

# **The Stony Point Comprehensive Planning Special Board**

## **Minutes - 05/13/2026**

Attendance: Amy Stamm, Todd Rose, Mark Johnson, Desiree Stoll, Pete Reilly, Dan O’Kane, and Steve Porath

Advisors in attendance: Max Stach, Scott Lauher, Jake Cataldo

Absent: Tom Wright, Dave Ziegler

The meeting began at 7:03 PM.

Mrs. Stamm led the meeting by thanking all our newly appointed Board members. She stressed the importance of this committee for the future of our town. She is eager to get to work and incredibly happy with the great group of individuals on this special board. She continued by introducing Max Stach, lead planner who will be advising step-by-step along the way.

Mr. Stach thanked the Supervisor and continued his introduction. He is a partner at Nelson Pope and Voorhis. He has been with the town since 1998, in 2006. He transitioned to the lead planning role. He talked about previous assistance to the town through lawsuits and hurricane Sandy and other matters. In addition, he spoke about previous plans, studies, revitalizations, etc. Lastly, the master plan was originally completed in 1995. He was excited to work with this group and a much-needed update.

Mr. Johnson introduced himself. He’s environmental contractor and the chair of our town planning board. He has construction background in residential and commercial and is here to give input in this effort.

Mr. O’Kane introduced himself as being in the commercial construction and restaurant spaces. He is a Tomkins Cove resident and stressed his love for our town and he is grateful to be on this board.

Mr. Porath introduced himself. He has been a resident since 1989 and serves as the executive Director for the IDA focused on economic development.

Mr. Reilly introduced himself as a residence since 1952. He served as the director of the regional information center for multiple counties supplying over 50 schools with support. He has school related comp plan experience. He also serves as the chairman of the Stony Point Democrats and believes this is a great involvement of all sides of the aisle.

Mrs. Stoll introduced herself being born and raised in our town. She is the president of the Stony Point Ambulance Corps and Director for the county EMS. Her focus and experience centers around emergency management. She has comp plan experience at County EMS level.

Mr. Rose introduced himself as being a lifelong resident, with his great grandfather being born in our town. He has been councilman, but before that, he was in a career in building supply and retired two years ago. He was excited to learn and preface that everything should be collaborative, and we should use all of our shared knowledge for the betterment of this board.

Mrs. Stamm re-introduced herself as a lifelong resident. She shared that her grandmother was on the original planning committee in 1995. Besides being supervisor, she loves our town. She is more confident than ever after all these introductions and truly appreciates all volunteers involved on this board.

Mrs. Stamm addressed the board members. Because this is a special board appointed by the Town Board, they must be sworn in. The oath of office was recited by Mrs. Stamm, as Supervisor of the Town, and all present members accepted this oath.

Mr. Stach continued with the agenda. He stated that the role of the committee was considered a special appointed board. The purpose is to prepare a plan to be accepted by our town board. This is the way New York State does this process. The town board needs to be advised by this group as it will help with the process. All members are subject, NYS governance law in ethics and conflict of interest. They were noted that they must disclose if there is any issue in that area. He also mentioned open meetings law. That if any five individuals from this group or to meet somewhere outside this form, they cannot discuss business matters. The public has a right to know, and this is all freedom of information that can be requested by the public. Lastly, emails will be going back-and-forth throughout this process, but business should not be conducted by email. All discussion should be in the public forum.

Mr. Stach continued that the minutes for this meeting are being done by Jake Cataldo, and his associate Scott Lauher here to assist as well. He asked all members to make sure their emails on file are correct for communication purposes. He also noted that the position of chair is an option for this group, but not necessary as this is more of a group for discussion. Any separate questions can be directed directly to Max.

Mr. Stach continued. This committee is generally focused on land use laws, which must be consistent with a well adopted plan. What is adopted by the board is sent. The 1995 plan is currently serving and it's time for it to be redone. We have been reacting to changes but

need to be more proactive. These changes will return us to a solid foundation of a plan. These plans are not the law of the land, but they are widely considered best preferences. Specifics are made through law.

Mr. Reilly asked a question. Will the town need to freeze any processes while this committee is going on? Mr. Stach answered that decisions like this are to be made by the town board and the town board must identify issues if they arise to assess this along the way. We are currently in a moratorium, but this board can make a recommendation to Town Board at any time.

Mrs. Stamm made note that she asked this question as well, and Max 's answer was similar when she asked also. She said the town board will consider any items if needed. Mr. Rose added that if something like this needed to be done it would currently be done. The comprehensive plan is an agreed document for the town board review. He added that the changes have been significant since 1995, so we want to adapt to the current climate where every week things are changing. This should be a live document, if something comes out of tonight even, this can be addressed now versus later.

Mr. Stach stated that we do not have to wait for this process and changes can be concurrent. If the fixes are obvious, we can do it; when we get to the State Environmental Quality Review (SEQR) process, we cannot do this at that point. We must proceed with the plan as is then. For those who did not know, SEQR is the environmental law to be part of the process. He told each member to look at item 10.1. We are not anticipating large deviations from what is in town. We lead this effort and decide which direction we want to go with it. Town characteristics, redefining processes, Letchworth, Village, etc. Things like the waterfront major changes would require an EIS (environment impact study).

Mr. Reilly reiterated the freeze to preserve our options. This would give us a chance to make decisions before they happen. Mr. Stach mentioned that communities have done selective moratoriums in the past. In his experience, we can pull the record when we need. This should also be referred to by our town attorney. We can make the pitch that changes can be made if something big comes up to the town board.

Mr. Stach read the schedule of events allowed. Behind the scenes, his planners are digging through plans and working to come up with information for our benefit. A long list of reports is going to be provided. In the avenue of utilities, transport, demographics, economics, etc. We have eight anticipated meetings for this special board. They will be on the second Wednesdays. We will also have one public workshop and two public hearings. He did mention a few special events as well. The carnival in July could be a great opportunity for a pop-up event to do questionnaires and get feedback and ideas from our residence. Also, a

vision workshop where they would identify a Strengths Weaknesses Opportunities and Threats (SWOT) analysis. This would happen in September after the holidays and when kids are back at school. Board members at this will need to facilitate discussion with residence in small groups. There will also be an online questionnaire for all to participate in. By the end of September, the plan is to have a lot of public input. A few ideas were proposed about doing an event after the senior meetings and near the after-school program times. Strategic plan needs to be put in place to get residence out to hear their feedback. Also, we can print cards to leave at the libraries, local coffee shops, shops, restaurants, etc. This will contain a QR code and detail details on how to get involved and share information. Other ideas were discussed regarding our community newsletter and constant contact. But this group will do more community outreach planning at the next meeting.

Mr. Stach continued that after September we would be setting our official goals. This would be broad statements to get feedback on the goals and mission. The actual plan will be prepared in December. There will not be a December meeting as the planners would have to do their fine-tuning, and at our January meeting the plan would be reviewed. In March, the plan would be ready for the public. This board needs to listen to and react to public comments and make changes as needed and then the full town Board will need to present and have hearings as well. The SEQR process is parallel and will start in September. The analysis can be used, and they go together on the same track. If there is a significant impact, we will need to do the EIS. If they don't, we can finish. The plan is to have the full new plan adopted next July

Mrs. Stamm brought up the idea about the tour that Max had mentioned. Mr. Stach spoke about this. He stated that this is an exercise he likes to do with many groups. A bus tour of the entire town. We would need to come up with a date within the next month to all get on a town bus and drive around to certain areas. This gives everyone an idea and generates more thoughts on our views for the community. This can lead to great discussion and be a fun icebreaker event for the board. This could potentially be after Memorial Day. The best time is typically during the weekend, and this will have to be publicly noted ahead of time at each stop. Mr. Rose asked if the stops will be led by Max. Mr. Stach answered, stating that he can lead these stops, but it is typically for us to get to know the community better and communicate as a unit.

Mr. Reilly asked question on how we work with Haverstraw on this matter? Regarding the Marina and items that might touch the town borders. Mr. Stach shared that all the plan analysis will be prepared to show this. We don't have any control of land that borders us, but we can always discuss if we need. There was discussion about Highlands and Haverstraw being on our borders.

Discussion also ensued on the West Haverstraw project that has not been approved by their board yet. Mr. Rose and Mr. Reilly exchanged dialogue about the project at the airshow field/old landfill. This has not been approved yet, but it may be worth it to have a joint meeting with those communities.

Social media was discussed. Mrs. Stamm states that Jake Cataldo will handle the towns behalf on our town website, Facebook and Instagram.

Mr. Stach continued to let the board know that his planning team will be doing reviews on all processes with this new special board, like variances, other municipal functions, etc. We will also do consult with groups like the Chamber of Commerce, sewer plant, IDA, etc. Palisades Park may also be a good group to meet.

Questions were raised by Mr. Stach on our sewer plant. Mrs. Stamm shared that we have our own sewer plant, but the overflow goes to the Joint Regional sewer plant.

Mrs. Stamm brought up the carnival pop-up event. She said Friday would be the busiest day with fireworks attendance wise. This is the first carnival since 2019. Mr. Stach continued stating that it may be advantageous to have pop-up events Friday and Saturday.

Lastly, Mr. Stach led us in a round table to do issue identification.

Mrs. Stamm began by sharing her three main things to address. Letchworth, 9W corridor (commercial, senior housing, housing, etc.), and zoning (rentals). Focus on protecting the characteristic of our neighborhoods.

Mrs. Stoll shared the importance of the safety of our first responders. Recently, they have noticed that access to Homes has not been safe. Whether it has been in attics or basements, we need to address this. The infrastructure needs to grow with the growing community and first responder services.

Mr. Porath spoke about economic development. Need a clear direction from our community of what they want. He stated that the key thing is having a plan to capture residential, retail, and a perfect balance of both. No undo tax burdens or issues against quality of life. He also read discussed the idea of moratoriums, using data centers as a big issue example. We could find a dynamic opportunity and analyze threats during this process.

Mr. Johnson is going to process all this information and uses planning board experience to generate some new thoughts and ideas for our next meeting.

Mr. Reilly shared that he is focused on protecting large tracks of land. For example, the scout camp and other large parcels to be used in the right way. Mr. Stach continued with

this thought and said this may be good to be in the forefront of our discussion. CFA (consolidated funding applications) season is here, and this would help us acquire land if necessary. This is a process where municipalities from all over the state can apply for grants at the same time. It is a mad dash process, and notices should be trickling in currently. Mrs. Stamm mentioned that open land by Ambry Pond on Cedar Flats is an issue she is invested in. We need to contact Veolia in case they ever decide to sell the property. Mr. O’Kane continued by sharing that he is concerned about land by his home near Skahen. Mr. Rose stated that we need to be proactive versus reactive. He reiterated Mr. Porath’s points about the IDA. Noting that we have never done a project with the IDA in our town. Mr. Porath noted that opportunities can be found in the future.

Mr. Stach spoke about the LWRP (local waterfront revitalization) program. This is a federal administrative that the states must adhere to. Any action by a town should be taken in these areas. In 1995, the Town had shot down a \$50,000 waterfront grant. He noted that this was understandably shot down because of cost analysis. This group needs to identify at risk infrastructure along our shoreline. We also need to spend time looking at the “dos and don’ts” of our waterfront lands. Flooding has become more intense, and the sea level is rising. Mr. Johnson noted that we should have a summary of all work that has been done by the town on these matters.

As the round table ended, Mrs. Stamm thanked Max for his time and effort on this and for all the special board members for being a part of this group.

Mr. Stach thanked everyone as well. This is a much needed effort for this town. He stated that minutes are required and must be posted after these meetings and the public has a right to attend and be a part of all these efforts so they must be posted ahead of time.

The next meeting was set for June 10 at 7 PM after discussion about the time and flexibility. Mrs. Stoll did she have a conflict but will try to attend if she’s able.

Meeting closed at 8:24pm.

Respectfully submitted,

Jake Cataldo

*Confidential Assistant to the Supervisor*

**Action Items:**

- Supervisor Stamm to work on coordination/dates and times for Bus Tour
- Max and team to prepare necessary documents for next meeting and future pop-up events
- Board members to verify contact information with Max (email addresses primarily)
- Swear in board members who were not present at the June meeting
- Next meeting – June 10<sup>th</sup> at 7pm At Patriot Hills Community Center