

1 STATE OF NEW YORK : COUNTY OF ROCKLAND

2 TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

4 OF

EAGLE BAY

5 - - - - - X

Town of Stony Point

6 RHO Building

7 5 Clubhouse Lane

Stony Point, New York

8 June 27, 2019

9 7:35 p.m.

BEFORE:

10

THOMAS GUBITOSA, CHAIRMAN

11 PETER MULLER, VICE CHAIRMAN

MICHAEL FERGUSON, BOARD MEMBER

12 ERIC JASLOW, BOARD MEMBER

EUGENE KRAESE, BOARD MEMBER

13 JERRY ROGERS, BOARD MEMBER

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ROCKLAND & ORANGE REPORTING

17 2 Congers Road

New City, New York 10956

18 (845) 634-4200

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2 CHAIRMAN GUBITOSA: All right. The next
3 application is Eagle Bay. This is just a
4 review. This is a site plan, conditional
5 use, north end of Hudson Drive and Tomkins
6 Avenue.

7 MS. MELE: Good evening, everybody. My
8 name is Amy Mele, 4 Laurel Road, New City,
9 New York. I'm the attorney for the applicant
10 Eagle Bay.

11 What we're hoping tonight is to get the
12 Board's feedback by, and a referral to the
13 ARB this evening. As you may recall, the
14 Town was nice enough to set up a special
15 workshop for us last month, or actually
16 earlier this month, with some members of each
17 of the Boards that we have to deal with, so
18 that we could go through the plans in a
19 little bit more detail.

20 And we listened to what you had to say
21 at that meeting. Some of the things that we
22 had heard previously was that we weren't
23 showing enough detail on the plan about
24 certain landscaping attributes and whatnot.
25 We did bring a new plan to that meeting.

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2 If I could just go from maybe south to
3 north, we got some feedback that on the south
4 side that perhaps a gazebo and a covered area
5 would be, like, a little bit too much, and
6 that perhaps maybe one structure would be
7 preferable. And we're going to show you in a
8 couple slides some examples of some
9 structures and gazebos that we think you
10 might like.

11 As Mr. Zigler explained at that meeting,
12 we've moved the parking area back and the
13 commercial area back so that we could provide
14 more of the public space in front of the
15 commercial area for people to gather.
16 Everything that's shown in green is basically
17 what we're going to dedicate to the Town in
18 the form of an easement for the public's use
19 and enjoyment.

20 We spent a lot of time on this. We all
21 know that the road has to be 20 feet wide
22 because that's going to be our emergency
23 access. During the workshop, Member Muller
24 pointed out that some of the trees that we
25 had along that access overlapped, overhung

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2 into the roadway, and that could be a problem
3 for fire truck access. So we've removed
4 those. And we have smaller plantings along
5 the roadway on the riverside, and benches.

6 We've also included in front of the
7 buildings, and we'll have a screen that we'll
8 show you in a minute, basically what's going
9 to serve as a rain garden, and also a
10 landscaping feature, and also a drainage
11 feature. And I think you'll like what we
12 have in mind.

13 I should also point out in that terms of
14 the landscaping, you, the Board, hired it's
15 own landscape architect, Mr. Lopez. And that
16 our landscape architect, Mr. Sherman, has
17 been back and forth and in touch with
18 Mr. Lopez. So what you're seeing now is a
19 result of their collaborative efforts. He
20 actually has with him tonight a spreadsheet
21 of a planting list of I don't know how many
22 different species. But they're going back
23 and forth now on whether or not they think
24 that those would be appropriate.

25 So as we move north, you'll see that we

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2 put in what we call the pergola park. Is
3 that correct, Dave? So if you look to the
4 north, you'll see an area that juts out over
5 the rip rap where there would be another
6 public gathering place with perhaps the
7 pergola, because we thought maybe the
8 pergola, you know, would provide you with
9 some shade but wouldn't necessarily be, you
10 know, something that's constantly shady. And
11 we'll show you some further details of that.
12 Mr. Sherman also, at the suggestion of one of
13 the members, did regrade the public area in
14 front of the commercial space to be more
15 amphitheater-like, and he can explain that in
16 a little more detail if you'd like.

17 And then as you continue further, we
18 have the eagle observatory on the far north
19 end, opposite the battlefield. We also
20 discussed giving the Town an easement to the
21 battlefield over the wetland area in the
22 event that we are ultimately able to develop
23 it and make it a walkway all the way through.
24 So we've done about 1200 feet of walking
25 area.

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2 And I don't think a lot of attention
3 been paid to it, but I should point out also
4 that, you know, we have this dock is public.
5 So it's quite a long dock. It's going to
6 have seating. It's going to have areas along
7 it where people can sit and fish and have a
8 sandwich, take in the view. And you'll see
9 the marina there just north of that. So if
10 you could go to the next slide, please.

11 MR. POTANOVIC: Is it possible for the
12 applicant to put a map up? Because we can't
13 really see.

14 CHAIRMAN GUBITOSA: It's in the back,
15 George.

16 MR. POTANOVIC: It's not. That's that
17 one, but not the first one, the one that
18 shows the detail.

19 CHAIRMAN GUBITOSA: All right, we'll get
20 you.

21 MR. POTANOVIC: One that shows the
22 front.

23 MS. MELE: I'm sorry. We don't -- other
24 than the slides, we don't have another map.

25 CHAIRMAN GUBITOSA: All right, go ahead,

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2 we got it.

3 MS. MELE: Okay. So again, one of the
4 things that we heard at the workshop meeting
5 was that, you know, we had a lot of trees
6 around the lawn area. And one of the
7 comments was that, you know, they could get
8 big and they could kind of encroach upon the
9 lawn area, make it smaller. So we actually
10 removed some and left some more areas open.

11 As you can see in this rendering,
12 there's no other structure other than the
13 bandstand and gazebo. And that's right in
14 front of one of the tile basins. And there
15 will be, you know, other landscaping along
16 the rip rap area. I think we can go to the
17 next slide, please.

18 So the rain gardens. Here are some
19 examples of Mr. Sherman's work. And this is
20 what he and your landscape architect are
21 discussing now. So, you know, I know a lot
22 of people hear a rain garden, they think oh,
23 you know, it's just going to be some
24 detention basin.

25 No, these are going to be really

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2 attractive rain gardens. And they are
3 basically going back and forth because there
4 is, it is sandy soil. We're making sure that
5 the plants that we put in there are going to
6 survive in the sandy soil. And so they've
7 been discussing that offline. But we wanted
8 to give you a preview what that could look
9 like. And they're rather large.

10 We can go back to the first slide. If
11 you can just go to the next slide, please.
12 So here are some different concepts, concept
13 ideas for the gazebos. I think what we have
14 is about a 25-foot sort of hexagonal or
15 octagonal gazebo. I'm sorry?

16 So, but these are the type of things
17 that the Architectural Review Board would
18 look at. So we're open to different ideas
19 and different concepts. But we wanted to
20 give you an idea of what it could possibly
21 look like. Go on to the next slide, please.

22 And then the pergola feature was a
23 result, again, also of our meeting. And we
24 felt that that could be a nice, a nice
25 feature. I think one of the things that we

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2 discussed at the meeting and I think
3 everybody kind of came to terms with was that
4 we wanted to, you know, it's going to be sort
5 of like a passive park, but that's it's going
6 to be inviting. And we wanted to get people
7 down to the end, and we want to have people
8 use it. And so this is what we thought was
9 an inviting feature that we could include in
10 that.

11 If you could just go to the next slide.

12 Is that it? Okay. We can go back to the
13 first one, then.

14 So what we'd like tonight is what we
15 discussed at the workshop, is we'd like to
16 get a referral to the ARB. I think what will
17 probably happen is will be two ARB meetings.
18 One will be about the buildings and the
19 materials and whatnot, and the other will be
20 about probably landscape and lighting.

21 So we'd like to get there as soon as
22 possible to start talking about these things.
23 And we just, as we stated at the workshop,
24 want a confirmation that this, this general
25 layout concept plan is something that works

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2 for the Planning Board because that's what
3 we're going to be continuing to develop as we
4 go to the ARB, and as we go to this Board,
5 and as we complete the environmental impact
6 statement.

7 VICE CHAIRMAN MULLER: In your earlier
8 discussion tonight, you said you're going to
9 show us pictures with and without the
10 pavilion.

11 MS. MELE: Yeah.

12 VICE CHAIRMAN MULLER: You showed us
13 without the pavilion, but you haven't shown
14 us anything with the pavilion.

15 MS. MELE: Well, this one --

16 VICE CHAIRMAN MULLER: That's just the
17 bandstand. It doesn't include the pavilion.

18 MS. MELE: Right, but I thought that's
19 what the Board wanted, was less structures in
20 that one area.

21 VICE CHAIRMAN MULLER: No.

22 BOARD MEMBER KRAESE: That's what we
23 talked about at the TAC meeting.

24 MS. MELE: Okay.

25 BOARD MEMBER KRAESE: Can I just say

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2 something?

3 MS. MELE: Sure.

4 BOARD MEMBER KRAESE: That was one of
5 the issues that was brought up at the TAC
6 meeting. Nothing she's talking about here
7 now is set in stone. I think what you're
8 looking to do is get to the ARB. From our
9 perspective is the idea of are we satisfied
10 with your presentation of the public area. I
11 think when you go to the ARB and hopefully,
12 you will be back to us and say, and let us
13 know also how you're doing with them.

14 MS. MELE: Right.

15 BOARD MEMBER KRAESE: Then at that
16 point, we can talk whether it's a gazebo or a
17 pavilion.

18 MS. MELE: Yeah. I mean, we could put
19 the pavilion back in.

20 BOARD MEMBER KRAESE: Well, that would
21 be brought up in the future.

22 MS. MELE: I think there was maybe some
23 debate about whether the gazebo and the
24 pavilion were a little much, or whether you
25 wanted just one or the other. But we're

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2 willing to do whatever the Board is looking
3 for. We'd just like to just get the
4 discussion started.

5 BOARD MEMBER KRAESE: Yeah, but when you
6 come back to us and tell us we're going to
7 put a bandstand, or we're going to put a
8 pavilion, you know, even on the rough plan in
9 the future, if -- you know, we did talk about
10 it at the TAC meeting.

11 MS. MELE: Right.

12 BOARD MEMBER KRAESE: And all the
13 members weren't at the TAC meeting.

14 MS. MELE: Correct.

15 BOARD MEMBER KRAESE: I remember
16 stating, the question was, it would be less
17 intrusive to have a bandstand type of thing
18 compared to a bigger --

19 MS. MELE: I'm sorry, say that one more
20 time?

21 BOARD MEMBER KRAESE: We were looking
22 at, we were looking at the structure being
23 smaller.

24 MS. MELE: Okay, yeah. And the
25 supervisor did indicate also that, and I

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2 tried to take the bandstand off of there
3 before tonight, but the plans were already
4 drawn. But he did indicate that you have
5 concerts at other town parks, and that he
6 wouldn't think that there would be concerts
7 at this particular location. So it's not
8 really a bandstand. It's more of a covered
9 area where people can sit.

10 CHAIRMAN GUBITOSA: All right. I think,
11 I know at the last meeting, marked green was
12 the public area. So on these maps, you're
13 showing the public area. It may not be the
14 detail of what, but it's the general outlook
15 of how the public area is going from, what
16 was it, north to south, and over by where the
17 restaurant is, the deck. I know we were
18 concerned that they went on the deck of the
19 restaurant, the patio, they would be able to
20 have a good look, a view of the river. I
21 know you were addressing that part over
22 there, and then along the walkway with the
23 plantings.

24 But I think right now, what our main
25 concern tonight is are we okay with the

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2 general layout to send you to the -- that's
3 what we're looking to see, if the general
4 layout of the site and the public area is
5 something that we're okay with. And then
6 once you go to the ARB and come back to us,
7 then you'll have more details of this looks
8 good here, this is too much here. And then
9 you have, I guess the dock with the benches.

10 So I think tonight, we're just -- we
11 have more detail than we had last time.
12 That's I think what we were looking for, just
13 to see the public area of what it would look
14 like. Go ahead.

15 BOARD MEMBER JASLOW: What's the total
16 square footage of the public area, or acres,
17 and how much of that is --

18 MS. MELE: 2 point --

19 MR. ZIGLER: Yeah, it's like 1-3, 1-5,
20 because of --

21 BOARD MEMBER JASLOW: And how much is
22 the rain garden?

23 MR. SHERMAN: That was not included.
24 The 1.39 acres is just lawn, lawns.

25 BOARD MEMBER JASLOW: Okay, thank you.

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2 MR. ZIGLER: From the edge going east,
3 no rain gardens.

4 MR. SHERMAN: And I didn't count the
5 road.

6 BOARD MEMBER JASLOW: Good.

7 CHAIRMAN GUBITOSA: All right. All
8 right. John, do you have any comments?

9 MR. QUEENAN: Just on this, no.

10 MS. MELE: On this right now?

11 MR. QUEENAN: They've been working with
12 the Town's landscape architect and their
13 architect. I think we're good at this point.
14 If the Board has any specific concerns, you
15 could always pass them along.

16 CHAIRMAN GUBITOSA: We would pass them
17 along. Max?

18 MR. STACH: So my two major concerns
19 that I brought up at the TAC meeting were
20 that there's a workable plan for extending
21 this path to both the north and south. And I
22 believe the applicant has committed to
23 showing easements and at least the concept of
24 how that would be done.

25 MS. MELE: Correct.

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2 MR. STACH: And also that whatever
3 restaurant or public commercial use is there,
4 that that use has a good view of the river
5 because that's what's going to draw people
6 down here. So that, you know, plantings and
7 gazebos and everything else that's happening
8 right in front is great, but it shouldn't
9 undermine, you know, the value of that sort
10 of commercial enterprise to bring the public
11 down there and be able to enjoy it.

12 MS. MELE: We agree with you.

13 VICE CHAIRMAN MULLER: I would like to
14 see when you come back next time, like you
15 did for the gazebo, you had different
16 layouts, I'd like to see the same thing for
17 the pavilion, please.

18 MS. MELE: The pavilion, sure. Would
19 you like to see both gazebo and pavilion, and
20 then just pavilion and just gazebo?

21 VICE CHAIRMAN MULLER: I think that
22 would be good.

23 MS. MELE: Okay.

24 VICE CHAIRMAN MULLER: Yes, please.

25 CHAIRMAN GUBITOSA: Thank you. Let me

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2 go to the Fire Inspector. Tom, for the --

3 MR. LARKIN: Well, some of the things
4 that were talked about at the TAC meeting,
5 we're hoping to come to a decision on the
6 amount of public area tonight.

7 CHAIRMAN GUBITOSA: Right.

8 MR. LARKIN: And to indicate the
9 easement from the eagles' nest to the
10 battlefield.

11 CHAIRMAN GUBITOSA: Correct. All right,
12 thanks.

13 MR. LARKIN: It's on the map.

14 CHAIRMAN GUBITOSA: It's on the map.
15 It's what we're going to look for on the map.
16 And I know the -- and also with the 20-foot
17 walkway around that it's got to be accessible
18 by a fire truck. And we were worried about
19 the look, that it wouldn't be just black,
20 like, asphalt. It would be something
21 different.

22 MS. MELE: Yes. We're looking into
23 different types of material, or perhaps
24 varying it in some way. Something that could
25 support the weight of a fire truck, but also

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2 be esthetically pleasing.

3 CHAIRMAN GUBITOSA: All right.

4 MR. LARKIN: Mr. Chairman, currently
5 we've got products still under review.

6 CHAIRMAN GUBITOSA: Okay.

7 MR. LARKIN: All right. The proposed
8 product for the --

9 CHAIRMAN GUBITOSA: The one product that
10 they were looking for the fire trucks.

11 MR. LARKIN: It's still under review.

12 CHAIRMAN GUBITOSA: When they put the
13 legs down, right?

14 MR. LARKIN: Yes. We're still looking
15 at the users list.

16 CHAIRMAN GUBITOSA: Okay, good. Thanks,
17 Tom. Does the Board have any other
18 questions?

19 BOARD MEMBER KRAESE: You're going to
20 put the 50-foot easement on the next set of
21 maps, correct?

22 MS. MELE: To the battlefield?

23 BOARD MEMBER KRAESE: Yes.

24 MS. MELE: Yes.

25 CHAIRMAN GUBITOSA: All right. Go

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2 ahead.

3 MR. HONAN: Just for clarification of
4 what we discussed at the TAC meeting, I
5 believe that there probably should be a
6 separate sheet, separate plan that shows the
7 extent of the public area, like a survey.
8 And then with that, have the right-of-way and
9 easements to the south and the north for
10 future hook up.

11 And with respect to the actual
12 structures, it was my understanding that that
13 was not going to be put in the plan at this
14 time. That's something that's going to be a
15 little more flexible. And then as you get
16 further down the line, you can indicate where
17 and to what extent there will be recreational
18 structures there.

19 MS. MELE: Sure. Well, you can always
20 change that. I think that a trip to the ARB
21 would be useful in that to the extent we're
22 talking about these structures, if they like
23 a certain sort of look, let's say they like
24 it, you know, aged cedar, or they want it to
25 be white PVC or whatever, then we can at

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2 least know, you know, what we're talking
3 about when we're talking about putting the
4 structures back. But certainly, this Board
5 has the authority to tell us, you know, what
6 they want to see and where.

7 And again, I think our first visit to
8 the ARB is really going to be about the
9 buildings. And then we'll get more into the
10 landscape and lighting. And we'd be happy to
11 come back and give you an update on how those
12 meetings are going.

13 MR. HONAN: I think what the Planning
14 Board had indicated was that they would like
15 a survey of the public areas so at least they
16 know what they're dealing with from meeting
17 to meeting.

18 MS. MELE: And yes, we're going to have
19 to do that, anyway. And you and I are going
20 to have to, as we discussed, the devil's
21 going to be in the details on that one. But
22 you and I are going to have to discuss the
23 easement itself. But yeah, we can start
24 coming up with the metes and bounds for the
25 easement. And for the easement to the north,

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2 we'll show that on the next map.

3 CHAIRMAN GUBITOSA: All right. Any
4 other questions? And I know for -- we go to
5 the ARB for the buildings. I know the
6 mechanicals on the roof, I think that was a
7 concern the Building Inspector brought up so
8 that, you know, we have a kind of layout of
9 what things are going to look like.

10 MS. MELE: Okay.

11 CHAIRMAN GUBITOSA: All right, anything
12 else? All right. If that's good, what we'll
13 do is I'll make a motion to send them to the
14 ARB. And this is just to get an overall,
15 overall assessment of the public area and the
16 layout. So I need a motion to send them to
17 the ARB.

18 BOARD MEMBER JASLOW: I'll make the
19 motion.

20 BOARD MEMBER FERGUSON: I'll second it.

21 CHAIRMAN GUBITOSA: Second. Any
22 discussion? All right, Mary, just poll the
23 Board.

24 BOARD MEMBER KRAESE: They're going to
25 the ARB for landscaping and lighting.

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2 CHAIRMAN GUBITOSA: Right.

3 MS. MELE: And building design.

4 BOARD MEMBER KRAESE: What?

5 MS. MELE: Building design.

6 CHAIRMAN GUBITOSA: Yeah.

7 THE CLERK: Mr. Muller?

8 VICE CHAIRMAN MULLER: Yes.

9 THE CLERK: Mr. Jaslow?

10 BOARD MEMBER JASLOW: Yes.

11 THE CLERK: Mr. Ferguson?

12 BOARD MEMBER FERGUSON: Yes.

13 THE CLERK: Mr. Rogers?

14 BOARD MEMBER ROGERS: Yes.

15 THE CLERK: Mr. Kraese?

16 BOARD MEMBER KRAESE: Yes.

17 THE CLERK: Chairman Gubitosa?

18 CHAIRMAN GUBITOSA: Yes. All right.

19 Anything else tonight?

20 MS. MELE: No. Should I just contact
21 Mary directly to talk about getting on an
22 agenda for the ARB?23 THE CLERK: You can just call me
24 tomorrow.

25 CHAIRMAN GUBITOSA: Yes. And just, and

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2 I think whatever you get to the ARB, just
3 make sure I get a copy so I see what's going
4 on.

5 MS. MELE: Absolutely.

6 CHAIRMAN GUBITOSA: All right, thank
7 you.

8 MS. MELE: Thank you.

9 CHAIRMAN GUBITOSA: All right, the next
10 item on the agenda is Bay View Park Power
11 House Dance Center.

12 MR. HONAN: There's one other issue,
13 Amy, before you step down. I just -- are the
14 Members of the Board at this time satisfied
15 with the extent of the public area that's
16 shown on the plan that was just on the
17 screen?

18 CHAIRMAN GUBITOSA: I'll take another --
19 I guess I'll poll the Board. For the public
20 area that was shown, is the Planning Board
21 okay with the way they showed, I guess the
22 whole public area, not detail, but the layout
23 of the public area?

24 MR. HONAN: The extent, basically, the
25 square footage.

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2 CHAIRMAN GUBITOSA: The square footage.

3 BOARD MEMBER JASLOW: Yes.

4 VICE CHAIRMAN MULLER: Yes.

5 CHAIRMAN GUBITOSA: Eric, yes. Pete,
6 yes. I'm yes.

7 BOARD MEMBER KRAESE: I'm satisfied what
8 they're showing us today, yes.

9 CHAIRMAN GUBITOSA: Yes.

10 BOARD MEMBER ROGERS: Yes.

11 BOARD MEMBER FERGUSON: Yes.

12 BOARD MEMBER KRAESE: And it's not
13 final.

14 CHAIRMAN GUBITOSA: Right, it's not
15 final. Just of the concept.

16 MS. MELE: No, we appreciate you
17 clarifying that. Thank you very much.

18 CHAIRMAN GUBITOSA: All right, good.

19 (Time noted: 7:56 p.m.)

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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