The Stony Point Comprehensive Planning Special Board
Minutes – 09/09/2026

Attendance: Amy Stamm, Todd Rose, Desiree Stoll, Dave Zigler, Mark Johnson, Steve Porath, Dan O'Kane, Pete Reilly

Advisors in attendance: Max Stach

Absent: Tom Wright

Visioning Workshop Date and Time confirmed – 10/29 – 6:30

- Supervisor's office will arrange for refreshments
- Postcards promoting the event will be delivered to the Supervisor's office and distributed to committee members.
- It is important that we have good response and attendance at the event.

Website: The committee agreed that documents shared prior to the meeting will be reviewed at the meeting and then posted on the website, along with minutes from the meeting.

The committee reviewed the maps provided by NPV:

- Enviro constraints
- Elevation
- Floodplain – update to include tidal areas
- Forest cover
- Soil types
- Sewer
- Stream
- Bedrock geography
- Water

Land Use / Zoning – that report is coming and will be one of the most important reports for the committee to review**.**

Review Reports

- Demographics
- Community Facilities – The committee noted that Wayne Hose Fire Department is challenged to retain volunteers due to lack of available and affordable housing in Town.
    - The committee discussed at length the housing choices available in town, what types of housing could be offered, and if the committee wishes to allow that type of housing as part of the Comprehensive Plan.
    - Stony Point does not currently offer 1-2 bedroom style homes, condos or apartments for young families.

- The committee discussed the reasons why people choose to live in Stony Point. It was largely agreed that people enjoy the closeness to nature and wildlife in this part of the County. Supervisor Stamm offered a different opinion that people who are moving here within the last few years may be less concerned about that and more interested in schools

and recreation. Pete Reilly indicated that when attending public hearings for the 111 South Liberty Drive project, most speakers indicated that they moved to Stony Point to be "away from" an urban environment.

- The committee discussed our current recreational offerings including the Town Pool property which the group agreed is not heavily utilized and that while people may go there they don't "love it". Supervisor Stamm suggested that families want the fancy splash pads, slides and full-service snack bars but then questioned how the Town can support the costs of offering those things. She also explained to the group that the Town has tried seeking grant funding to enhance the town pool park, however due to the agreement with Veolia (who owns the property), grant funding was not possible.

- The committee discussed the benefits and problems with allowing homes to be converted into Mother/Daughters. Building Inspector John Hager who attended the meeting mentioned that the single most inquiry the Building Department receives is from people who want to know if they can convert their home in that way.

- The committee agreed that LLC buying homes is the real problem.
- The committee also agreed that there is not a lot of buildable areas in Town.

Given the lack of buildable areas and the desire to retain the Town's rural character, the committee then discussed how to increase rateables. Given our location on the Hudson River as well as proximity to Harriman State Park and New York City, the committee feels that developing tourism is a way to achieve that goal.

The Letchworth property was discussed as a location that could serve as a destination for visitors. Desiree Stoll mentioned New Hope, PA as an example. Steve Porath offered his thoughts on the committee not having to be the "brains" but to simply have and promote that vision.

The meeting ended with a short follow up discussion on the 10/29 visioning workshop and a call for the CPC to promote as much as possible.