bridge, believe it or
18 not, that runs across there.

19 And currently right now on our staff, we
20 probably have 18 to 20 permits, environmental
21 permits, running, which includes over two
22 miles of shoreline design, which is living
23 shorelines, oyster reefs, riprap, dredging.
24 We built the largest marina in eastern
25 Canada. We just finished this year a

1 Proceedings

2 thousand slip marina with the full
3 environmental permitting on that.

4 And on this one, our role is actually
5 pretty straightforward. We've gotten done
6 with the marina portion of it, and we're
7 going -- we worked on it with Atzl now, and
8 Dave to design the shoreline, and design a
9 resilient shoreline and a living shoreline in
10 portions that will be able to be modified and
11 will adapt to future sea level rise so that
12 we can try to avoid some of the problems that
13 we've had in the past.

14 I'm lucky enough to sit on the Billion
15 Oyster Project Board down in New York City,
16 which is at the Tappan Zee, and we've
17 incorporated some of that into the potential
18 living shorelines here. But we've also been
19 able to now design the fishing pier and the
20 public fishing pier. So with our architects
21 on staff now, we've gone to the Architectural
22 Review Board and worked with the Building
23 Department for materials and designing a pier
24 that will be really, really nice for
25 everybody to get out and stick their noses

1 Proceedings

2 out further into the water.

3 We're really psyched to be on this
4 project with you guys. And that's -- thank
5 you for having us. I do have to introduce
6 next -- who am I introducing next? Sorry
7 about that. Oh, Mark Schulman. Sorry. Mark
8 is the architect of record. We're working
9 closely with him on the architectural
10 railings and everything like that.

11 MS. MELE: Thank you, Shea.

12 MR. SCHULMAN: Thank you. Mark
13 Schulman, a partner with Design Development.
14 We're an architecture and planning firm based
15 out of White Plains. We founded the company,
16 my partner and I, back in 2005, so we've been
17 around for 15 years. And prior to that, we
18 worked with actually the same core group of
19 people in our office for 10 to 15 years in
20 Westchester for another architectural firm.
21 Our work is -- so we've done over 50 million
22 square feet of mixed use. Multifamily,
23 retail, commercial office, medical,
24 entertainment-type projects regionally and
25 around the country.

1 Proceedings

2 We started on this project from the very
3 beginning. And actually, even prior to
4 (inaudible). And so I'm going to just -- and
5 I've been before the Board. I will try to
6 keep this brief. But I'm just going to take
7 you through a, just a quick overview on the
8 project. There's updated renderings that
9 we've gotten that we're happy to show you as
10 well.

11 Can you make that any larger? That's
12 it, okay. All right. Go to the next slide.

13 So anyway, we know where we are. I'll
14 keep this as brief as possible. Eagle Bay,
15 right on the river. Okay, we'll just kind of
16 fly through this quickly. We know the site.
17 Obviously, we've got almost 1500 linear feet
18 of frontage, one access point to the south,
19 and the train station to the west.

20 Our program -- which again, just keep it
21 brief -- we're looking at four residential
22 buildings, 268 dwelling units, a mix of one,
23 two, and three bedrooms. The buildings are
24 designed with porte-cochere entries. The
25 lobbies have lounge, fitness areas, mail

1 Proceedings

2 rooms, and a business center. There is
3 storage for the residents.

4 The resident's center, which is a
5 separate single story building, is almost
6 4500 square feet. There will be a club room,
7 a fitness center, a catering kitchen, and
8 locker rooms, bathrooms. There will be a
9 pool and concession stand there.

10 And the commercial building, which is
11 two stories, is a little over 13,000 square
12 feet. Retail storefronts on the ground
13 floor, probably commercial office on the
14 upper level. A really great outdoor patio
15 with views to the river and public restrooms.
16 And the site will have many amenities aside
17 from the esplanade, the public pier, the
18 marina. There will be an observation deck to
19 the north end. A lot of passive activities
20 as well.

21 Again, the basic planning concepts here
22 were to keep the buildings, sort of that long
23 access east-west to provide maximum views to
24 the river, and for our neighbors as well to
25 the west. It's kind of a first rendering,

1 Proceedings

2 little bright in here, might be hard to see.
3 But this is looking north. And you can see
4 the commercial building down there to the
5 left, and then the four residential buildings
6 and the small resident's center there, which
7 will be built between residential Buildings 1
8 and 2, and a portion of the public pier
9 there. There are boards out front, so you're
10 welcome to take a look at those.

11 And so in section -- just again, we're
12 four stories. Each level, each apartment
13 will have a patio, will have a deck with
14 views to the river. On the lower section,
15 you can see the rail line, which is elevated,
16 sits to the left. And all the way to the
17 right is the river. And we've got this
18 building up relatively high in anticipation
19 of global warming and rising rivers. We're
20 up above the 500 year flood plain.

21 This is a perspective of one of the
22 buildings. You can see the port-cochere
23 entrance. Again, we've had numerous
24 buildings, numerous meetings with the
25 Building Department, with the ARB, with a

1 Proceedings

2 bunch of folks to get this building to where
3 it is now.

4 But you're seeing -- so again, there
5 are -- the buildings jut in and out. There's
6 a variety of brick and stone and stucco.
7 Large windows, balconies, sun shades.

8 We have developed a pallet of materials.
9 This is, this represents just the north
10 facade of residential Building 1. But every
11 single building material, color, and finish
12 has been defined and reviewed and modified
13 and changed in some cases. And this is sort
14 of the end result. We have this on every
15 single facade that we put in the project.

16 Here's a main view of the entrance as
17 you drive in. You can see Building 1
18 straight ahead and the commercial building
19 off to the right. The roundabout there as
20 you drive in.

21 Here's another view of Buildings 1 and 2
22 and the resident's center. You can see the
23 pool in the resident's center in the back.
24 We've lowered the height of the resident's
25 center, obviously, to minimize impact on

1 Proceedings

2 views.

3 This is a rendering of the commercial
4 building with the outdoor patio, two stories,
5 canopies on the lower level. It's flexible
6 to be a whole variety of things. It's got a
7 lobby that gives you elevator access to the
8 second floor.

9 We've developed a comprehensive signage
10 package. So there are about 13 different
11 sign types, everything from the first thing
12 you see when you come in at the gates, to way
13 finding signage, to the names of buildings,
14 and even installations where we, you know, if
15 there's special features in and around the
16 site or off the site, we've got that located
17 around the esplanade as well. So it's been
18 cohesively designed with brand new logo
19 design for the project as well.

20 Just again, as the architects, we have
21 been working with the team developing the
22 site. We've also worked on some of the
23 architectural elements, from the gazebo to
24 the pergola and the observation deck are
25 shown here. And I think that's it in a

1 Proceedings

2 nutshell.

3 CHAIRMAN GUBITOSA: Thank you.

4 MR. SCHULMAN: And now I am supposed to
5 introduce Damon Amadio, who is the
6 mechanical, electrical, plumbing, and fire
7 protection engineer.

8 MR. AMADIO: I don't know if there's any
9 way you can put this, it's just a PDF.

10 So as Mark said, my name is Damon
11 Amadio. I'm a professional engineer. I
12 established my firm DKA Consulting Engineers
13 in 2000. Prior to that, I was with, I was a
14 partner with an engineering firm in New York
15 City. The name of the firm was Edwards and
16 Zuck. We do the mechanical, electrical,
17 plumbing, fire protection, and life safety
18 systems design in buildings. We're a
19 multidiscipline firm in terms of we have
20 plumbing engineers, mechanical engineers,
21 fire protection, electrical, and life safety.

22 To kind of put it in perspective, what
23 we do, you know, architects -- I'm going to
24 use an analogy with the human body -- an
25 architect designs the exterior of the body.

1 Proceedings

2 The structural engineers design structure,
3 the skeleton. And we design all the organs
4 and circulatory systems in the buildings.
5 Just to, so you have a sense of what we do.

6 We've done numerous projects in
7 Westchester County, New York City,
8 Connecticut. Again, there's a listing of all
9 the services we can provide. And we're not a
10 big firm. We're very hyper-focused on our
11 clients. As the partner of the firm, or a
12 partner of the firm, I'm, I have my hands in
13 the designs from the inception through
14 construction.

15 If you can go to the next slide.
16 There's my resume. I provided a partial list
17 of projects that are similar to what we're
18 doing at Eagle Bay.

19 We did the Haverstraw Marina restaurant
20 rehabilitation a few years ago. There was a
21 fire. And an architect retained us to do the
22 NEP system design.

23 We, I cited a couple of apartment
24 buildings in Manhattan we've done recently, a
25 high rise. Not a tremendous unit count in

1 Proceedings

2 each building, but six, seven story buildings
3 in Manhattan.

4 We did, we're actually working on Goshen
5 Plaza with Design Development, which is a new
6 retail mixed use development in Goshen.
7 There will be a medical office building,
8 supermarket, pharmacy, things of that nature.

9 We worked on -- well, in my, with my
10 prior firm, I was the project manager in
11 charge of the Hudson Park development down in
12 Yonkers, which is on the waterfront. We
13 also, as part of DKA, we designed the Liberty
14 Landing Marina headquarters building in
15 Jersey, Jersey City, in the park.

16 Again, I was with, actually started my
17 career with IBM, then went to Edwards and
18 Zuck. And I've had my own firm since 2000.
19 And I've got a couple photos of the projects
20 that I've listed here, just to give you a
21 sense of the type of projects.

22 That's the restaurant project at
23 Haverstraw Marina. If you can go to the next
24 one. That's the Hudson Park project, which
25 was the first phase developed by Collins

1 Proceedings

2 Development out in Greenwich. That's
3 expanded since we worked on this project.
4 There are more multifamily buildings right on
5 the river.

6 If you can go to the next slide. That's
7 the Liberty Landing Marina headquarters
8 building. And then I think I have one more
9 showing the -- that's the proposed Goshen
10 Plaza project that again, we've been working
11 with Mark's firm. We've been working with
12 Mark's firm since the inception of my
13 company. And that, again, that's a mixed use
14 project that's out to bid right now. That's
15 it.

16 CHAIRMAN GUBITOSA: All right, thank
17 you.

18 MS. MELE: Thank you, Damon. Next up, I
19 believe, is Dan Sherman.

20 MR. SHERMAN: Hello, I'm Dan Sherman.
21 I've been a licensed landscape architect in
22 the state of New York for 37 years. I've had
23 my own practice in Westchester for the last
24 27 years. And I was just sworn in for the
25 16th time as Piermont's Chairman of the Parks

1 Proceedings

2 Commission. Can't get rid of it, I guess.

3 If you could show the master site plan.

4 My private practice is mostly in Westchester,
5 Fairfield, and Rockland County. Here, I'm
6 also helping with the Ba Mar project, and
7 working in Tuxedo Park and assisted living,
8 three or four different assisted living
9 projects here in Rockland County. I've done
10 Atria Senior Living projects and Bristol
11 Assisted Living projects in Long Island.

12 So this has been a fun project to work
13 on. We've been encouraged to develop a very
14 rich and full landscape. As soon as he shows
15 it, I can point it out. But we're intending
16 to use as often as possible planned materials
17 that --

18 MS. MELE: Do you not have a --

19 MR. SHERMAN: All right. Well, what I'm
20 describing is the same master plan that's
21 over there on the poster. We've included
22 trees that will become mature canopy trees
23 such as oak and maple. And in the parking
24 areas, there are smaller trees like tupelo
25 and hawthorns and dogwoods. The waterfront

1 Proceedings

2 will be filled with some more shade producing
3 canopy trees such as sycamore, honey locust,
4 and swamp white oak.

5 There are biofilters -- I don't know if
6 someone's going to be describing the drainage
7 features, but there are four large biofilters
8 that will filter the rainwater from the roofs
9 and the parking. And those are filled with
10 dogwood shrubs, and juniper, and pasture
11 roses; things that will be attractive through
12 the seasons, and also provide cover and
13 habitat, and pollinated things for making a
14 habitat.

15 I guess we're not seeing any of my
16 exhibits. That's sort of the overview of
17 landscape. I think we presented it before,
18 anyway.

19 CHAIRMAN GUBITOSA: All right, thank
20 you.

21 MR. SHERMAN: So, Ronald Rieman for
22 traffic.

23 MR. RIEMAN: Ronald Rieman, Maser
24 Consulting. I'm an associate and project
25 manager for Maser Consulting. I'm one of the

1 Proceedings

2 traffic engineers, along with Phil Greeley,
3 for the project. For those that might have
4 been around for a while, both Phil and myself
5 worked previous with John Collins Engineers.
6 Any nods, no.

7 In total, back in 2013, we merged with
8 Maser Consulting. So in total, I've been
9 working for both companies for 34 years now
10 as a traffic engineer. We do residential,
11 office, commercial, retail, mixed use
12 projects throughout Westchester, Orange,
13 Dutchess, Putnam, and Rockland.

14 A couple of projects that you guys might
15 be familiar with along the Route 9W corridor
16 would be the Shop Rite Plaza. We did a
17 traffic study, a warrant analysis. And
18 subsequently, we got approval for a signal at
19 Holt Drive and designed a signal for that
20 intersection. We also were involved with
21 doing traffic and parking impact studies for
22 the CVS and Sterling Bank site. And just
23 north of that, the Walgreens site. So as I
24 said, we do a lot of work in Rockland County.

25 Another project you might be familiar

1 Proceedings

2 with on a bigger scale would be Admirals
3 Cove, Haverstraw Harbors. Now that's about a
4 thousand units. So, you know, another
5 project to, that you guys might be familiar
6 with.

7 With respect to this project, we
8 conducted a detailed traffic impact study.
9 We followed the scoping document provided by
10 the Board. As was mentioned, you have
11 traffic consultants reviewing this. We've
12 had correspondence back and forth, some
13 comments here and there. We addressed all
14 their comments. They deemed the traffic
15 study complete, which is part of the DIS.

16 If you want a quick summary of what the
17 traffic summary entails, we collected
18 existing turning moving counts for the study
19 area locations that were outlined in the
20 scope. There are five locations. We analyze
21 typical weekday a.m. and p.m. peak hours.
22 Those are the peak hours where most commuters
23 are on the roadway.

24 In addition, to the nature of the site,
25 we were asked to analyze summer conditions.

1 Proceedings

2 So we did a Friday evening and a Saturday,
3 conditions during the summer. So we did a
4 lot of traffic counts in the area, as well as
5 ATR counts, the tubes you drive over. So we
6 have weeks and weeks of data for 24-hour
7 periods for the roadways.

8 The next step is we project those
9 volumes out to future conditions without us,
10 and other developments that might be of
11 significance in the area. One of them being
12 US Gypsum, if that ever gets reoccupied.

13 Then the next step to our process is we
14 take our project, the residential components,
15 the office components, the retail, restaurant
16 components, and we generate what we
17 anticipate the additional traffic would be.
18 We add that to the roadway system, combine
19 with the no built to get the built conditions
20 that when this development gets built, this
21 is what's going to be on the roadway. Then
22 we run an analysis of the intersections and
23 the area roadways, and we develop what the
24 level of service would be and recommend any
25 kind of mitigation.

1 Proceedings

2 And I can talk further, but we did
3 recommend some mitigation. And one thing
4 that we're all aware of, the intersection of
5 Tomkins, Beach, and Hudson Drive, that offset
6 intersection with the bridge. One of our
7 recommendations, which I believe the Town's
8 consultant is in favor of, is putting a stop
9 sign in the Tomkins approach, and on all
10 three approaches putting advanced traffic
11 signal warning signs, traffic stop signs. So
12 as you're approaching the intersection,
13 they're telling you it's a stop sign. And it
14 actually operates as a three way stops, and
15 it operates a lot more efficient.

16 So that again, in a nutshell, is we
17 conducted a detailed traffic study. And the
18 Town's traffic consultant deemed it complete
19 after comments back and forth.

20 Oh, one thing I'd like to point out,
21 just to give the Board a little comfort
22 level, all of our projections are very
23 conservative. As a matter of fact, one of
24 the comments from the Town's traffic
25 consultant was analyze the site as if it

1 Proceedings

2 wasn't a mixed use that we're talking about,
3 it was a more intensive use. And as unlikely
4 it would be, we analyzed that the 13,000
5 square feet of commercial space would be all
6 restaurants. You know, the Town wouldn't
7 want that, the developer wouldn't want that.
8 But that was the most conservative analysis.
9 So all our analysis are conservative, and we
10 feel that we mitigated any of our impacts.

11 So, thank you. And now I'd like to pass
12 it along to Jason Buell with Atzl, Nasher and
13 Zigler.

14 MR. BUELL: Good evening. I'd like to
15 introduce myself. I'm Jason Buell. I'm a
16 water wastewater engineer, licensed
17 professional engineer in New York. And I did
18 the water supply design for this particular
19 project.

20 Could you just back up one more? The
21 other way. The other way. One more. There
22 you go.

23 So there's a fully AWWA and NFPA
24 compliant design. And that's the American
25 Water Works Association and National Fire

1 Proceedings

2 Protection Association. There are two
3 connections to the existing potable water
4 system, one of which is on Hunter, which is,
5 if you take a look at the diagram, it's going
6 west. And then there's one going south along
7 Hudson.

8 One of the good things about that is in
9 addition to kind of making sure that you get
10 enough water supply, if there's kind of a
11 disruption or a certain peak demand in the
12 actual project itself, it's balanced out by
13 the fact that you have two different
14 connections. So a nice redundant connection
15 in that case.

16 One of the things that we've, I've done
17 for this particular project is we're using
18 eight-inch ductile iron pipe. What you'll
19 see a lot out there, there are currently
20 six-inch cast iron. They're very versatile.

21 And one thing I'll mention on the next
22 slide is Suez Water is kind of going through
23 the process of renovating all their lines.
24 And just for public safety, for the fact that
25 some of these lines have kind of gotten a

1 Proceedings

2 little long in the tooth. And so as part of
3 the initiative to kind of make sure
4 everything is brand new and that it's up to
5 code, we've designed eight-inch ductile pipe
6 to supply this project.

7 And Damon mentioned his work on the fire
8 flow aspect of things. This will add full
9 fire flow coverage in addition to automatic
10 sprinklers in every building that is
11 developed. Next slide, please.

12 So I'm currently working with Suez Water
13 to ensure that kind of seamless integration
14 from their system into ours. And it's also
15 in terms of their long term supply planning,
16 what's available for reservoirs or tanks,
17 what have you, it fully fits into that. As a
18 matter of fact, they have a lot of additional
19 capacity for water demand, and this is a
20 small portion of that.

21 It's about 107 gallons per minute peak
22 demand. So if everybody turned on their
23 water systems at once, it would draw about
24 107, which is relatively low. We made sure
25 that a typical, from a perspective of making

1 Proceedings

2 sure everybody gets water, but it also
3 doesn't cause a lot of disruptions in
4 general.

5 Everything has also been designed with
6 backflow prevention. Now, those of you who
7 aren't familiar with backflow prevention,
8 although you might be, is this notion of a
9 current situation where if you have a vacuum
10 on one side of a system, the backflow
11 preventer will prevent that unsavory
12 condition of, let's say somebody's sink
13 backing up into your drinking water.

14 In this particular case, all of the
15 backflow preventers are RPZs, which are the
16 highest level of backflow prevention you can
17 have. And they'll all be located within hot
18 boxes or utility closets so they can be
19 easily serviced. And if anything, any of
20 them goes wrong, there's a system by which
21 you can catch that and remedy it immediately.

22 And then finally, the 107 gallon per
23 minute peak demand, I'd also include supply
24 to, for the restaurant, for the planned
25 office space, and for all of the irrigation

1 Proceedings

2 of the flora and water side turf.

3 So, that's it. Next I'll have Ryan
4 Nasher from Atzl, Nasher and Zigler give his
5 description about the storm water management
6 practices that this project will input.

7 MR. NASHER: Good evening, everyone. My
8 name is Ryan Nasher. I'm from Atzl, Nasher
9 and Zigler. I am the site engineer for this
10 wonderful project. I'm a licensed
11 professional engineer in the state of
12 New York. I'm directly involved with
13 preparation of this site improvement plan,
14 especially the drainage improvement plan.

15 Just briefly about the drainage for the
16 site. The total disturbance is about
17 15 acres, which requires to apply the DEC
18 general construction permit. The requirement
19 is any time you disturb more than one acre,
20 you have to apply for the general
21 construction permit with the DEC.

22 That preparation is for a full storm
23 water pollution prevention plan, it's
24 S-W-P-P-P. We call it SWPPP. We have
25 performed a detailed hydraulic, hydraulic

1 Proceedings

2 analysis for the existing and the proposed
3 site improvement as part of the sewage study.

4 This is a redevelopment project. State
5 DEC, they have a set of rule on storm water
6 water quality design for a redevelopment
7 project that is in the Chapter 9 on the DEC's
8 storm water management design manual. Can
9 you go to the next slide.

10 The water quality design, we proposed
11 four biofilters to accommodate the required
12 water quality volume in compliance with the
13 New York State DEC design manual. These
14 biofilters will treat at least 90 percent of
15 24-hour rain event as required by the state
16 code. This biofilter also will be listed in
17 New York State DEC's item, which is going to
18 qualify for the green infrastructure
19 practice.

20 Each biofilter consists of a dense
21 landscaping. Dan Sherman was discussing
22 about that. And which is really esthetically
23 pleasant, looks beautiful. And it will
24 certainly bring a value to the project.

25 The water quantity mitigation is not

1 Proceedings

2 required for the site. It's because the flow
3 will directly discharge to the water, which
4 is the Hudson River. Can you go to the next
5 slide.

6 We prepared the drainage map. The tick
7 line along this, the site disturbance that
8 shows the existing area. And down there,
9 which is to the east, that shows the point of
10 interest, our final discharge. The plan that
11 shows is here is in general, the drainage
12 pattern looks like is coming from west to the
13 east.

14 The next slide that we show the -- if
15 you can go to the next slide -- the same
16 delineation that showed the proposed
17 disturbance. And it shows the location of
18 the biofilter. The closed loop, which is
19 right next to the proposed building labeled
20 as Watershed Number 1B, right next to
21 proposed additional biofilter.

22 The drainage from the parking lot, the
23 way we design it is peak flow mitigation is
24 going to be going directly to the Hudson
25 River. The way we design, we maximize the

1 Proceedings

2 discharge point and distribute it all over.
3 In total, we are providing ten, which is
4 really coming from the parking lots. The
5 rooftop water goes to the biofilter, where
6 the water quality and discharge to the point
7 of interest. And it shows the total of ten
8 to minimize the downstream impact.

9 The next, I'll invite Vahid Rostami from
10 Atz1, Nasher and Zigler. He's the structural
11 engineer for the project.

12 CHAIRMAN GUBITOSA: Thank you, Ryan.

13 MR. ROSTAMI: Good evening. My name is
14 Vahid Rostami. I've been involved as a
15 structural engineer of the project. I'll try
16 to keep it as brief as possible.

17 So the design criteria for a foundation
18 design has been apparently to safely transfer
19 the load from the four story buildings to the
20 sublayers of the existing grade. So in order
21 to do that, we basically have used different
22 types of foundation, which I explain in a
23 minute.

24 The criteria has been to control and
25 minimizing the short term and long term

1 Proceedings

2 settlements, and also preventing the
3 settlements of this wide building. And
4 basically, the other criterium was the
5 prevent this subsoil for us. So it's
6 normally, in this version is 3.5 feet. But
7 it's not just met, it's exceeded that limit,
8 might be five or six feet below the
9 unfinished grade.

10 The other criterium was basically
11 avoiding the construction of foundation on
12 the borrow soil, because we know that we're
13 going to have a lot of borrow soil. The
14 grade is currently at six to 13. And now the
15 foundations are right below. There was an
16 existing drainage. So basically, we have no
17 foundation is built on a borrow soil or
18 existing finished grade.

19 So here is an overall layout of the bore
20 holes that was conducted. So total is 43.
21 So the procedure for sampling was four inch
22 casings that was drilled down to maximum
23 30 feet. And samples were taken every
24 two feet. And the same time, a split
25 sampling using the STMD up to six. So a

1 Proceedings

2 standard tradition test was conducted every
3 three feet. So based on the compiling of
4 those bore holes, we came out with different
5 types of foundations.

6 So we know that we are four residential
7 buildings. One is residential business
8 center and a commercial building. So for
9 residential Buildings Number 1 to 3, we came
10 up with a rigid mat foundation. So it's
11 basically, the whole building sits on a mat.
12 So to basically prevent the differential
13 settlements and to control the maximum
14 settlements.

15 And for Building Number 4, since we have
16 actually the results from the structural
17 geotechnical information, we came up with
18 piling, basically. So we're using timber
19 piling and pile caps on top to support a
20 fourth residential building. For the other
21 smaller building, we use conventional steel
22 footings. So basically, to use conventional
23 level foundations.

24 So that was a brief overview of
25 foundation design. So our next presenter is

1 Proceedings

2 Mr. Joe Ruggeri, which basically will present
3 FEMA zones and analysis of flood zones.

4 MR. RUGGERI: Good evening. My name is
5 Joseph Ruggeri. I'm a water resource
6 engineer and licensed professional engineer
7 in the state of New York, and also a
8 certified floodplain manger.

9 So what I'm presenting on is as part of
10 the project, we wanted to look at the most
11 current flood risks for the project because
12 it's on the coast of the Hudson River there.
13 So what we performed was we did an evaluation
14 of the coastal runup analysis to determine
15 the wave heights and wave depths.

16 So as part of that analysis, we wanted
17 to get the most current risks. So we did an
18 updated topographic, topographic survey of
19 the site to come up with the most recent
20 topographic elevation so we could come up
21 with the most current, do the coastal
22 analysis with the most current wave runups.
23 You can go to the next slide.

24 So based on that analysis, we came up
25 with the flood depths for the site. These

1 Proceedings

2 are just two figures here. One is just over
3 the topo, and the other one is over aerial
4 imagery showing the extent of the flood risk
5 on the site. And the respective -- the
6 different colors are the various depths of
7 flood risks on the site. So as part of the
8 project, we're designing, considering the
9 most current flood risks for this project.

10 Thank you.

11 CHAIRMAN GUBITOSA: Thank you.

12 MS. MELE: Thank you, Joe. I just want
13 to correct one thing I said in my opening
14 statement. I'm not of counsel to Mr. Emanuel
15 on this project. I'm of counsel to him on
16 the next application. Mr. Emanuel is of
17 counsel to me on this one, so I just wanted
18 to correct that.

19 And I also just wanted to let the Board
20 know that we've had -- oh, gosh, probably
21 five or six meetings with the ARB already.
22 We've gotten through building facades,
23 landscaping. We've gotten through an awful
24 lot of stuff that they've approved. A lot of
25 compromises were made. So hopefully, we'll

1 Proceedings

2 be coming to you with a complete endorsed
3 package. I know they're an advisory board,
4 but they've been very helpful, and I think
5 they like what we had to present.

6 So I know that we've taken up a lot of
7 time and you have a long agenda. If there's
8 anything else that you'd like to know, I'd be
9 happy to help answer any questions.

10 CHAIRMAN GUBITOSA: All right. The
11 Board just, we just have a few questions
12 that, you know, if you can answer it tonight,
13 fine. It's not -- no, I said quick. If not,
14 we can get, you can get us the responses or
15 the answers to them. But we just have a
16 couple, we have some questions. And then you
17 can get us the answers by, I guess by the TAC
18 or the next meeting.

19 MS. MELE: Oh, okay. So you just want
20 me to note them.

21 CHAIRMAN GUBITOSA: Yeah, you can note
22 them.

23 MS. MELE: Okay.

24 CHAIRMAN GUBITOSA: Gene, I know you had
25 a few.

1 Proceedings

2 BOARD MEMBER KRAESE: Good evening. The
3 first question I have is Beach Road, if it's
4 blocked, what other access is there for
5 emergency services? Excuse me.

6 MS. MELE: Okay, good question. We'll
7 answer that for you.

8 MR. SHEEHAN: Excuse me. You know, I
9 think some of the questions, you have the
10 experts here. Maybe, I don't think it will
11 take too long.

12 CHAIRMAN GUBITOSA: All right, yeah. If
13 you have the expert, if they can answer it
14 quick.

15 MS. MELE: Yeah. I think the Beach Road
16 would be something for Ron or Ramya.

17 MS. RAMANATHAN: So as far as the
18 secondary access for emergencies is
19 concerned, it would be via the Hunter Place
20 underpass. And we're going to be designing
21 it to code. The proposed action will improve
22 the underpass vertical clearance to meet the
23 2015 international fire code. And this
24 access will be available to pedestrians and
25 the EMS and medical services, as well as fire

1 Proceedings

2 services. And a drain grate is also going to
3 be installed as a part of the development to
4 prevent this flooding in the underpass. You
5 have backups in the storm water drains. So
6 that's the initial plan to deal with Beach
7 Road.

8 BOARD MEMBER KRAESE: I didn't catch all
9 of that. So let me see if I understood what
10 you're saying. You're going to modify the
11 Tomkins Avenue underpass?

12 MS. RAMANATHAN: Hunter Place underpass.

13 BOARD MEMBER KRAESE: No, I'm talking
14 about, I'm talking about if Beach Road is --
15 okay. How are you going to, how are you
16 going to modify the Hunter Place underpass?

17 MS. RAMANATHAN: Right now, we've
18 theoretically sticking to increasing the
19 vertical clearance. But to get some more
20 technical details on it, we've yet to go
21 forward with that research.

22 BOARD MEMBER KRAESE: So we don't have
23 an answer right now.

24 MS. RAMANATHAN: Yeah. But we will try
25 to increase the clearance as far as the

1 Proceedings

2 discussions are right now.

3 MR. SHEEHAN: Code-wise, they're going
4 to need 13-6.

5 BOARD MEMBER KRAESE: All right. I
6 think I have more questions, and I wanted you
7 to come back with it.

8 CHAIRMAN GUBITOSA: The other, the
9 question I had is I know we've talked about
10 this and other things, does the County of
11 Rockland or New York Rising have any plans to
12 improve Beach Road that you're aware of?

13 MS. MELE: I don't think so. Ron? I
14 know there was a study done on Beach Road and
15 the Town was given some money. But I'm not
16 sure what the current state is.

17 MR. RIEMAN: I'm not familiar with what
18 the plans are. That's something we can
19 coordinate with Ramya's office. But yeah.
20 Basically, we're just dealing with the
21 traffic on the roadway. I know there has
22 been talk about improvements there. But I'm
23 sure we can coordinate it at the next
24 meetings.

25 CHAIRMAN GUBITOSA: Okay.

1 Proceedings

2 BOARD MEMBER KRAESE: While you're on
3 that question, if New York Rising and the
4 County have plans to improve the road, if
5 they don't, does the applicant have any plans
6 to do something?

7 MS. MELE: No.

8 BOARD MEMBER KRAESE: You don't have to
9 answer that one. I'm just hitting it,
10 throwing it out.

11 MS. MELE: Well, I can answer it. The
12 answer is no because we didn't -- this
13 development is not creating the problem at
14 that offsite area. But we appreciate the
15 question.

16 CHAIRMAN GUBITOSA: Okay, thank you.

17 BOARD MEMBER JASLOW: I have a question.
18 What's the, what's the reason that you're
19 going to replace the wood bulkhead with the
20 riprap?

21 MS. MELE: Shea would have a good answer
22 for that, because we discussed that during
23 the design process.

24 MR. THORVALDSEN: So there's multiple
25 reasons that we're going to. Everybody knows

1 Proceedings

2 there's what we call a navy wall there, which
3 is timber saving plank, and then piles in
4 front of it. Primary reason is that the
5 bulkhead's at plus three, plus four. It's
6 not at anywhere near a flood elevation. And
7 it's easily over topped if you've been there.
8 If you have a boat there, high tides come
9 over it. So in general, what that hard
10 bulkhead does, and what the DEC prefers to
11 see is a shoreline that doesn't create
12 reflection and amplification of waves during
13 a storm event, or that could be undermined,
14 or that could be undercut, and when the flood
15 actually pulls back out.

16 So what we've got with riprap is we've
17 got a softer shoreline that does three
18 things. One is it deflects energy. It
19 actually reduces energy and causes waves to
20 break earlier, meaning that the energies go
21 less distance up land than they would
22 normally if they were going over a bulkhead.

23 Two, the riprap is also, as Normandeau
24 would say, a good spot for critters to hang
25 out. Which, it's very, very well habitated,

1 Proceedings

2 simply because it has voids in it, and we can
3 plant, and we can live stay with live trees
4 to create a true area that's more natural.

5 Three is that that part of that allows
6 us, riprap allows us to have a living
7 shoreline. Meaning within the riprap areas,
8 we're able to integrate new concretes like
9 ecocrete, which promotes growth and marine
10 growth. We have the possibilities of oyster
11 galleons and baskets and the like.

12 What it also does is, we're actually
13 giving water surface back to the Hudson
14 River. So there is this theory. And, you
15 know, on shallower rivers, the more you
16 constrain a river, the more it's going to
17 flood over the banks. In some way, shape, or
18 form, we're actually giving back to the
19 Hudson River estuary by having this riprap
20 back while still raising it and protecting
21 everybody from storms. Does that answer your
22 question?

23 BOARD MEMBER JASLOW: Are you going
24 deeper than the --

25 MR. THORVALDSEN: No, and that's -- in

1 Proceedings

2 fact, it doesn't go, it doesn't encroach on
3 the river. It goes from the tow back.

4 BOARD MEMBER JASLOW: Okay.

5 MR. THORVALDSEN: So the owner actually
6 decided at some point just to move it in a
7 little bit for the benefit of both the marina
8 and the development. And it happens to help
9 the river.

10 BOARD MEMBER JASLOW: Thank you.

11 BOARD MEMBER KRAESE: Is it going to be
12 the same height as the, as what you have now?

13 MR. THORVALDSEN: No, it's going to be
14 higher. It's actually going to be plus
15 eight. Plus eight, plus nine. So four to
16 five feet higher with a taper. But there
17 will be -- Dan can talk to this, too -- but
18 there's going to be shelves within it. So
19 there will be breaking points where you'll
20 have shelves, where we'll have tidepools, and
21 some other design for plantings within that
22 that allow for it to be broken up. You're
23 just not going to have a rough riprap slope
24 that's in there.

25 BOARD MEMBER ROGERS: Just staying with

1 Proceedings

2 that riprap, what species of plants are you
3 looking at for that?

4 MR. THORVALDSEN: That we can use the
5 landscape architect for. Spartina is the
6 only one I know, but I don't think you're
7 going to use that.

8 BOARD MEMBER ROGERS: I'm just wanting
9 to --

10 MR. SHERMAN: There's a set of kind of
11 hedge grass and sea oats. And it's going to
12 be also filled with some flowering things,
13 like the blue flag iris is going to be put
14 into it. Mostly the grasses that are
15 tolerant to salt. Although it's not that
16 salty there. Semi salty.

17 BOARD MEMBER ROGERS: Okay. Thank you.

18 CHAIRMAN GUBITOSA: The other one was,
19 like, I know that we talked about the
20 buildings. Was there any particular reason
21 why you chose the current designs for the
22 buildings?

23 MS. MELE: Okay. So is that a question
24 for the architect, like why we --

25 CHAIRMAN GUBITOSA: Yeah. Like why -- I

1 Proceedings

2 know we've gone, they've shown so many
3 designs.

4 MS. MELE: Yeah.

5 CHAIRMAN GUBITOSA: And now you picked
6 this one.

7 MS. MELE: Yes.

8 CHAIRMAN GUBITOSA: Any particular
9 reason?

10 MS. MELE: Actually, he's got great
11 reasons, and I love to listen to them, so.

12 MR. SCHULMAN: All right. So the Hudson
13 River is our inspiration by far. I mean,
14 it's obviously right there on the river.

15 Really two things about that. One is --
16 so there's really two things. So one is
17 looking out, looking out at the river, right.
18 So that's probably the most valuable thing
19 this project has, is the access and
20 visibility of the river. So we're --
21 historically, they were very utilitarian.
22 Now everybody can't wait to get to have river
23 views, water views.

24 Every single apartment has a water view.
25 Everybody single one has a balcony. And that

1 Proceedings

2 was really critical to the development. That
3 led to large windows, three different balcony
4 types. It led to sort of the tiered shape
5 that we have that actually faces the
6 riverfront.

7 The other thing that's less obvious that
8 was an inspiration to us is the history of
9 the Hudson River. And so we did a lot of
10 history. 400 years of history on that Hudson
11 River. It's really tremendous. America's
12 history is on that river.

13 And you look back at the old steamboats.
14 And there were lots of them. And we used
15 those as a lot of our design inspiration.
16 The tiered levels, and the balconies, and
17 even the shape of our egress tower that sits
18 on the east end is raised. So it looks like
19 the head of a steamship. And again, that
20 whole stepping or tiering on those front
21 facades, kind of the high end real estate, if
22 you will, of that.

23 And just over time, the industrial
24 nature of the Industrial Revolution, how
25 buildings grew up along that shoreline. They

1 Proceedings

2 were long and narrow, and they were
3 perpendicular to the river. And they are --
4 our industry is residential, and it's our
5 people. And so we really maintain sort of
6 that industrial, in a contemporary way. It's
7 very nice, if you've seen it, you've seen it
8 everywhere. I think we've done a nice job of
9 breaking these larger masses up with
10 materials, and ins and outs, and stepping the
11 tops of those buildings as well.

12 So, Hudson River, the history, the
13 steamboats, the industrial buildings. That
14 was really our design inspiration.

15 CHAIRMAN GUBITOSA: Thank you.

16 BOARD MEMBER JASLOW: So talking about
17 the environmental impact that Eagle Bay is
18 going to have on the area, from one to five,
19 with five being the most serious, what do you
20 think Eagle Bay is going to do and why?

21 MS. MELE: So I think I'll hand that one
22 over to Normandeau, because they're our
23 Hudson River experts. Adele, are you still
24 here?

25 MS. MATTSON: I am.

1 Proceedings

2 MS. MELE: Okay. And just to follow up
3 on Mark's point, we've been presenting to the
4 ARB the design of the buildings. And we're
5 actually proposing to name each building
6 after a famous steamboat that traversed the
7 river.

8 MS. MATTSON: So just to make sure I go
9 in the right direction, from one to five,
10 five being the most environmentally impactful
11 or the worst.

12 BOARD MEMBER JASLOW: The worst,
13 correct.

14 MS. MATTSON: So as you know, you've
15 done site walks, the site is already heavily
16 developed, highly disturbed. And there's not
17 a whole lot of vegetation out there. So I
18 would say it's going to be a big benefit. So
19 one would be my number, based on the
20 landscaping plan that's proposed, the way
21 they've discussed how they're going to manage
22 the storm water. Everything about the
23 development has been thought through
24 carefully to reduce those impacts.

25 BOARD MEMBER JASLOW: Okay.

1 Proceedings

2 CHAIRMAN GUBITOSA: All right, thank
3 you.

4 BOARD MEMBER ROGERS: Could you tell us
5 a bit about the studies that were done to
6 domestic water and fire services?

7 MS. MELE: Yes. I think that water
8 would be best answered by -- let's see.

9 MR. BUELL: I'm coming.

10 MS. MELE: Atzl, Nasher.

11 MR. BUELL: Yes.

12 MS. MELE: Jason, thank you.

13 MR. BUELL: Yes, thank you. The -- in
14 general, whenever you request water for a
15 certain house or anything at all, you go to
16 Suez Water, and they have a modeling
17 situation set up. And you work with them to
18 see what impacts it has both regionally and
19 locally.

20 In terms of this particular project, we
21 looked at all of Rockland County just to kind
22 of -- it seemed like, you know, if you're
23 going to down shift into kind of what it
24 would affect, you look at the entire county.
25 And that's what we looked at, and that's what

1 Proceedings

2 they came up with as far as we can supply
3 this and more.

4 BOARD MEMBER ROGERS: And what about
5 fire services?

6 MS. MELE: Oh.

7 MR. BUELL: Damon, do you want to speak
8 to that?

9 MS. MELE: That would be Damon.

10 MR. BUELL: Fire services in terms of
11 hydrants, or you --

12 BOARD MEMBER ROGERS: Well, just did you
13 conduct a study and -- yeah, what, basically.

14 MR. BUELL: You want to speak to that?

15 MR. AMADIO: Well, what I can speak to
16 is all the buildings will be sprinklered.

17 There will be sprinklers in all the
18 buildings, residential, commercial, and the
19 amenity building.

20 In terms of the impact on the services,
21 the water service, services to the building,
22 there are calculations that are done and
23 there are charts that you reference based
24 upon the size of the building, the square
25 footage of each building. It will tell you

1 Proceedings

2 how much water flow you need to the building.

3 And then we also do what we call hydraulic
4 calculations for each particular building so
5 we can determine how much water we need to
6 suppress and control a fire.

7 And we met with Mr. Larkin and the fire
8 department. And we don't design assuming all
9 the buildings are on fire theoretically, God
10 forbid, at the same time. We look at the
11 worst case. And we analyze a particular
12 building and come up with flow values based
13 upon that.

14 Again, the buildings will be provided
15 with sprinklers throughout. There will also
16 be fire alarm systems in each building. And
17 everything will comply with the New York
18 State fire code. And they're the reference
19 standards, FPA standards that we have to
20 follow.

21 I know one of the questions I believe I
22 saw tonight was what, what will happen if we
23 lose power to any building. All our life
24 safety systems have to continue to operate
25 for 90 minutes upon power loss. And we're

1 Proceedings

2 accomplishing that through battery systems.
3 There's not going to be a generator proposed
4 for the site. But all the alarm systems, we
5 have emergency lighting, we have exit signs.
6 Anything life safety related to get people
7 out of the building has to be backed up for a
8 minimum of 90 minutes.

9 BOARD MEMBER ROGERS: Thanks.

10 BOARD MEMBER KRAESE: On that subject, I
11 got another question. Mr. Buell, his
12 presentation stated -- I just didn't
13 understand it. Is there one, one line coming
14 down Hudson Drive and one coming through the
15 tunnel at Hunter?

16 MR. BUELL: Yes, sir.

17 BOARD MEMBER KRAESE: Or are there two
18 lines?

19 MR. BUELL: That's correct, what you
20 said the first time around. There's --

21 BOARD MEMBER KRAESE: So it's one line
22 that loops.

23 MR. BUELL: No, no, no. There is a line
24 that goes through that underpass that
25 connects to Hunter. And then there's one

1 Proceedings

2 that goes south along Hudson. So there are
3 two different lines, and they each kind of
4 link up to their own little mini network.

5 BOARD MEMBER KRAESE: So somewhere along
6 the line, there's a line coming under Hunter,
7 the railroad.

8 MR. BUELL: Correct.

9 BOARD MEMBER KRAESE: And there's a line
10 coming under Hudson Drive, and they're
11 connected?

12 MR. BUELL: They do not loop together.

13 MR. SHEEHAN: They're dead ends?

14 BOARD MEMBER KRAESE: They both --

15 MR. BUELL: No, no. The dead end itself
16 is the actual project, if you were. That's
17 kind of the last piece of the puzzle.

18 There's a, there's a system on Hunter that
19 feeds that entire neighborhood, right. And
20 that's where it connects to that.

21 BOARD MEMBER KRAESE: And that ends,
22 that dead ends somewhere.

23 MR. BUELL: It does dead end further
24 north of us, right. And then south, going to
25 Hudson, there's another expansion of water

1 Proceedings

2 pipes that go that way. So do the two
3 eventually meet up? I guess theoretically,
4 there's probably a point where this water
5 supply for these two areas is originated.
6 And then you could say that that's one point
7 where they connect. But the two pipes
8 themselves never make a loop, or --

9 BOARD MEMBER KRAESE: So you're telling
10 me that they're not connected right now.

11 MR. BUELL: I am telling you they're not
12 connected right now. I'm telling you that --

13 BOARD MEMBER KRAESE: You said they both
14 dead ended somewhere.

15 MR. SHEEHAN: Well, I think what he's
16 saying, they're two branches off of separate
17 lines.

18 MR. BUELL: They're two branches off of,
19 that feed this project.

20 MR. SHEEHAN: But into the project, they
21 dead end.

22 MR. BUELL: At the project, yes. If you
23 would think about it this way, that from this
24 project, there's no originating point, that
25 the water system does not go anywhere else.

1 Proceedings

2 BOARD MEMBER KRAESE: That's what I
3 thought I asked the first time.

4 MR. BUELL: No, I understand you, that
5 do the two loop together, and --

6 BOARD MEMBER KRAESE: That is right, but
7 they don't. They both dead end, more or
8 less, but they're going to loop together.

9 MR. SHEEHAN: Yeah, I think where we're
10 getting confused, Gene, the line on Hunter
11 continues. So theoretically, it's not a dead
12 end.

13 MR. BUELL: Correct.

14 MR. SHEEHAN: The branch is a dead end,
15 coming off of that line running through
16 Hunter. The same thing as the line running
17 up Tomkins. Or Hudson Drive, I guess it is.
18 That branches off into this site, which is --
19 that line is dead ended. But the line itself
20 isn't. Is that correct?

21 MR. BUELL: The line itself to --

22 MR. SHEEHAN: It continues up Hunter.
23 In other words, it doesn't dead end.

24 MR. BUELL: Yes, correct.

25 MR. SHEEHAN: It's a branch line off

1 Proceedings

2 of --

3 BOARD MEMBER KRAESE: We'll have to talk
4 about this at a later date because I'm
5 confused.

6 MR. SHEEHAN: Are you planning on
7 looping them?

8 MR. BUELL: No, no, not at all. No, no.
9 This is not about -- so when you say it's a
10 loop, what I imagined in my mind was some
11 sort of short circuit situation where the,
12 let's say the Hunter exit point goes up and
13 around and connects back to Hudson in some
14 way, shape or form and feeds itself.

15 BOARD MEMBER KRAESE: But I'm, I'm
16 trying to find out, does the main flow of
17 water come down through the tunnel to the
18 project site?

19 MR. BUELL: Yes.

20 BOARD MEMBER KRAESE: Number one.

21 MR. BUELL: Yes.

22 BOARD MEMBER KRAESE: Going from Tomkins
23 Avenue and Hudson Drive, and that line is
24 going north.

25 MR. BUELL: That's correct.

1 Proceedings

2 BOARD MEMBER KRAESE: That's going to go
3 feed, that's also going to feed the project
4 site.

5 MR. BUELL: That's correct.

6 BOARD MEMBER KRAESE: Separately.

7 MR. BUELL: Correct.

8 BOARD MEMBER KRAESE: Thanks.

9 MR. BUELL: Yup, okay.

10 BOARD MEMBER ROGERS: Just one further
11 question that I had. I'm noticing you don't
12 have any large retention ponds on this. And
13 I know we covered this at the TAC meeting.
14 But for the people here, maybe you can
15 explain why you don't.

16 MS. MELE: Yeah, sure. Actually, we
17 think we came up with a more attractive and
18 more functional design. But I'll let Ryan
19 explain it, the design.

20 MR. NASHER: It's a very good question.
21 Two reasons why we have this large detention
22 pond number. Number one, this is a
23 redevelopment project, and our calculations
24 show the increased impervious area is very
25 negligible, which is less than two percent.

1 Proceedings

2 So as a result, the hydraulic analysis shows
3 there is a very negligible increase in peak
4 runoff. That's number one.

5 Number two, most importantly, DEC in
6 storm water design manual, in Chapter 4, it
7 states if you discharge directly to a tidal
8 water, or a big water like Hudson River, it's
9 not required to provide, like, a large
10 detention or similar practice like
11 underground fall pipe that we typically see
12 pretty much 99 times in other projects. But
13 this is special because of the location.
14 It's a redevelopment project. We have this
15 privilege.

16 MS. MELE: Is that why we have the
17 vegetated smaller basins?

18 MR. NASHER: Well, that small basin,
19 regardless of if you're not even increasing
20 the peak runoff, you have to provide the water
21 quality anyways. This is a new regulation by
22 the state DEC. No matter what you do, you
23 have to provide the infrastructure practice.
24 And that biofilter is one of the practice
25 that provide the infrastructure with the

1 Proceedings

2 reduction of the runoff volume already at
3 capacity. It's all by the code.

4 MS. MELE: Thank you, Ryan.

5 CHAIRMAN GUBITOSA: So the biofilters
6 help with what you just said.

7 MR. NASHER: Correct. Provide the water
8 quality.

9 CHAIRMAN GUBITOSA: Provide water
10 quality, all right.

11 BOARD MEMBER ROGERS: Thank you.

12 CHAIRMAN GUBITOSA: Gene?

13 BOARD MEMBER KRAESE: I assume that
14 there's been some testing of the soil. So
15 what were the results of the soil types and
16 the water table?

17 MS. MELE: Well, Vahid, you did those
18 soil borings.

19 MR. ROSTAMI: Okay. I explained earlier
20 a total 43 bore holes showed a very different
21 types of soils under Buildings 1 to 4, which
22 basically, you see them from -- if I can --
23 the southern portion, we quite have a dense,
24 very dense. On the right-hand side
25 building -- actually is tagged 5, it actually

1 Proceedings

2 is Building Number 4 -- which we saw pretty
3 softer sublayers. From clay silt to clay
4 domes, and some fill that was found in the
5 northern portion.

6 It's a very -- basically, there are
7 details in the technical report. But in, to
8 summarize and to respond to your question
9 about the groundwater, it actually varies
10 from three to six feet below the existing
11 grade. But basically, if you look at the
12 grading of the site, it's lower next to the
13 river. So starting from four, five, starting
14 from four, five going up to 13. So in all
15 those bore holes, which are indicated by the
16 circle, basically we saw from 2.5 to
17 three feet down, to five to six feet below
18 the grade that's the existing groundwater
19 table.

20 MS. MELE: Does that answer your
21 question?

22 BOARD MEMBER KRAESE: Well, I don't
23 catch what I asked about the soil types. I
24 mean, he said it was just soft material.

25 MR. ROSTAMI: Soil types are varied. So

1 Proceedings

2 we have from four percent to --

3 BOARD MEMBER KRAESE: We'll go into it,
4 we'll go into it deeper later on.

5 MR. SHEEHAN: Yeah. I think he can talk
6 about the foundation design.

7 MS. MELE: Yeah.

8 MR. SHEEHAN: The soils --

9 MS. MELE: I was just going to say.

10 When he described, you know, the foundation
11 design varied based upon how soft the soil
12 was. So for example, in Building Number 4,
13 where we found the softer soil, that's going
14 to be piers. And then there's different
15 foundation designs depending on what types of
16 soils he found underneath the other building
17 foundations.

18 BOARD MEMBER KRAESE: Okay.

19 MR. SHEEHAN: It's the clay that's the
20 problem.

21 BOARD MEMBER JASLOW: I have a question
22 for Joseph, the flood. When you had the
23 pictures up with the different colors, I
24 don't really know what the colors mean, but
25 in the next ten years, what would you project

1 Proceedings

2 the potential flooding over Level 9 would be
3 at that location?

4 MR. RUGGERI: Yeah. The different
5 colors on that map, you can't really see it
6 that well. We can get you a bigger map. But
7 there's a legend on there. And that legend
8 has different elevations. So the closer you
9 get to the Hudson River, the elevations are
10 higher.

11 If you go to the slide right before
12 this, what happens is if you look at that
13 figure on the left side, the closer you are
14 to the water, the higher the wave. So you're
15 going to have higher elevations. And as you
16 go inland, the wave dissipates. And then you
17 just have that still water. So your
18 elevations are higher in the water and near
19 the Hudson River, and as you go further in,
20 those elevations drop. But if you go to the
21 next slide again, that legend there will give
22 you all the different elevations. Now,
23 you're asking about future conditions?

24 BOARD MEMBER JASLOW: Right. What's the
25 projection in the next ten years?

1 Proceedings

2 MR. RUGGERI: Yeah. You know, there's
3 projections of sea level rise in the future
4 being, you know, depends on how far you look
5 out. If you look at 2050 or 2100, there's
6 different projections based on, you know, if
7 you have, you know, that there's high
8 projections, low projections based on the
9 future. The Corps has got some projections.
10 New York State's got some projections. So it
11 varies. It could be, you know, I mean, we
12 could talk inches to feet in the future of
13 differences in that still water elevation
14 probably, you know, that sea level rise would
15 be considered on the scope of --

16 BOARD MEMBER JASLOW: Do you think, is
17 there a ten percent chance in the next ten
18 years, 50 percent chance? Is there any
19 statistics that show?

20 MR. RUGGERI: Yeah. There's reports.
21 We could get you some of the reports that
22 New York's done on some of their sea level
23 rise projections, you know. And those,
24 again, those are projections. And, you know,
25 they vary, depending on how far out, what

1 Proceedings

2 year you look at.

3 BOARD MEMBER JASLOW: Perfect, thank
4 you.

5 BOARD MEMBER KRAESE: I want to develop
6 on that a little bit. Going back to this.
7 Mr. Buell, I believe that's who it was with
8 the seawall, the riprap seawall. I didn't
9 catch it, whether it was eight or nine above.
10 How many feet above the existing -- make it
11 simple, how many feet above the existing
12 seawall --

13 MR. THORVALDSEN: Four to five feet.

14 BOARD MEMBER KRAESE: Would be four to
15 five feet.

16 MR. THORVALDSEN: So what it is in
17 elevation is eight to nine NAVD, which is the
18 federal FEMA elevation datum, which
19 corresponds back to your FEMA flood maps for
20 the area within Stony Point that's been
21 developed under your FIRM maps.

22 BOARD MEMBER KRAESE: So it will be
23 about eight feet higher.

24 MR. THORVALDSEN: Which is close to the
25 base flood elevation.

1 Proceedings

2 BOARD MEMBER KRAESE: Okay, close. Just
3 a quick question. What happens in a
4 situation where it goes over the riprap, how
5 does the water get back out?

6 MR. THORVALDSEN: It flows back. In
7 other words, it's not retained, nor is it
8 channeled. So when it resolves itself and
9 the tides drop, the river water will actually
10 just recede. In the buildings and around the
11 buildings, they're designed to accommodate
12 that flood force on the ground floor levels
13 per the architecture and structural design.
14 But the water is also designed just to recede
15 back to the Hudson River, which is an
16 allowable mitigation.

17 BOARD MEMBER KRAESE: Maybe it's me.
18 How, if the water goes over the eight foot --

19 MR. THORVALDSEN: Yes.

20 BOARD MEMBER KRAESE: -- and floods,
21 let's say two feet.

22 MR. THORVALDSEN: Yes.

23 BOARD MEMBER KRAESE: And the flooding
24 stops.

25 MR. THORVALDSEN: Yes.

1 Proceedings

2 BOARD MEMBER KRAESE: Where does that
3 water go?

4 MR. THORVALDSEN: And the flooding
5 stops --

6 BOARD MEMBER KRAESE: Stops, it recedes.
7 The tide goes back out.

8 MR. THORVALDSEN: Yes, and the water
9 flows back to the --

10 BOARD MEMBER KRAESE: Where -- it's
11 going to go through that eight-foot riprap?

12 MR. THORVALDSEN: The riprap is
13 pervious. It's voided. It flows back
14 through that. It's actually, the entire site
15 is graded. And correct me if I'm wrong,
16 Atzl, the entire site's sheet graded towards
17 the water. So it's sheet flow to the water.
18 So once the flood recedes and the tide goes
19 down on the water side, the riprap doesn't
20 form a berm, which retains water upland.

21 BOARD MEMBER KRAESE: But where will
22 this go in to?

23 MR. THORVALDSEN: It will -- no. Well,
24 it's partially pervious.

25 BOARD MEMBER KRAESE: So it's only going

1 Proceedings

2 to go one way.

3 MR. THORVALDSEN: No, it goes both ways.

4 MR. SHEEHAN: The top of the wall will
5 be green.

6 BOARD MEMBER KRAESE: I know that.

7 MR. THORVALDSEN: So if you have a, if
8 you have a berm like this, and the flood goes
9 over it.

10 BOARD MEMBER KRAESE: Correct.

11 MR. THORVALDSEN: Then once the flood,
12 once the water level outside that berm goes
13 down, the water just flows back into the
14 river.

15 BOARD MEMBER KRAESE: Well, I'm asking
16 when the water starts rising up, it will
17 penetrate through the seawall.

18 MR. THORVALDSEN: Yes.

19 BOARD MEMBER KRAESE: That's all I
20 asked.

21 MR. THORVALDSEN: Okay.

22 BOARD MEMBER KRAESE: Thank you.

23 CHAIRMAN GUBITOSA: Just a couple more.
24 Going back to, like, the emergency service,
25 Hunter Place, to the modifications there, you

1 Proceedings

2 know, do you require the railroad approval
3 and how long will that take, the
4 modifications there to the overpass?

5 MS. MELE: You know, honestly, I think
6 that's a better question for Dave to answer.
7 He's out of town. But it is something that
8 we've been looking into. And obviously to
9 the extent we'll have to deal with CSX, we'll
10 have to deal with CSX.

11 CHAIRMAN GUBITOSA: Okay.

12 BOARD MEMBER KRAESE: And also specify
13 what modifications that you're going to
14 propose.

15 MS. MELE: We will.

16 BOARD MEMBER KRAESE: When are offsite
17 traffic improvements to be completed in
18 relation to the project?

19 MS. MELE: I think that's more of a site
20 plan issue and a phasing issue. I don't know
21 if, Ron, if we have any sort of plan for how
22 we're going to address that.

23 MR. RIEMAN: Sorry, what was the
24 question? Offsite improvements?

25 BOARD MEMBER KRAESE: Yes. When are

1 Proceedings

2 offsite traffic improvements to be
3 completed --

4 MR. RIEMAN: Yes.

5 BOARD MEMBER KRAESE: -- in relation to
6 the project?

7 MR. RIEMAN: Okay. So as I mentioned,
8 our analysis compares no build conditions to
9 build conditions. And with the additional
10 traffic, a summary of the traffic report is
11 that there will be minimal impact based on
12 traffic, that the levels of service you see
13 on the no build conditions will remain
14 essentially the same under the build
15 conditions. I'm not saying that there may be
16 additional delays, but there's a tier level,
17 level of service A through F. The existing
18 levels of service will be maintained once our
19 project is there.

20 As far as offsite mitigation, I
21 mentioned earlier at the Tomkins, Hudson and
22 Beach intersection, underpass, we're
23 recommending a three-way stop intersection to
24 provide a safer, which should be done with
25 the existing conditions.

1 Proceedings

2 MS. MELE: Ron, I think he was asking,
3 like, when --

4 MR. RIEMAN: Oh, when?

5 MS. MELE: -- it will be performed. I
6 think our answer is that that's something
7 that's going to be determined through the
8 site plan process.

9 MR. RIEMAN: Yes, it will be part of the
10 site plan approval process.

11 BOARD MEMBER KRAESE: Okay. I got a
12 couple more questions in that area. I don't
13 know if it was you, but somebody had
14 mentioned the fact that one of your
15 intentions was to put a stop sign on Tomkins
16 Avenue, Hudson Drive, and Beach Road.

17 MR. RIEMAN: Yes.

18 BOARD MEMBER KRAESE: Those signs have
19 been there for years.

20 MR. RIEMAN: I believe heading east --

21 BOARD MEMBER KRAESE: No, those signs
22 have been there for years.

23 MR. RIEMAN: Heading eastbound from
24 Route 9W approaching the underpass, correct
25 me if I'm wrong, but I believe there's no

1 Proceedings

2 stop sign there now.

3 BOARD MEMBER KRAESE: Been there for
4 years.

5 MR. RIEMAN: There is? Okay. Well,
6 problem solved.

7 BOARD MEMBER KRAESE: It's okay. I just
8 wanted to bring that fact out. Let me ask
9 you another question.

10 MR. RIEMAN: Yes.

11 BOARD MEMBER KRAESE: What kind of
12 improvements, or any intentions of
13 improvements of Tomkins Avenue will be done?

14 MR. RIEMAN: Based on the projected
15 numbers along Tomkins Avenue, other than
16 advance stop signs approaching the underpass,
17 we're not recommending any improvements to
18 Tomkins Avenue itself. It's enough capacity,
19 roadway width to handle additional traffic.

20 BOARD MEMBER KRAESE: So you're saying
21 you're going to put a sign up.

22 MR. RIEMAN: Yes.

23 BOARD MEMBER KRAESE: What's that sign
24 going to say?

25 MR. RIEMAN: Advance stop sign.

1 Proceedings

2 BOARD MEMBER KRAESE: Stop ahead?

3 MR. RIEMAN: Yes.

4 BOARD MEMBER KRAESE: You're making fun
5 of this. This is serious business here.

6 MR. RIEMAN: We take traffic seriously,
7 obviously.

8 BOARD MEMBER KRAESE: So do I. So
9 you're saying to me you're just going to put
10 on both ways?

11 MR. RIEMAN: On all three approaches.

12 BOARD MEMBER KRAESE: There's another
13 thing I've seen in the traffic survey that
14 didn't make me too happy, that your figures,
15 your numbers, you feel that putting a traffic
16 light at Tomkins and 9W wasn't warranted.

17 MR. RIEMAN: Right.

18 BOARD MEMBER KRAESE: Well, I strongly
19 differ with that one, so.

20 MR. RIEMAN: We would need DOT approval,
21 and there are standards. We'd have to meet
22 certain specifications for eight hours over
23 the course of a day. So we're not saying
24 during those peak hours, maybe two hours in
25 the morning, two hours in the evening, where

1 Proceedings

2 there might be difficulty making a left turn
3 out of that intersection, DOT standards do
4 not meet it for the required eight hours to
5 put a traffic signal light.

6 BOARD MEMBER KRAESE: Maybe we should
7 look into that a little bit further, because
8 I find that very difficult to buy.

9 MR. RIEMAN: Okay.

10 BOARD MEMBER JASLOW: Especially when
11 Ba Mar gets built.

12 BOARD MEMBER KRAESE: Excuse me.

13 BOARD MEMBER JASLOW: When Ba Mar gets
14 built.

15 BOARD MEMBER KRAESE: Well, I'm not even
16 saying Ba Mar. I mean, for someone who lives
17 in the area, even getting here tonight, it
18 took me quite a while to get out at 7:00 at
19 night, at 6:30 at night.

20 MS. MELE: I run across this problem a
21 lot in a lot of different projects throughout
22 the county, where you have, you know, a low
23 level of service, but you still don't meet
24 the DOT warrants to put in a traffic light.
25 It's not that we're adverse. If it met the

1 Proceedings

2 warrants, that would be something that would
3 be in here. But that's a DOT issue. And
4 it's simply, it's standards in a manual and
5 they do a calculation. I mean, I had one,
6 you know, project that was coming out on 59
7 right next to Ramapo Town Hall, across from
8 Walmart, and it didn't meet the warrants for
9 a light. So it's difficult. You know,
10 Rockland County is a congested county.

11 BOARD MEMBER KRAESE: Okay, thank you.

12 CHAIRMAN GUBITOSA: One last question
13 while you're still up there with traffic.

14 MR. RIEMAN: Yes.

15 CHAIRMAN GUBITOSA: During construction,
16 would you be able to, like, what the traffic
17 will be like, truck traffic, and maybe
18 phasing or timing schedule?

19 MR. RIEMAN: As the project moves
20 forward, I'm sure a construction management
21 plan will be provided. As we get more
22 details on what needs to be done on the site,
23 there will be -- unless it's done already --
24 there will be a phasing, construction phasing
25 plan and number of trucks, et cetera.

1 Proceedings

2 CHAIRMAN GUBITOSA: All right.

3 MR. RIEMAN: And typically, just to give
4 the Board piece of mind, typically the amount
5 of trucks and workers that work on the site
6 is usually less than what the project is
7 generating. So in effect, we already
8 analyzed that condition. So the worst
9 condition would be once the is development
10 fully built, you have X amount of cars, that
11 is typically less than what the construction
12 impacts would be.

13 CHAIRMAN GUBITOSA: All right, thank
14 you.

15 BOARD MEMBER ROGERS: I just have one
16 final question.

17 CHAIRMAN GUBITOSA: Go ahead.

18 BOARD MEMBER ROGERS: Pesticides, road
19 salts, what impacts are they going to have on
20 the wetlands and -- do you know what you'll
21 use, road salts?

22 MS. MELE: Yeah. Maybe Dan can help me
23 with this one. But I know that we went to
24 great lengths to make sure that, you know, we
25 mitigated that.

1 Proceedings

2 MR. SHERMAN: Yeah. My entire plant
3 list is reviewed with Steve Lopez from Tim
4 Miller Associates. And it's all generally
5 fill, like salt pond plantings both along the
6 waterfront, the river water coming in and the
7 salting in the parking lot. That was the
8 intention.

9 BOARD MEMBER JASLOW: I have one more
10 question.

11 MS. MELE: Does that answer your
12 question?

13 BOARD MEMBER ROGERS: Yes.

14 CHAIRMAN GUBITOSA: Go ahead.

15 BOARD MEMBER JASLOW: When you were
16 talking about the back flow, were you talking
17 each unit is going to have a backflow --

18 MR. BUELL: Yes.

19 BOARD MEMBER JASLOW: -- process?

20 MR. BUELL: Yes. Each unit has a
21 reduced pressure zone backflow preventer, so.

22 BOARD MEMBER JASLOW: No, I was just
23 curious.

24 MR. BUELL: Yeah, that's --

25 BOARD MEMBER JASLOW: Is it in the

1 Proceedings

2 building, or where it was.

3 MR. BUELL: No, it meets Suez specs.

4 It's done -- it depends on what kind of
5 backflow you need, depending on the hazard.
6 But it's going to be RPZ, which is the
7 fullest, the highest level.

8 MR. AMADIO: Just to clarify, it's not
9 each unit. It's not each dwelling unit.
10 Each building will have it.

11 BOARD MEMBER JASLOW: Oh, that's what I
12 thought. I thought that each --

13 MR. BUELL: Oh, my apologies. Yeah,
14 sorry. Sorry.

15 CHAIRMAN GUBITOSA: All right, good. I
16 think that -- Bill?

17 BOARD MEMBER KRAESE: I got one
18 question. Maybe could you just tell us, this
19 started out as condominiums. Where are we
20 today? I just, I'm hearing apartments, I'm
21 hearing condominiums.

22 MS. MELE: I don't think that the owners
23 made a decision yet as to what type of
24 ownership they're going to be.

25 BOARD MEMBER KRAESE: Okay. But in the

1 Proceedings

2 scope, I feel in the scope of --

3 MS. MELE: We'll have to address that in
4 the scoping process and probably go with the,
5 you know, with the more impactful.

6 BOARD MEMBER KRAESE: Because there is a
7 difference.

8 MS. MELE: Yes, there is. Correct.

9 BOARD MEMBER KRAESE: Okay.

10 CHAIRMAN GUBITOSA: All right, good.
11 Bill, you have any?

12 MR. SHEEHAN: No.

13 CHAIRMAN GUBITOSA: All right. I thank
14 you and the consultants for being here, for
15 taking our questions. And I know next
16 Thursday, we have the public hearing for the
17 EIS. And you're on later on for just a
18 review. But I thank you and all the
19 consultants.

20 MS. MELE: Thank you for your time and
21 consideration.

22 CHAIRMAN GUBITOSA: Thank you.

23 (Time noted: 8:31 p.m.)

24 oOo

25

Proceedings

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

THE FOREGOING IS CERTIFIED to be a true
and correct transcription of the original
stenographic minutes to the best of my ability.

Jennifer L. Johnson