

**ADDENDUM TO**  
**FINAL ENVIRONMENTAL IMPACT STATEMENT**

**Eagle Bay Mixed Use Development Project**  
**Town of Stony Point**  
**Rockland County, New York**  
Tax Map # 15.04-6-3; 15.04-6-4 and 15.04-6-6

**SEQRA TYPE 1 ACTION**

**LEAD AGENCY AND PREPARER:**  
**Town of Stony Point**  
**Planning Board**  
**74 East Main Street**  
**Stony Point, New York 10980**

**CONTACT:**  
**Thomas Gubitosa, Chairman of the Planning Board**  
**845-786-2716**  
**[planning@townofstonypoint.org](mailto:planning@townofstonypoint.org)**

**Accepted by Lead Agency: January 7, 2020**

**Prepared by:**

**Town Planner:**

Maximilian A. Stach, AICP  
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156 Route 59 Suite C  
Suffern, NY 10901

**Planning Board Attorney:**

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South Nyack, NY 10960

**Project Sponsor Attorney:**

Amy Mele, Esq.  
The Law Office of Amy Mele  
4 Laurel Road  
New City, NY 10956

**Project Sponsor Planner:**

Ramya Ramanathan, AICP Candidate  
Atzl, Nasher & Zigler P.C.  
232 North Main Street  
New City, NY 10956

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**Introduction and Purpose**

On September 24, 2020, the Town of Stony Point Planning Board, as Lead Agency, approved a FEIS for the Eagle Bay Mixed Use Development Project in the Town of Stony Point, Rockland County, New York. On October 21, 2020 the Palisades Interstate Park Commission (PIPC) contacted the Lead Agency stating that its comments, set forth in a letter dated February 14, 2020, were not addressed in the FEIS. The PIPC attached their February 13, 2020 letter for reference. The PIPC stated that the letter was hand-delivered. It is likely that, due to irregular government operation due to the Covid 19, the letter was inadvertently misplaced and therefore not addressed in the previously filed FEIS.

The purpose of this Addendum is to address the PIPC's comments. Attached hereto is the Lead Agency's response to the PIPC's letter. While responses to similar comments are included in the DEIS and FEIS, this Addendum is intended to be appended to the FEIS, and sets forth specific responses to the PIPC's February 13 comments. A notice of completion shall be adopted for this FEIS Addendum, and said notice shall be published and filed in accordance with SEQR requirements, and the Notice of Completion and this FEIS addendum shall be made available in all locations where the FEIS is available for review and distributed to all involved agencies and

interested parties that received a copy of the FEIS. No final action shall be taken on the proposed project until a minimum of 10 days following filing of this FEIS addendum.

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### **Comment and Response to PIPC letter dated February 13, 2020**

**Comment 1:** SHPO's No Adverse Effect letter dated February 6, 2019 is related to impacts within the project boundary for work associated with the breakwater/dock replacement at the marina. No site plans or building elevations were provided as part of this 2019 submission. An updated review should be requested and a current site plan with building elevations should be provided to SHPO for review.

**Response:** *The New York State Office of Parks, Recreation and Historic Preservation – Palisades Region was provided with the Draft Environmental Impact Statement (DEIS) and Final Environmental Impact Statement (FEIS). The department, which serves as the State Historic Preservation Office (SHPO) had no further comments. Copies of proofs of delivery are attached. In addition, SHPO issued a Letter of No Effect with respect to a previous iteration of the Project which contained larger buildings and more units (the Breakers) in 2016. SHPO issued a Letter of No Effect for the Breakwater and Marina components of the current project. The Project Sponsor will submit the current site plan with building elevations to SHPO via CRIS under project #19PR00809. A letter of no effect will be required prior to the issuance of any State and/or Federal permits, and prior to Final Site Plan approval. A letter of no effect is not required prior to the issuance of the Findings Statement.*

**Comment 2:** The visual simulations provided as part of the DEIS show that the 4 story structures will impact the fore/midground views from vantage points within Stony Point Battlefield State Historic Site. The proposed structures mass and height are not in character with the surrounding development, and therefore in our opinion may create a significant visual impact.

Are there any bulk table requirements for the Commercial portion of the proposal? Should there have been a reduction in residential units based on acreage used for the commercial portion of this Mixed-Use Waterfront Development?

We feel an alternative layout showing 170 units, with a marina and commercial space should have been evaluated as one of the alternatives in the DEIS.

**Response:** *As noted in the DEIS, the proposed buildings to be developed as a part of the Proposed Action have been designed per code complying with the height restrictions applicable in the zoning. Also stated in the DEIS, the Applicant is in agreement with the Town Planner who noted in the PW District Zoning Amendments - Environmental Assessment Form Part 3, that the existing site has always contrasted with the existing land use pattern. The existing land use area is varied and does not have an existing established character. The proposed development in the PW District is more compatible with the residential enclaves that exist in the vicinity, in*

*comparison to the existing marina, and will enhance those neighborhoods by providing nearby public access to the River.*

*A visual impact study was conducted on March 18, 2016 to evaluate the visual impact to surrounding neighborhoods, town parks and the Stony Point Battlefield State Historic Park. The maximum building height of each building was simulated by placing flags atop cranes. The public was notified via the Town's website and general mailings to neighboring residences and interested parties. The visual simulation was left in place for approximately two weeks, and images were taken from different areas in the vicinity in order to prepare the visual simulations as required by the Scope (please see figure 29-39 in the DEIS and figure 13A and 13B in the FEIS). Among other areas, pictures were taken from the Battlefield site; residential areas to the west of the site; and from boats which were stationed approximately one half mile from the site in the Hudson River.*

*These simulations, line of sight diagrams (figure 40 A to 40 C in the DEIS) and site sections (figure 41 – 44 in the DEIS) provided have been reviewed by the Town Planning Department, the Lead Agency for this Project. Based on the information submitted, the proposed site will be transformed from a working boatyard, with land storage of boat hulls, aged steel hangar buildings and heavy equipment such as boat lifts, to a well landscaped site containing parking and four-story residential buildings subject to architectural review.*

*As noted in the PIPC letter, the development is at a distance of approximately 0.3 miles from this historic site. The site is located closest to the park from southerly views but is separated by a wetland of significant size. Views to the south will feature the boatslips, fishing pier, landscaped public esplanade and the buildings of the proposed development but also additional marinas, and the Panco fuel storage tanks line the foreground of the bay. Other features visible in the midground of southerly views will be the large industrial structures and conveyors of the US Gypsum Plant. The Lead Agency has determined that in consideration of existing versus proposed views and in the context of other sites lining the bay south of the park, no significant adverse impacts to the views and enjoyment of the Historic Battlefield and Lighthouse will occur as a result of the Project.*

*With regard to the architectural comments, as stated in the DEIS and FEIS, the Applicant has selected a variety of materials from stone and brick to stucco panels. These materials contrast nicely with the variety of stucco panels and glass windows. The proposed building footprint steps in and out avoiding a monolithic building mass. The stepped building parapet helps break down the roofline and adds more visual interest. The northern portion (wetlands) of the Site will be maintained in its existing natural state with a protective buffer. The colors, materials of the buildings as well as other Site amenities have been approved by the Stony Point Architectural Review Board (ARB) over the course of numerous noticed public meetings.*

*On-site lighting will be designed so that it is not obtrusive or overwhelming avoiding sky glow. Latest technology LED lighting have been proposed which can be dimmed or increased in intensity during different times of the day. The Town Code, Section 215-32, the maximum*

*allowable width of buildings on the Hudson riverfront shall not occupy more than 60% of the width of a parcel as measured along a line parallel to other adjacent streets measured at the front yard. The current buildings on Site occupy approximately 26% of the total width of the parcel. The proposed buildings occupy approximately 37% of the total width of the parcel – only an 11% increase and still well within the 60% allowed. Additionally, the Proposed Action increases landscaping and adds recreational value to the Site for the residents of the community.*

*The Town is currently undertaking site plan review for this development and opportunities to comment and partake in this process will be provided to the public and interested/involved agencies.*

*With regard to the comment pertaining to the code requirements for the commercial development proposed, please refer to the DEIS Appendix F regarding the Planned Waterfront (PW) zoning code requirements and regulations. Per code § 215-92.3, “at least 50 square feet of floor area per residential dwelling unit shall be provided for those nonresidential uses listed in § 215-92.2B.” The development complies with the Town’s zoning code requirements and regulations.*

*Additionally, all alternatives required to be analyzed as a part of the Scope have been evaluated. This includes a 200 unit alternative; a maximum build out of 290 units; a no build scenario and the Proposed Action. As stated in the FEIS, a 170 unit alternative is not fiscally feasible for the Applicant to develop. Additionally, the Scope does not require an analysis of a 170 unit development alternative (. Please refer to Table 7 in the FEIS for information on the alternatives studied.*

**Comment 3:** If the buildings were viewed from a further distance this may be an effective way to mitigate the impacts, however there are several vantage points within the State Historic site that are within 1,000 to 1,600 feet of this project site. We also feel the proposed architectural style will not be effective as there will be actual boats in the marina at a different scale. Therefore, the project as proposed cannot effectively mitigate impacts by use of an architectural style alone.

Additional landscape screening, grading and or reduction in building scale should be considered. The current buffer that is noted in the DEIS is primarily wetland, with low vegetation and does not provide adequate screening of the project site from Stony Point Battlefield.

Additional photo simulations or line of site profiles should be provided for alternative designs. These additional simulations would allow a better assessment of impacts to the State Historic Site. Alternatives could include reductions in building height, or changes in building layout.

**Response:** *With regard to the comment on the architecture and visual impact of the project, please see response to comment #2 provided above.*

*Additionally, as noted in the FEIS, the Proposed Action is a redevelopment project on a site which is already disturbed due to previous uses. The Proposed Action adds much more*

*landscaping than what currently exists on site. The Site will restore and allow for revegetation of the area disturbed in the wetland buffer area due to the removal of the existing concrete pad. The planting master list picks species which are native to the area and suitable for site conditions. Also, please see the Eagle Bay Drawing Set 8-17-2020 on the Town of Stony Point website for additional details on landscaping, grading, etc.*

*Lastly, as stated in the above response, all visual simulations required by the Scope have been provided. For information on the alternatives studied, please refer to the FEIS Table 7 (after page 156), labelled as Comparison of Impacts – No Action, Reduced 200 Unit Alternate Buildout, Maximum 290 Unit Alternate Buildout, and Proposed Action. See attached “View E” (included in the DEIS) for visual simulation of the Project from the Stony Point Battlefield. These simulations were performed in leaf off conditions and show minimal visual impact versus present conditions.*

**Comment 4:** It is our opinion that placing plaques on the esplanade describing the battlefield, is not an effective way to compliment the state historic site.

**Response:** *It is unclear why the PIPC suggests the plaques will not “compliment” the state historic site. The Planning Board of Stony Point has requested that these plaques be placed as a public amenity. The PIPC is welcome to suggest other amenities that it feels might better compliment the public access at this location, but the Town is interested in attracting attention to the historic resource and providing education on its importance to the history of the Town and nation. In any event these plaques are a public benefit of the project and not intended to mitigate an impact.*

**Comment 5:** The PIPC has not fully evaluated the impacts a future trail connection may have on the Historic Site. Security, staffing and operations with our limited budget are all concerns.

**Response:** *Per the FEIS, the Applicant will provide a 50-foot easement along the west side of the property, abutting the wetlands in the event an entity proposes to construct and fund a connection to the Battlefield. The Planning Board has concluded that developing such a physical connection is not feasible for the time being. Impacts of such a possible future connection will be evaluated if and when funding and associated approvals have been obtained. The PIPC would need to be directly involved in the design of any public proposal to provide a path from the proposed public promenade to the Battlefield in the future.*

**Comment 6:** We have enclosed images of a Waterfront project in nearby Haverstraw. This project includes 4 story residential structures and parking areas surrounding the buildings. Has the board taken a site visit to this area? Is this the type of waterfront development that is envisioned for Stony Point?

**Response:** *The Harbors at Haverstraw and the Eagle Bay development are different in scope and scale. The buildings proposed in the Eagle Bay development are lower than those at the Harbors and there are far less units proposed for development. The Harbors site has 537*

*residences on approximately 20 dry acres or approximately 26.9 units per dry acre. Eagle Bay proposes 264 units on approximately 17 dry acres or approximately 15.5 units per dry acre (57.6% of the density). The Harbors has buildings as large as 60' high (to midpoint of peaked roof – approximate 65 feet at the top of ridge) and containing as many as 110 units. The Eagle Bay proposal is for buildings as tall as 45' to the top of a flat roof and containing as many as 76 units. Please refer to the response to comment 2.4-56, comment 4.5-7, and comment 4.5-32 in the FEIS regarding the comparison between the Eagle Bay development, and the Harbors at Haverstraw development.*

*Attachments:*

- 1. Letter from PIPC – February 14, 2020*
- 2. Letter of No Effect for Larger Preceding Project – “The Breakers”*
- 3. Letter of No Effect for Marina and Breakwater*
- 4. Proof of Mailing of DEIS to Historic Preservation Office*



Palisades Interstate Park Commission  
Administration Building  
3006 Seven Lakes Drive  
PO Box 427  
Bear Mountain, NY 10911-0427  
Tel: 845-786-2701  
Fax: 845-786-2776



Michael Tesik  
Capital Facilities Regional Manager I  
Telephone: 845-786-2701 x 225  
Fax: 845-786-5367

February 13, 2020

Tom Gubitosa, Chairman  
Town Hall 74 East Main Street  
Stony Point, New York 10980

Re: Eagle Bay  
Mixed-Use Waterfront Development - DEIS

Mr. Gubitosa:

The Palisades Interstate Park Commission (PIPC) has reviewed the DEIS and site plans prepared by Atzl, Nasher & Zigler P.C., last revised December 19, 2019 for the above referenced proposal. We provide the following comments for your consideration:

1. DEIS Section 4.2.1 states:

*"The State Historic Preservation office (SHPO) issued a letter of No Adverse Effect on February 6, 2019 on the historic Stony Point Battlefield. This letter has been provided in Appendix D."*

SHPO's No Adverse Effect letter dated February 6, 2019 is related to impacts within the project boundary for work associated with the breakwater/dock replacement at the marina. No site plans or building elevations were provided as part of this 2019 submission. An updated review should be requested and a current site plan with building elevations should be provided to SHPO for review.

2. DEIS Section 4.2.2 states:

*"There are no visual impacts of the proposed development on The Stony Point Battlefield and Lighthouse located in the Town of Stony Point portion of the Palisade Interstate Park, which adjoins the Project Location to the north"*

Previous comments from the PIPC noted the potential for visual impacts to the State Historic Site. The visual simulations provided as part of the DEIS show that the 4 story structures will impact the fore/midground views from vantage points within Stony Point Battlefield State Historic Site. The proposed structures mass and height are not in character with the surrounding development, and therefore in our opinion may create a significant visual impact.

The applicant notes that 10 residential units per acre is the maximum density allowed under zoning. Are there any bulk table requirements for the Commercial portion of the proposal? Should there have been a reduction in residential units based on acreage used for the commercial portion of this Mixed-Use Waterfront Development?

As SEQR lead agent, the planning board can request the applicant avoid impacts first. If impacts cannot be avoided, they must be mitigated. The applicant provided a preferred alternative with 264 residential units. PIPC feels the planning board is within its right to reduce the number of units allowed in order to avoid or mitigate impacts to the State Historic Site. We feel an alternative layout showing 170 units, with a marina and commercial space should have been evaluated as one of the alternatives in the DEIS.

3. DEIS Section 4.4 Visual Resources:

*"The design inspiration for the Eagle Bay Mixed Use Development stems from the steamboats which traveled along the Hudson River as well as the Hudson River Factory"*

We note that the applicant's effort to mitigate the visual impacts by creating a building style to mimic steamboats. If the buildings were viewed from a further distance this may be an effective way to mitigate impacts, however there are several vantage points within the State Historic site that are within 1,000 to 1,600 feet of this project site. We also feel the proposed architectural style will not be effective as there will be actual boats in the marina at a different scale. Therefore, the project as proposed cannot effectively mitigate impacts by use of an architectural style alone.

Additional landscape screening, grading and or reduction in building scale should be considered. The current buffer that is noted in the DEIS is primarily wetland, with low vegetation and does not provide adequate screening of the project site from Stony Point Battlefield. We have attached photographs from other prominent locations within the State Historic Site which should be evaluated as well.

Additional photo simulations or line of site profiles should be provided for alternative designs. These additional simulations would allow a better assessment of impacts to the State Historic Site. Alternatives could include reductions in building height, or changes in building layout.

4. DEIS Section 4.1 – State and Local Guidelines for Waterfront Development. The applicant states:

*"the masterplan's vision is for the creation of a community asset that increases tax revenue generation and serve as a destination that compliments the state park historic battlefield nearby."*

*"It is the opinion of the Project Sponsor that the best strategy for waterfront revitalization includes the fostering of community and that includes connection to the surrounding environment, both natural and cultural. The Proposed Action has been designed to maintain many of the view corridors between buildings, and the purpose of this is twofold. The view corridors will maintain most of the views from uphill neighborhoods of the Hudson River and the boat slips on the Project Site. Additionally, the same view corridors maintain visibility of the palisades from the esplanade or from the water. The esplanade will feature informational plaques describing the surrounding*

*historical and environmental significance - information describing the essential ecological value of the wetlands and Stony Point Bay, as well as narratives describing the historical significance of the Stony Point Battlefield."*

It is important to note the State Land north of the Site is not a State Park, but rather a State Historic Site. While it may be a small difference in verbiage, the use of the site is much different between the two. State historic sites tell the story of our rich cultural heritage. They help tell New York State's history through tours, storytelling, exhibits, cooking demonstrations, military drills and encampments. Visiting a battlefield can give you a far richer experience than just reading what happened there. It gives a greater depth to the story, and you can strive to visualize what the hills, fields and woods looked like when covered with armed men. It is our opinion that placing plaques on the esplanade describing the battlefield, is not an effective way to compliment the state historic site.

5. The PIPC has not fully evaluated the impacts a future trail connection may have on the Historic Site. Security, staffing and operations with our limited budget are all concerns.
6. We have enclosed images of a Waterfront project in nearby Haverstraw. This project includes 4 story residential structures and parking areas surrounding the buildings. Has the board taken a site visit to this area? Is this the type of waterfront development that is envisioned for Stony Point?

Thank you for providing us with the opportunity to review and comment on this proposal.

Sincerely,



Karl B. Roecker  
Senior Landscape Architect  
Palisades Interstate Park Commission

cc: Joshua Laird, PIPC  
John Bonafide, OPRHP  
Stacey Matson-Zuvic, OPRHP  
Rockland County Planning Dept.



Image 1 - View looking South from Stony Point Battlefield





Image 2 - View South from Kyack Launch area at Stony Point Battlefield



Image 3 - View South from Gazebo at Stony Point Battlefield.



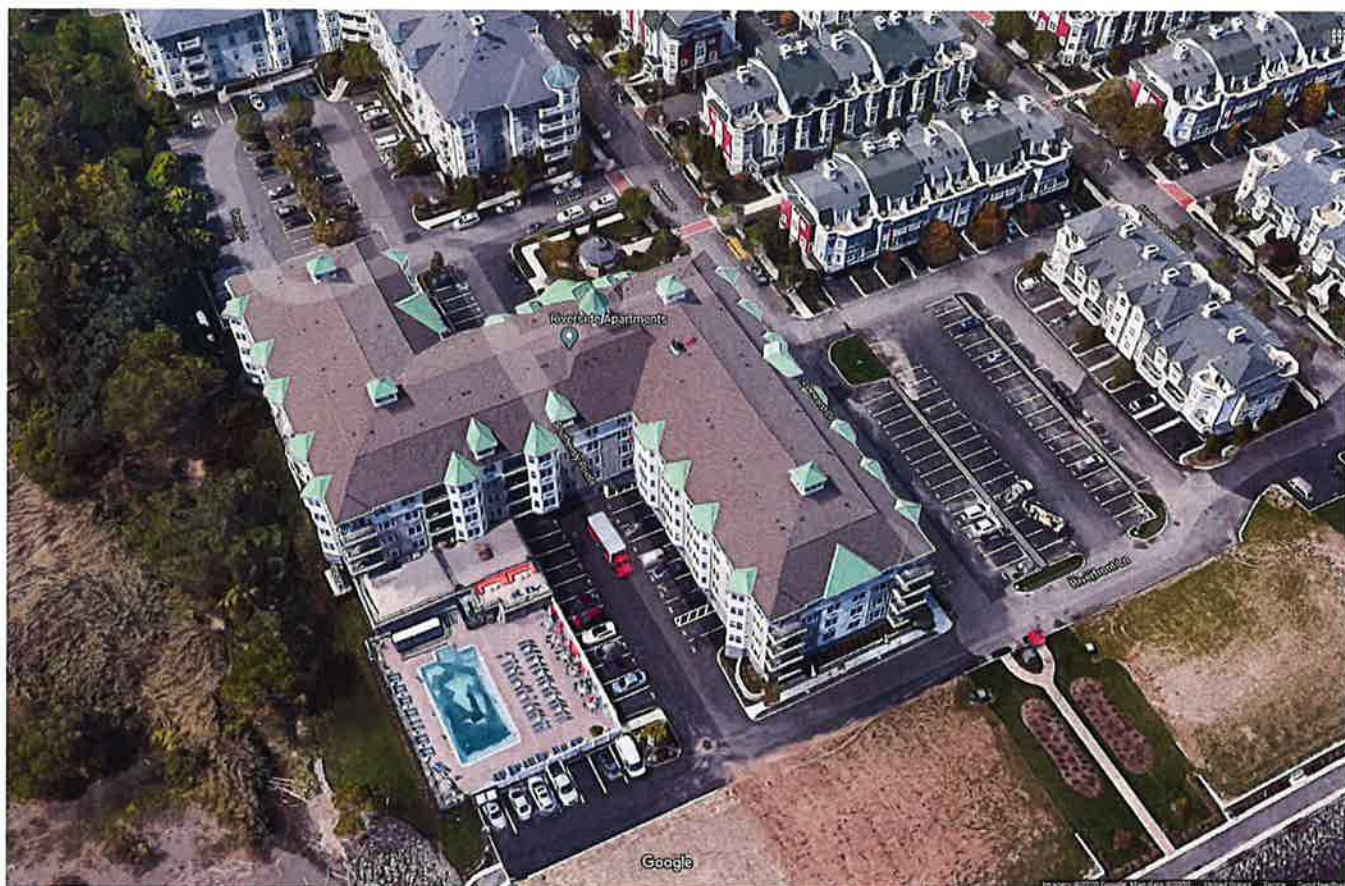


Image of similar Waterfront Project in Haverstraw. Would this compliment a State Historic Site?



## Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

November 9, 2016

Ms. Donna Holmqvist  
Atzl, Nasher & Zigler  
234 North Main Street  
New City, NY 10956

Re: USACE  
The Breakers  
31 Hudson Drive, Stony Point, NY  
16PR06475

Dear Ms. Holmqvist:

Thank you continuing to consult with the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources.

We have received your recent submission dated October 18, 2016 for The Breakers housing development project. This submission includes visual impact studies that address potential impacts of the proposed new construction to the National Register listed Stony Point Battlefield State Historic Site.

Based on this review, and the visual impact studies, it is the opinion of the SHPO that the proposed project will have No Adverse Effect upon the historic Stony Point Battlefield.

If you have any questions, I can be reached at (518) 268-2164.

Sincerely,

Weston Davey  
Historic Site Restoration Coordinator  
weston.davey@parks.ny.gov

via e-mail only

CC: Brian Orzel, USACE

---

### Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • [www.nysparks.com](http://www.nysparks.com)





## Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

February 06, 2019

Mr. Connor McKeon  
TMS Waterfront  
181 Westchester Ave  
Suite 409  
Port Chester, NY 10573

Re: USACE  
Eagle Bay Marina and Breakwater  
36 Hudson Drive, Stony Point, NY 10980  
19PR00809  
3-3928-00061/00021-23

Dear Mr. McKeon:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based upon this review, the New York SHPO has determined that no historic properties will be affected by this undertaking.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Michael F. Lynch, P.E., AIA  
Director, Division for Historic Preservation

**ATZL, NASHER & ZIGLER, P.C.**  
Engineers - Surveyors - Planners  
234 North Main Street New City, NY 10956  
P.O. Box 636 Chester, NY 10918

# LETTER OF TRANSMITTAL

(845) 634-4694 Fax (845) 634-5543  
(845) 469-1015 Fax (845) 469-1016

TO NYS Office Parks, Recreation & Historic Preservation  
Palisades Region  
Palisades Interstate Parkway  
Bear Mountain, NY 10911

DATE	12/23/2019	JOB NO.	1407
ATTENTION	Palisades Region - NYS Parks		
RE:	Eagle Bay DEIS		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☒ CD's

COPIES	DATE	NO.	DESCRIPTION
1	12/12/2019		Notice of Completion
1	12/11/2019		CD-ROM(s) containing digital copies of the following:
			a. Notice of Completion letter
			b. Eagle Bay Draft Environmental Impact Statement (DEIS)
			c. Eagle Bay DEIS - Appendix Volume I
			d. Eagle Bay DEIS - Appendix Volume II
			e. Eagle Bay DEIS - Scoping Session Transcript and Town Consultant Comments/ meeting minutes
			f. Eagle Bay Site Plans and drawings (revision date: December 19, 2019)

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☒ For review and comment ☐ \_\_\_\_\_

☐ FOR BIDS DUE \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO

DMZ; PR

SIGNED:



If enclosures are not as noted, kindly notify us at once.

**ATZL, NASHER & ZIGLER, P.C.**  
Engineers - Surveyors - Planners  
234 North Main Street New City, NY 10956  
P.O. Box 636 Chester, NY 10918

# LETTER OF TRANSMITTAL

(845) 634-4694 Fax (845) 634-5543  
(845) 469-1015 Fax (845) 469-1016

TO NYS Office Parks, Recreation & Historic Preservation  
Palisades Region  
Palisades Interstate Parkway  
Bear Mountain, NY 10911

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RE:	Eagle Bay DEIS		

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			f. Eagle Bay Site Plans and drawings (revision date: December 19, 2019)

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Company **ATZL NASHER & ZIGLER**  
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City **NEW CITY** State **NY** ZIP **10956-5302**

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First 24 characters will appear on invoice.

To Recipient's Name **Palisades Region - NYS Parks** Phone ( )  
Company **NYS Office of Parks, Recreation & Historic Preservation**  
Address **Palisades Interstate Parkway** Dept./Floor/Suite/Room  
Use this line for the HOLD location address or for continuation of your shipping address.  
City **Bear Mountain** State **NY** ZIP **10911**

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**2 or 3 Business Days**  
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☐ Indirect Signature If no one is available at recipient's address, someone at a neighboring address may sign for delivery. For residential deliveries only.

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One box must be checked.  
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Restrictions apply for dangerous goods — see the current FedEx Service Guide. ☐ Cargo Aircraft Only

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FedEx Acct. No. Credit Card No. Exp. Date  
Total Packages Total Weight Total Declared Value\* lbs. \$ .00



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Thursday 12/26/2019 at 10:14 am



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Signed for by: G.GANNON

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**TO**  
NY US

Shipment Facts

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<b>SHIPPER REFERENCE</b> 1407 2 DISH1 ENCLOSED	<b>PACKAGING</b> FedEx Envelope	<b>SPECIAL HANDLING SECTION</b> Deliver Weekday
<b>STANDARD TRANSIT</b>  12/27/2019 by 4:30 pm	<b>SHIP DATE</b>  Mon 12/23/2019	<b>ACTUAL DELIVERY</b> Thu 12/26/2019 10:14 am

Travel History

Local Scan Time 

Thursday , 12/26/2019		
10:14 am	NY	Delivered
8:37 am	NEWBURGH, NY	On FedEx vehicle for delivery
6:33 am	NEWBURGH, NY	At local FedEx facility
Tuesday , 12/24/2019		
9:45 am	NEWBURGH, NY	At local FedEx facility Package not due for delivery
7:42 am	NEWBURGH, NY	At local FedEx facility
4:46 am	NEWARK, NJ	Departed FedEx location

12/26/2019

Track your package or shipment with FedEx Tracking

Monday , 12/23/2019

10:29 pm	NEWARK, NJ	Arrived at FedEx location
9:35 pm	MAHWAH, NJ	Left FedEx origin facility
4:33 pm	MAHWAH, NJ	Picked up



# ATZL, NASHER & ZIGLER P.C.

ENGINEERS - SURVEYORS - PLANNERS

Web: [www.anzny.com](http://www.anzny.com)

September 30, 2020

NYS Office of Parks, Recreation & Historic Preservation - Palisades Region  
Palisades Interstate Highway  
Bear Mountain, NY 10911

Re: Eagle Bay Final Environmental Impact Statement (FEIS)

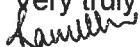
Hello:

Attached is one (1) copy of the Notice of Completion pertaining to the Final Environmental Impact Statement (FEIS) dated September 11, 2020 prepared for the Eagle Bay Mixed Use Development. Along with this notice, please also find attached CD-ROM(s) containing a digital copy of the following:

1. Notice of Completion letter
2. Eagle Bay Final Environmental Impact Statement (FEIS)
3. Eagle Bay FEIS Appendix
4. Eagle Bay Site Plans and drawings (revision date: August 17, 2020)

These documents are being transmitted on behalf of the Lead Agency - Stony Point Planning Board. For any further information or query, please contact:

Ms. Mary Pagano, Planning Board Secretary  
Stony Point Town Hall  
74 East Main Street  
Stony Point, NY – 11542

Very truly yours,  


---

Ramya Ramanathan  
Planning Analyst

**ATZL, NASHER & ZIGLER, P.C.**  
**Engineers - Surveyors - Planners**  
234 North Main Street New City, NY 10956  
P.O. Box 636 Chester, NY 10918

# LETTER OF TRANSMITTAL

(845) 634-4694 Fax (845) 634-5543  
(845) 469-1015 Fax (845) 469-1016

TO NYS Office Parks, Recreation & Historic Preservation  
Palisades Region  
Palisades Interstate Parkway  
Bear Mountain, NY 10911

DATE	9/30/2020	JOB NO.	1407
ATTENTION	Palisades Region - NYS Parks		
RE:	Eagle Bay FEIS		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1	9/24/2020		Notice of Completion
1	9/11/2020		CD-ROM(s) containing digital copies of the following:
			a. Notice of Completion letter
			b. Eagle Bay Final Environmental Impact Statement (FEIS)
			c. Eagle Bay FEIS Appendix
			d. Eagle Bay Site Plans and drawings (revision date: August 17, 2020)

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☒ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO RR

SIGNED: Lawrence

If enclosures are not as noted, kindly notify us at once.

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

NYS Office Parks, Recreation & Historic  
Preservation - Palisades Region  
Palisades Interstate Highway  
Bear Mountain, NY 10911



9590 9402 5729 0003 2617 20

## 2. Article Number (Transfer from service label)

7020 1290 0000 9193 1673

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☐ Addressee

## B. Received by (Printed Name).

## C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☒ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

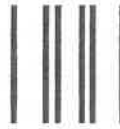
Restricted Delivery



USPS TRACKING #



9590 9402 5729 0003 2617 20



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

ATZL, NASHER & ZIGLER, P.C.  
232 North Main Street  
New City, NY 10956

## SENDER: COMPLETE THIS SECTION

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2. Article Number (Transfer from service label)

7020 1290 0000 9193 1673

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *St Miller*☐ Agent☐ Addressee

B. Received by (Printed Name)

STEVEN MILLER

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☒ Signature Confirmation☐ Signature Confirmation Restricted Delivery

Restricted Delivery

1407

Domestic Return Receipt

Track Another Package +

Tracking Number: 70201290000091931673

Remove X

Your item has been delivered and is available at a PO Box at 10:26 am on October 2, 2020 in BEAR MOUNTAIN, NY 10911.

 **Delivered**

October 2, 2020 at 10:26 am  
Delivered, PO Box  
BEAR MOUNTAIN, NY 10911

Feedback

Get Updates ∨

Text & Email Updates	∨
Tracking History	∨
Product Information	∨

See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

## SENDER: COMPLETE THIS SECTION

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X *St Miller*☐ Agent☐ Addressee

## B. Received by (Printed Name)

STEVEN MILLER

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If YES, enter delivery address below: ☐ No

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☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☒ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

1407