

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
EAGLE BAY

- - - - - X

Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
March 24, 2022
7:02 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
ROLAND BIEHLE, BOARD MEMBER
JAKE CATALDO, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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CHAIRMAN JOHNSON: First item on the agenda this evening is Eagle Bay. Dave, you got any?

MR. ZIGLER: I think at the workshop, we went over the legal descriptions and who gets what. I think out of that whole deal, we're going to provide a description of it, that 50-foot right of way from the north end of the site to the battlefield. The rest of the descriptions for the public access and things, that's been provided.

And I believe that there was some discussion on fees, on maintenance of the landscaping and scheduling that was going to be provided to the Town. And we had a cost estimate. The cost estimate for public improvements on-site, and a cost estimate for the improvements off-site.

And then we're in the Health Department for water. The United Water, or Suez Water, or whatever their new name is, they approved the upgrading of the line from Reservoir Road to Orchard. That's off-site, water line

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upgrading, upsizing. And then they also approved the water main from the intersection of Beach into the site. And then out through the trestle to loop it.

The sewer was the Town's. We just got the form. We are going to submit that. And Liz at the Health Department said she would review both at the same time.

The other outstanding issue would be after final, we would have to get a road permit for access to the Beach Road. Even though there is access, when you do construction on it, you have to get a permit for it.

CHAIRMAN JOHNSON: Right.

MR. ZIGLER: So we are doing improvements, as you know. We're doing a curb, and so on and so forth. That requires a permit. And of course, the traffic light at that intersection, which was approved by the County, but that has to be permitted also.

CHAIRMAN JOHNSON: Right.

MR. ZIGLER: And then I believe we

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talked about the phasing. And we discussed the phasing of the promenade and that public access, that we didn't want to have public access to the front of the site when there was really heavy construction going on. So there was a discussion of going to the third building, and it would have to be finished, and the fourth. And then we have other clickers, as you might say, for other improvements like the traffic light. And all that's built into the plans.

The biggest thing was Note 18, which had to do with, I think the code is 92.3, marina. And there's a list of items that a marina may have. And a lot of these, we did want, and items that we did want. And so we had to put that note on, like, a comment response. Put that note on the map.

And then if we didn't want it, we said that that wouldn't be part of the approval, like fixing boats, or launching boats, all that. We don't -- it's not part of the deal. Storage of boats.

So, and then the things we wanted, we

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put that we wanted that. A pumping station for the boats. A seasonal pumping station. And then we put it where you could find it on the maps.

So that's Note 18, and it's -- we actually had to go into the second page. I sent the revised maps in, but I -- my own fault. There's a couple of items we did not revise. I had it revised on my comment response, but we hadn't done it on the maps. So we have a couple of those things we have to clean up.

And that was about it. If you have any questions, or --

CHAIRMAN JOHNSON: Max, you got?

MR. ZIGLER: -- things, or?

MR. STACH: Not at this point, no. I think we're just going to look at the submissions as they come in.

CHAIRMAN JOHNSON: All right. And John, you looked at the map?

MR. O'ROURKE: Yeah. As Dave said, they submitted a revised map. We also -- they also submitted a revised construction cost

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estimate, so our office has been doing that.
And you know, generally, we're looking at
final notes. Just crossing Is, dotting Ts.

CHAIRMAN JOHNSON: Okay.

MR. O'ROURKE: Or vice versa. So, yeah.

CHAIRMAN JOHNSON: All right.

MR. ZIGLER: You know, I should go over
the maps. We did put -- there was a
discussion about the gates at the end of the
promenade. So we have an emergency gate out
at the other end for the emergency access.
We used the same gate at the promenade. And
we put it behind the sidewalk, or actually in
front of the sidewalk so it doesn't block the
sidewalks.

CHAIRMAN JOHNSON: Okay.

MR. ZIGLER: One of the other things, it
was a comment from Max. He kept bugging me
about access from the parking lot down to the
promenade in the middle, not having to go all
the way around. So we did put a switchback
sidewalk in on the south side of the rec
building. It goes down. And then you got to
do a switchback so you don't have a steep

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slope. And then that goes to the promenade.

And then we, we skipped the next building. So we're at Building 3 and 4. We put a path going down there.

So now we have two access points that we didn't have before. If that's fine, after they look at it, we do have to make a slight modification to landscaping, because we have landscaping up against it. And I think we're going to have to put a light where that switchback is on the sidewalk, one of those low lights that we have on the promenade, just for the purpose of safety.

CHAIRMAN JOHNSON: Right. All right. John Hager? Anything?

MR. HAGER: No, I don't have anything at this time.

CHAIRMAN JOHNSON: All right. Amy, have you got anything that you'd like to say?

MS. MELE: No, thank you, Mr. Chairman. We're working cooperatively behind the scenes. Steve and I will be speaking tomorrow morning about finalizing some of the documents. But the TAC meeting was very

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helpful. And we're hoping to be on for final next month.

CHAIRMAN JOHNSON: All right. Thank you very much. Appreciate it.

MS. MELE: Thank you. Have a nice night.

CHAIRMAN JOHNSON: Thanks. Anybody else have any questions for the applicant? All right. Thanks. Appreciate it.

MR. ZIGLER: Thank you.

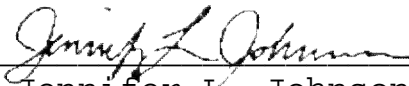
(Time noted: 7:09 p.m.)

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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

