

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

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IN THE MATTER
OF
EAGLE BAY

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
October 22, 2020
7:21 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. This is Eagle Bay. This is the site plan, conditional use located on north end of Hudson. Mr. Zigler, I think tonight you're just going to give us a review since we have a lot, we have some new members and everything, right?

MR. ZIGLER: Yeah. We're planning on putting it up on your screen. I think we have to share your screen.

CHAIRMAN GUBITOSA: All right.

MR. ZIGLER: Basically what we're doing is just introducing the plan. A lot of people would think that the EIS had a lot to do with the plan. It does. But in real life, we're starting over right now with the site plan. And this would be a review just like you did on your previous items on the agenda.

CHAIRMAN GUBITOSA: Right.

MR. ZIGLER: We -- down here at the bottom. Keep going down.

We made a submission, and it's roughly

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45 pages. And it's pieced together from previous work that we were doing in different venues, including the Planning Board and outside. ARB, let's call it. And some of the, some of the things that we were talking about and putting together are now taking place on this site plan.

So the first thing we want to do if we get this up here is to show you the, how we started. And this picture that you have in front of you, that would be --

MR. HONAN: We're not -- you're not sharing for some reason. It's not, it hasn't kicked on.

MS. RAMANATHAN: If Stephen could just allow sharing.

MR. HONAN: I did. Yeah, you're ready to go.

MR. ZIGLER: It should be sharing.

CHAIRMAN GUBITOSA: Hang on.

MR. ZIGLER: It's coming.

CHAIRMAN GUBITOSA: All right. And I did also post a lot of these documents on the Town's website, too. The ones you sent me,

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2 Dave.

3 MR. ZIGLER: Yeah.

4 CHAIRMAN GUBITOSA: There.

5 MR. ZIGLER: You got it?

6 CHAIRMAN GUBITOSA: Got it.

7 MR. ZIGLER: All right. So this is a
8 picture, what you would look at if you were
9 standing out at the new fishing dock, looking
10 at the site. You have Building Number One on
11 your left. And then you have the fitness
12 center, the community building straight
13 ahead, between the trees. And then out,
14 further out on your left is Building Number
15 Three. And the gray-looking building all the
16 way to your right, that's Building Number
17 Four.

18 This all started with Mark Schulman
19 coming into the Board and laying out a
20 concept, a concept plan for the property that
21 had to do with the zoning that was created by
22 the Town Board. And the concept had to do
23 with getting people the visual of the Hudson
24 River, narrowing the bulk of the buildings,
25 and not blocking the view of people up on the

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2 hill, and having buildings that would lend
3 itself to having open windows because you're
4 on the river.

5 So Mark did this, come up with some
6 sketches. And we moved on from these
7 buildings that he sketched up, we moved on to
8 the site plan. So the site plan was born
9 from the building plans.

10 The building plans are in front of you
11 now, a typical one. This is Building Three.
12 But they're kind of sister buildings.
13 They're different lengths and different sizes
14 but -- I mean different bedroom counts. But
15 the buildings are all the same size, left to
16 right, which face the river.

17 On the right side plan, you'll see that
18 that's ground floor. You'll see that that's
19 a canopy on the right side of that plan.
20 You'll see it right there at letter M.
21 That's a canopy. That's the entrance. You
22 come into a lobby.

23 MR. HONAN: Can you use your cursor and
24 show us what you're talking about?

25 MR. ZIGLER: Yup. There. That's it

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2 right there. On your right. You could see
3 the lobby, the tables and the chairs. And
4 then you have the elevator shafts. And
5 you'll have a desk that looks like a captain
6 would be there to greet you. That's the
7 front door.

8 Totally opposite on the back side is
9 what you would call the delivery door, the
10 service door, the utility rooms. And you
11 could get access into the lobby, as you see,
12 from the back.

13 The fronts of the buildings face each
14 other. The plan on the left details how the
15 bedrooms and hallway -- the hallway goes
16 east-west. It's an access. It leads all the
17 way out to the one on the river.

18 All the units that face the river are
19 three bedrooms. They're the only ones. Only
20 the ones that are three bedrooms on each
21 building are the ones that face the river.
22 And then the majority of the units are two
23 bedrooms. The one bedrooms come up when you
24 have an obstruction like the elevator shaft
25 or stairwell. So there's very few one

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2 bedrooms.

3 This is the building plans. These plans
4 have been developed. They're basically ready
5 for a building permit type of application.
6 Because when you do a site plan, you're doing
7 a site plan for a building permit. It's not
8 like a subdivision when you put a theoretical
9 house on.

10 So these building plans are finished.
11 The foundation has been engineered. The soil
12 tests for each building has been done. And
13 we went to the ARB with these buildings for
14 the facades, the look of them, the roof.
15 Because contrary to a lot of people, most
16 people will only see the roofs on this. And
17 we have been in front of the ARB. And now
18 we're coming back, we're putting all this
19 stuff together.

20 And that's where it starts on the next
21 page, which is Page One. That's the front
22 page of the site plan. That's sort of like
23 what you would call your index.

24 You'll see right in the center is the
25 layout with the four buildings. Number One

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on your left. Number Four on your right. North is to your right. The railroad is west of the buildings. It's going east to west almost on the top of the -- I mean north to south on the top of the page.

And then there's two other smaller buildings. The one in between One and Two, that's the rec building that was in the picture, the first picture. And then all the way on the south property line is the commercial building.

This zoning has a component of residential, but it's called mixed use because for every unit, you have to have 50 square foot of commercial building. So the building on the left, at the entrance, would be a commercial building which would have a user, hopefully, a restaurant, an office, or something.

That is an area where we had first started, we were thinking about putting a boatel because of the marina. And it was not, it was not a good idea. The Town, the Planning Board, they'll see it. Everybody

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looked at it and thought that was too much of a mixture of commercial. So the commercial that we have there meets the code, but it's not oversized for the area.

If you go down to the right -- would you zoom in right down here -- you'll see the, we have a list of plans. This is where our other -- let's say Town Line, let's say the ones you just reviewed -- this is where we break away from that because there's a tremendous amount of details on this. Right now, you'll see three sections. One says site plan list. The other one's landscaping. And the third is lighting and signage.

John O'Rourke has looked at these plans. And prior to us putting this set together, and we have talked, and I believe that we're going to end up with five sections. We're going to take the lighting and signage and pull them apart because John wanted to see not only the traffic and movement and traffic signage, but there's signs all over this site. Each building has a name. There's index directory signs. So we're going to

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2 make a separate section for signage. And
3 then that would be Number Four.

4 Then the fifth section -- which is
5 coming after we had submitted this, we had
6 some discussions, there were some discussions
7 with Suez the end of last week -- we're going
8 to end up with a fifth section, which would
9 be offsite improvements. And that would be
10 the intersection at Beach, Hudson, and
11 Tomkins. That would be the upgrading of the
12 water main pipe from Reservoir Road on West
13 Main Street to Orchard. And it would
14 probably include the sewer improvements on
15 site and off site. So that would be the
16 fifth section.

17 Why we're breaking this up into sections
18 is because if somebody wants a set of plans,
19 we don't want to have to give them all 70
20 pages. When we printed this for the EIS and
21 for circulation, we used over a quarter mile
22 of paper. So we're trying to set this down.
23 Yeah, a quarter mile. That's a lot of paper.
24 Yeah, we're trying to set this into maybe you
25 want to review the site plan, we could just

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2 make those 20 pages. But you know, that's
3 something we're working on.

4 The other thing you'll see to the left
5 is the general notes. The general notes
6 right now, I have four or five additional
7 notes that will be going on there, things
8 that we've talked about just since we
9 submitted these plans. And that has to do
10 with the sewer, with the water, and also the
11 intersection upgrade that we were talking
12 about.

13 Over to the left, you'll see that we
14 have a breakdown of owners and the areas.
15 That had become quite a bone of contention
16 about the size of the lots. There's a
17 difference. There's a gross area of
18 something, and then a net area, which is part
19 of your code. And that's how we figured out
20 that this property would yield 290 units.
21 But in this case, we have 264 units. So if
22 you see underneath the development details,
23 it says 9.1.

24 If we move up a little bit, you'll see
25 we have a parking table. This is very much

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different than normal parking tables because you have a residential unit, which is controlled by one or two bedrooms, or three bedrooms. And for a one bedroom, you need one parking space; for two, two parking; and three, for three parking.

You have a commercial component like we were talking about on the left. That's commercial, a commercial use. That has a parking criteria, also. Then you have the marina. That has a parking criteria.

So we used all three of those, and come up with a total parking amount of 617. We require 611. So that's asking for no reduction. That means that nobody's going to be in the restaurant that has one of the units, or nobody's going to be in the marina that has one of the units. It's what we just went out and put 617 parking spaces on the site. And you can see that we set it up so that you could be close to the front door to whatever use you're going to.

And what I mean is the commercial building has well over a hundred parking

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2 spaces in front of it. Building One and Two
3 has at least one and a half parking spaces in
4 front of it for the, each unit. So there's
5 additional parking. But we wanted to have it
6 so it was easy to get into the buildings
7 either using the front door or the back door.

8 You'll see there's parking along the
9 railroad. Some of those spaces are actually
10 closer to the front door than the spaces that
11 are down by the Hudson River. If you look,
12 if you really look, you could see that
13 Building One and Two face each other, so
14 that's like a little courtyard. Then Three
15 and Four face each other like a little
16 courtyard.

17 Along the bottom of those buildings
18 you'll see parallel line. That's the path,
19 that's the emergency access to your river
20 walk or whatever you want to title it.

21 From the property line on the south all
22 the way up to the north parking lot, that's
23 over 1200 foot. So it's quite a bit of walk.
24 The entire property is over 2,000 foot along
25 the river. So we're using about half of the

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2 riverfront for this project.

3 Overall, the, I would say the
4 improvement that's out there is more than
5 what we'll end up with when this project is
6 finished as far as paved area, more trees,
7 and everything else. So this kind of like
8 sets you up, gives you the tables, gives you
9 the details. And then as you get into the
10 site plan through the steps, you will see
11 that it's broken down into engineering, into
12 landscaping, and lighting. So we just kind
13 of wanted to show you this as we proceeded
14 forward.

15 The next page is the easement page.
16 It's two pages. It's this page for the south
17 side, and then the next page for the north
18 side. And the easement page is very
19 important because it has to do with public
20 area, public entry, utility, right of way,
21 sewer line, gas, and describing the easement
22 for Hudson Drive.

23 It's a technical thing, but it was very
24 important that the area of the public which
25 is along the promenade -- I'll call it the

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promenade -- which is along the promenade is open to the public, and the sitting areas are open to the public. That's part of the code. That's part of the -- what we have to do with this type of zoning is allow access to the river.

 If you notice along them parallel lines, where it says public access in the middle, very light, unfortunately, you'll see a bunch of, looks like little rocks or something. That's actually the riprap along the river. And that's not part of the public access. That was taken out of it because it's going to be cumbersome and a problem of the association to maintain that. As is the road, but they wanted to take the -- after discussion, it was deemed not, not as accessible and not useable for public area.

 If you continue to the next page, it's just the north end of the project, which brought up a couple of questions we had, and discussions. This is Max's baby here. At the end of Building Four, there's a parking lot with spaces into the building and spaces

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2 away from the building.

3 So you have a curb line. From that curb
4 line, there's a 50-foot offer of an easement
5 so that that walkway, which ends down right,
6 right in the center of the picture, could be
7 extended up, and you could walk along the
8 buffer adjacent area of the wetlands, and
9 walk all the way up to the end of the
10 property. That would end at the battlefield
11 property. It's an offer of someday,
12 hopefully they'll continue that. When we
13 first started this project, we mapped out the
14 walking path from the Tappan Zee Bridge all
15 the way to the Stony Point Battlefield, but
16 unfortunately, it didn't work out. Maybe
17 later it will.

18 Also on this, you can see the immense
19 size of the New York State DEC wetlands.
20 That's over on your right. It says NYSDEC
21 wetlands. You want to go to the next page.

22 The next page we have is the existing
23 conditions. This is not pristine woods out
24 there. This is a redevelopment of a site.
25 At one time before Sandy, it held well over

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2 500 boats. It had different size slips and a
3 lot more docks, which it lost from Sandy.

4 You'll see that there's three buildings
5 along the railroad tracks, the warehouse
6 building, and then the two buildings they use
7 for the boat sails and maintenance. There's
8 a shed behind that one building on the north.
9 That's the one on your right. And then down
10 on the left, you'll see a pool and a smaller
11 office, bathroom type of building.

12 If you take those buildings, the facade
13 of them, what you would see, if you were out
14 on the Hudson River and you looked into the
15 site, those buildings, the lengths of those
16 buildings add up more than what we're
17 proposing. They're over 500 foot of building
18 frontage on the Hudson River, and our plan
19 has a little over 400, about 410. So we're
20 reducing the facade on the river. Our
21 buildings are narrower than the two buildings
22 on either side of the tunnel.

23 You'll also see on the right, just
24 before I detailed the wetlands, if you look,
25 you'll see that the current operation is

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2 encroaching on the adjacent area of the
3 wetlands. It's been like that for a long
4 time, probably before wetlands started. So
5 that's something that's going to be cleaned
6 up by our project. It's going to be removed,
7 and that will all be landscaped.

8 And we agreed to put sign posts up. So
9 it's not going to be maybe it's here, maybe
10 it's there. We're actually going to put sign
11 posts up that says where the adjacent area of
12 the wetlands are so people do not, don't do
13 anything else there. It's quite an unusual
14 project because of that fact.

15 We also have some legal stuff on that
16 page. Down at the bottom, you'll see an Army
17 Corps notation and historical information.
18 This is actually part of the 1880 river,
19 river grants. And it's filed in the State of
20 New York. So that's very important.

21 Up at the top of this map is the details
22 for Hunter Place. Because at one time,
23 Hunter Place actually came down and went
24 through the trestle, and this used to be the
25 beach front for the people up on Lincoln

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2 Oval. So that there's a history on that from
3 the 1940s.

4 So we'll go to the next page. Now you
5 start to get into the site plan. And this is
6 the overall site plan of the site. It's
7 really too small for anybody with human eyes
8 to read, but it gives you the overall
9 picture. It gives you the flood lines, and
10 it gives you the topo of the site as it is
11 today versus where we're going. And that's
12 detailed in the continuous pages, basically.

13 What -- I don't know what was in the
14 paper, but the story was not correct. This
15 site is not reducing it. It's increasing the
16 height, the current elevation by FEMA 7.
17 Stony Point wants 9. These buildings are
18 going to be at 14. Elevation 14, that's
19 almost a 500-year storm elevation.

20 The parking lot, the entire parking lot
21 that you're looking at, everything's over 10.
22 So there's no decrease. And that has nothing
23 to do with the height of the building.
24 Everything on this plan has to do with
25 elevation.

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2 Even the height of the buildings have to
3 do with elevation. They start at 14 and they
4 go up 45. The maximum height is 59 foot.
5 It's not a height, it's an elevation. So
6 when you, when somebody says well, how high,
7 normally you'd say well, it's 35, 35 foot.
8 It could be three stories. No. This has a
9 maximum elevation of 59.

10 And 59 is less than most of the area
11 around it. If you go over to the Stony Point
12 Battlefield and walk on the Stony Point
13 Battlefield path, you will be looking down at
14 these buildings. These buildings are not
15 high.

16 We put a cable up when we first started
17 the project. The cable was, I think five or
18 six foot higher than the telephone pole out
19 in front of where the boat showroom is. So
20 the buildings are high compared to a house,
21 but they're not high compared to what you
22 would think a building with this many units
23 would be. You can go to the next page.

24 Now, that's broken up, and the following
25 sections that you would see have to do with

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elevations and details. Now, that's some of the areas that John had made some comments on, or we worked on it, and we have some more work to do.

This is the next section, landscaping. This was done by Dan Sherman. He came in front of the Board several times, made what I call a Etch A Sketch. He made some nice colors and figured out what the Board was looking for. And from that, he made some changes and he came back. There was quite a bit of back and forth on that.

And this was then taken by Dan Sherman and broken into, I think nine different pages. Each page has a certain area with detailing the landscaping from shrubs, and it has a total on each page. So if you take your maps out and look, each page has a chart on it, and it says how many trees and shrubs are on that page. It's not the total for the site. It's just for that page. And some of the pages have hundreds of shrubs on them and 20, 30 trees.

So the intent was to give it green,

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which is not down there. And as you drove into the site and you look to the right, we tried to buffer that. It was a big thing of buffering the parking lot from driving in. Not from a bird flying over, but from you driving in, and driving along the west end of them buildings, and looking towards the river, that it would be buffered. That's why in between the Buildings One and Two, you have those islands, the oasis, the walk throughs, and then between Buildings Three and Four.

The other thing that became quite a discussion was the planting between the buildings and the river. We didn't want to have oak trees and maple trees there because the people in these buildings all have a deck. They can go out on their deck or porch or patio, whatever you want to call it, and they can see the Hudson River. Quite a bit of the Hudson River. So we didn't want to have high trees.

So most of the trees and the shrubs in here are low and trimmable shrubs, that they

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2 can be like lollipops, I call them, where the
3 tree grows up, and you can keep trimming it
4 so it just stays nice, round, and fat, and
5 doesn't grow 30 or 40 foot up in the air.

6 This plan was reviewed by Steve Marino;
7 Tim Miller, who the Planning Board wanted to
8 review it. He had a lot of comments. He's
9 very thorough.

10 We went to the ARB. He came to the ARB.
11 He discussed it with the ARB. They made more
12 changes. And finally, that was approved.
13 But this is approved by the ARB. Has nothing
14 to do with the Planning Board. It's just a
15 referral.

16 On the next page you can see what I was
17 talking about. It has a blow up. They're
18 kind of, to me, they're overdone, but when
19 you start getting into the buildings next to
20 the buildings, you really need that area.
21 And that shows just the entrance, and it's
22 going to be tree lined. And then as you come
23 into the site, there's other pages. Up on
24 the left is the planting details. And then
25 up on the top is what I was telling you

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2 about, the chart of all the different bushes
3 and trees and shrubs.

4 The next, the next one is more of a
5 detail. And that would be, like, right there
6 around the building, you could see that he
7 has the parking lot between the commercial
8 building and Building One detailed in shrubs.
9 And then he goes and he breaks it up into the
10 bottom left, and then along, along the walk.
11 Each one of these are detailed so that they
12 could do a shrub count. And when it's over,
13 you can see that the planning matches the
14 plan.

15 We're going to move down to the next
16 one. And this is where I was saying it's
17 very detailed. And that's the center, you
18 could see that residents center. Around that
19 is all shrubs and trees. That's on the box
20 to your right there. If you pull your plans
21 out, you could see the, you could see the
22 amount of trees and shrubs.

23 The square thing on the left, that's
24 your biofilter. You have a biofilter at the
25 end of each building. That's where all the

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drainage from the parking lot's going to go into that biofilter. That's a recommendation by the New York State DEC. And then it drains out into the Hudson River.

So we have, I think about seven or eight drains into the Hudson River. We have what we call a home run drain. That's a drain from the trestle all the way through. But everything else goes into these biofilters. And the building, the building tops, and then it goes into the river after it goes through the biofilter.

This, again, was all reviewed for woodchips to type of shrubs that work along the Hudson River. And Dan Sherman is very good at that. He does a lot of work in Piermont and is on the Piermont tree committee.

Next, we're going to move on to lighting. Lighting is, to me, is a serious thing when you start talking about the Hudson River and areas that really, it's dark. So if you went out and you put lights on this like a shopping center, it would probably

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2 look like some of the things you see when you
3 come up the parkway. And that's not the
4 intent and wasn't the intent.

5 And this was also reviewed by Steve
6 Marino, and went back and forth between the
7 lighting company, who are experts at this,
8 and suggestions by Dan, Dan Sherman and Steve
9 Marino.

10 We have short poles. The poles are not
11 high. They're 20-something foot high,
12 including the piers in the top. And they're
13 LEDs. Every light on the site is a LED,
14 which is a massive improvement from normal
15 lighting. You can adjust the lighting to be
16 bright. You can knock it down to security.
17 You can turn the light off. Each one will be
18 separate.

19 And the point of that is the parking lot
20 is going to be like a parking lot. It's
21 going to have light poles in it with lights.
22 And those lights can be bright for security
23 reasons, when the business is working, and
24 the commercial and the parking lot. And then
25 around 10:30 or 11, it could be turned down.

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And when we first did that and we looked at that, when we wanted to go turn the lights down, it was too dark. And it didn't seem safe. So back and forth with the applicant, we come up with these bollards. That's a good one, bollards.

If you look around the outside of each parking lot, there seems to be, like, bright little lights on the edge. And then if you look on the walkway, the lights are not as intense, but you can see there's many more of them. There's 50-some lights around the buildings and well over a hundred on the walkway. And these are only three foot high, and they're walkway lights. So the intent here is to knock the parking lights, parking lot lights down, turn them down when you get into the later time in the evening, but yet the security would be there for walking on the path, whether in front of the building or on the pathway.

And then we have different lights along the roadway. The roadway would be what I consider coming in Hudson Drive, and that

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road along the west end of the property from the south all the way to the north. They are street lights. And they'll be a little brighter. Again, they're very directional. You can tilt them, turn them. They're solid on the top, so they're not sky globe. And there's no windows on that end of the building, so that's pretty secure for just street lighting.

There was a lot of studying here. It went back and forth. And this isn't part of the package, but to me, it's very important. You can see that how the site is lit, and you can see the glow off the site, the second picture.

And then one of the page details show that. And all those silly little numbers there are isos of each light. And Steve Lopez went through every one of them and he picked up areas that they were too bright or not enough light, and that's what brought on this walkway lights that we have.

So there was a lot of work on this, a lot of intention on security. But yet, we

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didn't want to have a shopping center look to it after 11:00 or so. And that's all going to be driven by the residents. If the residents want to have the lights brighter, you know, they can. If they want to cut them down, that's the good thing about LED. There's so many things you could do with it rather than a normal light that we have in the other shopping centers.

The next page is also lighting, and it shows signage there. That's one of the things that I discussed. I should say John discussed with me. We're going to take the signage off so all the signs, all the handicapped details, now accessible details, all those will be put on a separate section, and it will be taken off the lighting. So if you're just looking for lighting and lighting details, that would be on this section.

Again, this is lighting of the one area. And this is, the next one down is the lights themselves. They're dark sky. They're gray. And that's where we get into the ARB.

We went to the ARB with the lights.

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2 They still haven't made a decision on the
3 color. We have, we have to go back.

4 We've been to the ARB for the signage
5 and the buildings. We went to the ARB for
6 the pavement. The walkway pavement is going
7 to be gray in color. And it was quite a
8 discussion on what kind of gray, but it ended
9 up being, I would call it a light gray, I
10 think.

11 We also have benches. We have metal
12 benches that will be what I would call kelly
13 green. They're metal slats, so they're easy
14 to clean. Remember, we're out on the river.
15 And they'll be placed along the walkway.

16 And we don't even show that on our
17 plans. It's one of the things I've seen we
18 were missing. So there's a few things we
19 have to show.

20 Then we also have a refuse or trash
21 container next to each one. And it will be
22 in the same color and the same style. It
23 will have the metal bars and it will be
24 solid.

25 We also went to the ARB for the fishing

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2 pier. The type of material, that was redrawn
3 for the second time. It was not acceptable
4 for the first two. Actually, the third time.
5 And we have to go back to finish that.

6 We got the, we got the, I'll say the
7 plank, the rail material, a discussion of the
8 pavilion at the end, like an overhang. But
9 we have to put lights on it. We have to go
10 back for the ARB for that.

11 And then we also have that structure in
12 the front where we have the grass from the
13 commercial building. There's a portico,
14 some, I don't know what you would call it.
15 But it's a structure that's for sitting.

16 And there was a discussion on the roof.
17 They thought the roof was too steep. And we
18 were modifying the roof. We kind of stopped
19 going to the ARB in early March, and you
20 could figure out why. But we do have to go
21 back and get some of these things. But it's
22 the -- we processed a lot of this and moved
23 forward.

24 And now what we're doing is we had the
25 maps circulated. We're going to receive

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comments back from the various agencies, like you normally do for site plan. We should have that pretty close to the next workshop. And then we'll hopefully, we can actually have a real meeting where we could put up more pages for you.

But we thought that this was the way to introduce it because we've worked on certain areas. Some of this stuff we discussed almost two years ago. Some of it well over a year ago. So we're now putting everything together.

This was the first shot. I have a lot of red ink on my map. So there's some things we got to do. And there's all the further review by John and whomever. And we'll address those comments as they come in.

So hopefully, you understand where we're at, and where we're going, and what we've done so far. And if you review the maps and have comments, we were talking a month or so, so if you want Dan Sherman to come in, or you want Mark Schulman to come in to explain stuff or show you stuff, we will do that.

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2 And if you want to see what's the ARB
3 approved, you really have to go to see Mary
4 because she has the materials and stuff, and
5 we really can't put the colors on the map.

6 So when we do the signage, as we were
7 talking about in the fourth section, it's
8 going to be more size and look. It's --
9 can't really, can't really give you the blue
10 colors, and things that are incorporated in
11 there are the building colors.

12 So there's a lot of information out
13 there. And mainly, this map right now has
14 about 70 percent of it. But there will be a
15 lot more before we're finished.

16 CHAIRMAN GUBITOSA: All right, good.
17 Thanks. Thank you, Dave. That was, like you
18 said, we're, you know, right in the beginning
19 stages again, going through and just getting
20 everyone up to speed. John, do you have any
21 comments at this time? I lost John.

22 MR. O'ROURKE: No, not at this time.
23 I've been working with Dave over the last
24 several years. So we're generally okay with
25 the layout. Again, it's just getting some

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2 technical stuff done. As he said, there's a
3 lot of pages to review for the Board.

4 CHAIRMAN GUBITOSA: Right.

5 MR. O'ROURKE: But generally, it looks,
6 you know, we're very happy with the lighting.
7 And the landscaping. Both your other
8 consultants have pretty much signed off on
9 both of those. So now it's just going
10 through some engineering details, and
11 confirming drainage and slopes and some other
12 stuff. But generally, it's come a long way
13 in a long time.

14 CHAIRMAN GUBITOSA: Right. All right,
15 thank you, John. Max, any comments at this
16 time?

17 MR. STACH: I just want to draw
18 attention to a couple things. During the
19 SEQRA review, I mean it's -- I think
20 everybody knows we spent a lot of time
21 talking about environmental impacts and
22 various subject matter over the course of the
23 last two years, and there have been some
24 project modifications during that time in
25 response to different things that came up.

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2 So I think it's worthwhile to point out that
3 when Dave was going through the landscape
4 plan, one of the things that they did that
5 isn't on Mr. Sherman's map yet is they did
6 reroute how the public accesses the
7 waterfront space if they're walking in off
8 Hunter.

9 CHAIRMAN GUBITOSA: Correct.

10 MR. STACH: So, you know, I think
11 they've taken some, some attention to how
12 those things are treated. And we'd look to
13 see that updated on Mr. Sherman's landscape
14 plan.

15 I'd also ask if, if Steve Lopez and Dan
16 Sherman had gotten into the landscaping in
17 the adjacent buffer, the wetland adjacent
18 area. In the DEIS, the applicant has stated
19 that that area would be reestablished with
20 appropriate vegetation. And that probably
21 should be reviewed to make sure that that's
22 being done according.

23 Dave, you said the ARB is taking up the
24 color of the lighting. By that, did you mean
25 the color of the fixtures or the color of the

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2 light?

3 MR. ZIGLER: Color of the fixtures.
4 Basically looking at the color of the
5 fixtures. They liked the fixtures and they
6 liked the heights. You know, we're very low.
7 22 foot, I think. But there was the
8 discussion on the color because there's,
9 there wasn't -- there was a question on the
10 color and we just, I have it sitting over
11 here. But we never got back to the ARB.

12 So we have things to do. But, you know,
13 when the ARB just restarted again, we wanted
14 to come to the Board and run a lot of this
15 past you so you know knew where we were
16 before we move on.

17 MR. STACH: Yeah. So those were just
18 some things that came up tonight. And you
19 know, I will be reviewing the site plan and
20 providing my comments for your review just as
21 John has done, also. So with that, I really
22 don't have any other comments except to say
23 that the applicant is awaiting my draft,
24 revised draft of the finding statement. John
25 O'Rourke and Lanc and Tully have generously

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2 taken the first step at that and helped me
3 out. I got that earlier this week, and I
4 just have to wrap it up. I expect to have
5 that to the applicant by tomorrow.

6 MS. MELE: Thank you, Max.

7 MR. STACH: You're welcome.

8 CHAIRMAN GUBITOSA: Thanks, Max. Steve,
9 any, any comments at this time?

10 MR. HONAN: Yes. What I would like to
11 see is with respect to that list of pages in
12 the site plan at least one page dedicated to
13 the public access area, for nothing else than
14 to have something to refer to because we're
15 going to have a separate agreement between
16 the Town and the owners of this facility. So
17 we need something to refer to. And I think
18 it would be a good idea just to review all of
19 the structures that are going to be placed in
20 the access area. And just so for going
21 forward into the future, the extent of the
22 public access area vis-a-vis the private
23 areas that are restricted just -- from which
24 the public is restricted, the private areas
25 for the residents. So I think if it's made

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2 clear now, it will be easier going forward.

3 MS. MELE: Dave, that's not a problem,
4 right?

5 MR. ZIGLER: No. No, the three of those
6 comments, two by Max on the sidewalk for Dan
7 Sherman, I wrote down because I did notice
8 that. And then nobody really reviewed what
9 that would be, the basin area would be
10 replanted in. So we'll get that. And then
11 we'll make a separate drawing detailing
12 public access and what's in the public
13 access. That's not a problem.

14 MS. MELE: And that could be attached to
15 the easement agreement itself, too, in
16 addition to being a page in the site plan.

17 MR. HONAN: Yeah. As I think, I think
18 we'll need something for the easement
19 agreement, basically.

20 MS. MELE: Yeah.

21 MR. HONAN: If we can refer to just a
22 page in the site plan, that would be great,
23 too.

24 MS. MELE: Uh-huh.

25 CHAIRMAN GUBITOSA: All right, good.

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2 Good. Thanks, Steve. I know for the Board,
3 I know for the last, last several months, the
4 Board at TAC meetings, we've made our
5 comments. And the applicant's been, you
6 know, addressing those. So I'll just go
7 through now just to see anything else going
8 forward. Jerry, any comments at this time?

9 BOARD MEMBER ROGERS: No.

10 CHAIRMAN GUBITOSA: All right. Gene,
11 anything at this time?

12 BOARD MEMBER KRAESE: No, but I do have
13 some concerns we'll deal with later.

14 CHAIRMAN GUBITOSA: Later. Right. All
15 right, yes, me too. Kerri, any, any concerns
16 at this time until after we review all the
17 plans?

18 BOARD MEMBER ALESSI: Not at this time.

19 CHAIRMAN GUBITOSA: All right. Mark?

20 BOARD MEMBER JOHNSON: Not right now.
21 I'm going to dig into the site plan, and I'm
22 sure I will in the future.

23 CHAIRMAN GUBITOSA: Right. All right.
24 Eric?

25 BOARD MEMBER JASLOW: Just curious, has

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2 there been a response yet to Kevin's letter
3 on the comments and the pipe on Hunter?

4 MR. ZIGLER: No. As a matter of fact, I
5 did -- we'll look at that. I mean, he's
6 smart enough to know drainage. So there's
7 probably an error in there somewhere. But
8 it's most likely a drafting area. But we'll
9 straighten it out.

10 That pipe, that's a very important pipe
11 because there's no positive drainage from
12 Hunter. And that's the only positive
13 drainage there will be. And that pipe's
14 going to come from there, and that's the home
15 run pipe I was talking about, and go directly
16 to the river.

17 So those people who are backed up on the
18 railroad on that side, when the road is paved
19 and curbed, it's going to drain into this
20 pipe and pull away from their yards where
21 they have water in them now. So it works.
22 It will work. And we'll straighten out
23 whatever errors we have, if, if the memo is
24 correct.

25 BOARD MEMBER JASLOW: Thank you.

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2 CHAIRMAN GUBITOSA: All right, thank
3 you. And I guess from me, same thing is, you
4 know, I've made, we've made our comments in
5 the, in different TAC meetings. And there
6 are a lot of documents out there. The
7 ones -- and hopefully, what I try to do is
8 when Dave sent me the, part of the
9 presentations that he did tonight, I tried, I
10 did get it up on the website in the planning
11 documents. So you know, if the public wants
12 to review, so that if they're not, you know,
13 they're not able to see the documents live,
14 they can bring them up. But other than that,
15 I don't think anything else. I guess we'll
16 see you at the TAC meeting, Dave, right?

17 MR. ZIGLER: Maybe. I'm planning on
18 being out of state. But I might not be able
19 to go. But yes, somebody will be there.

20 CHAIRMAN GUBITOSA: All right. Thank
21 you, Dave.

22 MR. ZIGLER: Thank you for your time.

23 CHAIRMAN GUBITOSA: Thank you, Dave.

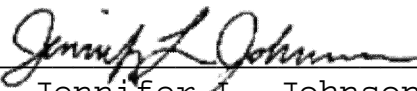
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and correct transcription of the original
stenographic minutes to the best of my ability.



Jennifer L. Johnson

