

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

----- X  
IN THE MATTER  
OF  
EAGLE BAY  
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Town of Stony Point  
RHO Building  
5 Clubhouse Lane  
Stony Point, New York  
June 25, 2020  
7:48 p.m.  
(via Zoom)

BEFORE :

THOMAS GUBITOSA, CHAIRMAN  
KERRI ALESSI, BOARD MEMBER  
ERIC JASLOW, BOARD MEMBER  
MARK JOHNSON, BOARD MEMBER  
EUGENE KRAESE, BOARD MEMBER  
JERRY ROGERS, BOARD MEMBER

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CHAIRMAN GUBITOSA: All right, next item on the agenda is Eagle Bay. And this is just a review. Mr. Zigler.

MR. ZIGLER: Hello, can you hear me?

CHAIRMAN GUBITOSA: We can hear you.

MR. ZIGLER: Well, it's good to see you. We went to a Planning Board meeting on March. And at that time, we were waiting for some comments back from the EIS, which we had circulated internally for a review. And then the world ended.

So during that time, as this project seemed to be sitting still, we had moved forward. And we moved forward with sewer, water, with CSX, and we had some ARB things that we had to do. We still have to go back to them. And then we really hadn't received any comments back from the Planning Board. So just recently, we got comments from the Planning Board.

So what we would like to do -- it's wonderful to have a Zoom meeting, and it's really cool. I got a picture back here you

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2 can see. I feel like the weatherman, and the  
3 clouds are coming in like this.

4 But what we'd like to do is, I guess  
5 we'll be able to open up and get to a  
6 workshop next month and go over these list of  
7 questions where it could be, you know, what  
8 we have some conflict with. And show you  
9 what we did with the sewer. So John has  
10 helped us with the sewer. We did some  
11 monitoring of special areas where we had  
12 picked from the Stony Point sewer report,  
13 which Lanc and Tully built.

14 We went to Suez. We have a Suez plan.  
15 They've given us willingness to serve. And  
16 they also basically give us engineering areas  
17 that we have to design and upgrade water  
18 line.

19 We've had multiple conversations with,  
20 by email, with CSX. And we actually have a  
21 quote, an email approval for sewer. And we  
22 have a email approval for water, but it has  
23 to be a permit filed by Suez. And we're  
24 still dealing with the road, lowering the  
25 road about a foot. Unfortunately, last week

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2 CSX laid off 85 of their people in the  
3 office, so it's --

4 CHAIRMAN GUBITOSA: Oh, wow.

5 MR. ZIGLER: It's a little bit tough all  
6 over. But we're moving forward.

7 So what we'd like to do is just sit down  
8 and pull out our maps, and pull out these  
9 areas of concern. And I thank the members  
10 for their comments. And start going over  
11 this thing and get it back on track. It's  
12 gotten stale, between the EIS delivery and  
13 the review and then, you know, these last two  
14 months. We just want to crank it up and get  
15 back in and bother you until we get to the  
16 end.

17 CHAIRMAN GUBITOSA: Okay. Max any  
18 comments yet on this, or you want to?

19 MR. STACH: Yeah. So me and all the  
20 other consultants and John have provided  
21 written comments to the Board on the FEIS. I  
22 think a lot of them were about technical  
23 details, and making sure that responses were  
24 suitable, and reflected the perspective of  
25 the Planning Board.

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2 There were a few items substantive that  
3 I do think require deliberation by the Board  
4 in an open session. And I agree with Dave.  
5 It's -- we've gotten to a point now where I  
6 think the Planning Board needs to talk about  
7 the issues that are really, I think, at  
8 points of disagreement between perhaps your  
9 consultants and them. And maybe there are  
10 some differences of opinion. And I think the  
11 Planning Board needs to weigh in and provide  
12 them guidance so that they know which way to  
13 move.

14 The FEIS, unlike the DEIS, is the  
15 Planning Board's document. So the DEIS  
16 reflected the applicant's, you know,  
17 analysis, and opinion, and take on the  
18 potential impacts, and how to mitigate them.  
19 The FEIS needs to be the Planning Board's  
20 take. So they need your input on this. So I  
21 really do agree with Dave that a working  
22 meeting, where we talk about the Planning  
23 Board's concerns, where we go over any of the  
24 concerns of the consultants that there may  
25 not be consensus between the parties, is in

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2 order at this point.

3 CHAIRMAN GUBITOSA: All right. Thank  
4 you, Max. Bill, any comments now? I lost  
5 him. There he is.

6 MR. SHEEHAN: Yeah. Yeah, absolutely.  
7 I think the only way to go is with the  
8 workshop, a live workshop because --

9 CHAIRMAN GUBITOSA: All right.

10 MR. SHEEHAN: -- we're at that point  
11 where, you know, I do have some questions on  
12 both Max's end, and also the applicant's, on  
13 some of the questions and so forth. But we  
14 need to do that at a workshop.

15 CHAIRMAN GUBITOSA: All right. Thanks,  
16 Bill. John? Go ahead.

17 MR. SHEEHAN: Which I believe, which I  
18 believe we're going to set up for the 9th, I  
19 believe.

20 CHAIRMAN GUBITOSA: Yes. Thanks.  
21 Thanks, Bill. John? Anything?

22 MR. O'ROURKE: Yeah, no, I'd be in  
23 agreement with both Bill and Max. We did  
24 have some TAC meetings and there are some,  
25 again, direction from the Board. So I think

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2 it would be very helpful.

3 CHAIRMAN GUBITOSA: All right. Thank  
4 you, John. Who else? Steve, any comments  
5 yet on this? Or are you good?

6 MR. HONAN: No comments.

7 CHAIRMAN GUBITOSA: All right. And like  
8 we -- what we'd like to resume is, you know,  
9 every month we always have TAC meetings where  
10 we have the consultants and only three  
11 Planning Board members. And we meet with  
12 each applicant just to review documents. So  
13 we're going to try to continue that next  
14 month in July, that if we can continue our  
15 TAC meetings in person. And I think July 9th  
16 was the way -- it's always, like, the second  
17 Thursday of the month.

18 So hopefully, you know, if we can get  
19 all the logistics, all the things right,  
20 we'll continue our workshops. It's just like  
21 we usually do, it's just three Planning Board  
22 members. We don't have everyone. We just  
23 have the consultants and the applicants. So  
24 Dave, we'll see if we can get that together  
25 and just, you know, continue the way we've

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been doing our TAC meetings.

MR. ZIGLER: Perfect. It's good for us.

CHAIRMAN GUBITOSA: All right. Anything else, or you good for now?

MR. ZIGLER: I'm perfect.

CHAIRMAN GUBITOSA: All right.

MR. ZIGLER: We're ready to go.

(Time noted: 7:55 p.m.)

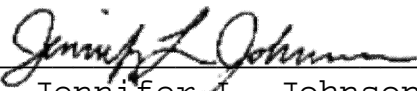
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THE FOREGOING IS CERTIFIED to be a true  
and correct transcription of the original  
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Jennifer L. Johnson

