

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, 2018
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

1 Proceedings

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

1 Proceedings

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

1 Proceedings

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

1 Proceedings

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

1 Proceedings

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

1 Proceedings

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,

1 Proceedings

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

1 Proceedings

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?

1 Proceedings

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

1 Proceedings

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

1 Proceedings

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

1 Proceedings

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

1 Proceedings

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

1 Proceedings

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

1 Proceedings

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

1 Proceedings

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.

1 Proceedings

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

1 Proceedings

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.

1 Proceedings

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

1 Proceedings

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

1 Proceedings

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

1 Proceedings

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.

8
9 *****

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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.

Melissa Pezzullo