

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

## **Minutes - 06/10/2026**

Attendance: Amy Stamm, Todd Rose, Mark Johnson, Pete Reilly, Dan O’Kane, Steve Porath, Tom Wright, and Dave Zigler

Advisors in attendance: Max Stach, Scott Lauher

Absent: Desiree Stoll

The meeting began at 7:00 PM.

Mr. Stach began the meeting by asking Mrs. Stamm about printing deliverables for future meetings. Nelson Pope and Voorhis and Mrs. Stamm will discuss further in preparation for upcoming meetings.

Mr. Stach reviewed the Bus Tour, which was held on May 30, 2026. The special board discussed areas of potential development along the 9W corridor, behind Deli Central. The special board discussed Ambreys Pond regarding what could happen with that land. The special board is interested in reaching out to Veolia to determine what their plans are for the land. Mr. Wright asked what the Town could do with the Master Plan, and how can the Town work ahead and be proactive. Mr. Stach and the special board agreed that the land surrounding Ambreys Pond is rare for Rockland County due to how much of the land is undeveloped. In total, the land Veolia owns is 43 acres, including the Town pool that is under contract with Veolia being over 3 acres. Mr. Stach and the planning team will work to provide a map of the land surrounding Ambreys Pond. The special board also discussed the future of Camp Bullowa and the Girl Scout camp at Lake Boyce, as they would like to be proactive in case something changes regarding the use of these camps. Camp Bullowa is about 100.3 acres, while the Girl Scout Camp has an agreement for continued use. Mr. Zigler added that OSI owns the site, and there is a conservation easement for the property.

Mr. Stach suggested that a map can be developed to include large land holdings and their land holders. The special board proposed that land holders to be included would be Veolia, Algonquin, Enbridge, Tilcon, and Haughland. There was also discussion about substations. Mr. Rose discussed a property behind Liberty Ridge that is 419,000 square feet or approximately 9.6 acres that has a big wall, is close to rail and has gas opportunities. This property is continuous to a total of 95 acres. The special board discussed the U.S. Gypsum property, where Sea Level Rise studies by Gozer and the Town were conducted. The special board believes that is a backup to the plant across the river, as it seems to be idle. The property is in the Grassy Point neighborhood and is approximately 33.5 acres. This is near the Town Sewer Plant, which is about 5 acres.

Mr. Reilly expressed concern regarding Sea Level Rise and how it will affect Stony Point. Mr. Stach explained that the Sea Level Rise projections are similar with the Town of Haverstraw.

During Superstorm Sandy, the storm surge for Stony Point was between 10 and 10 ½ feet. Currently, a 100-year flood for Stony Point is 10 ½ feet, and the “Medium-High” projections have a 100-year flood to increase another 5 feet by 2100. Mr. Stach explained that the issue for Stony Point is more about the storm surge, and less about elevation. Mr. Stach will share the 2013 Sea Level Rise study with the special board. This study looked at measures of how to break waves from the Hudson River before they get to the shorelines. One of the studies’ recommendations was “Reef Balls”, as they are more cost effective than other resilience measures. From Stony Point, the river width is 1.3 miles. Mr. Stach added that in Stony Point’s zoning law, for the shorelines there is a measure of 2 feet of freeboard for any development to be above the flood level. Mr. Stach summarized that Stony Point is safe for the next 30-50 years when it comes to Sea Level Rise, and Stony Point follows the advisory FEMA flood level of 11 feet.

To conclude the Bus Tour recap, the special board discussed the Stony Point Battlefield and mentioned that there were discussions about a potential trail to go to the Battlefield, but due to preservation concerns, it seems unlikely for this to happen.

The special board continued the meeting by reviewing the Community Outreach and Engagement Plan. Mr. Stach encouraged the special board to add stakeholder groups that have not been identified. Mr. Stach and the special board agreed that the Pop-Up Event will be held during the July Carnival on Friday, July 10, 2026, with the rain date being Saturday, July 11, 2026. Pop-Up Event will include post-it boards, ballot voting and map exercises that the public will share their input, and Mr. Stach and the planning team will analyze the data received. The special board is invited to rotate in shifts to support the Pop-Up Event, engage with residents and help receive responses for these exercises, post-it boards and ballot voting. Mr. Stach mentioned that the public online survey will be conducted later this year after data analysis of the Pop-Up Event has been determined, so that questions can be more focused for what the special board would like to ask Stony Point residents.

Mr. Stach asked Mrs. Stamm what the Town’s capability is for the Town webpage to include Comprehensive Plan updates and announcements. Mrs. Stamm feels that it is best for Comprehensive Plan updates to be linked from the Town’s website to Nelson Pope Voorhis’ website. The Comprehensive Plan webpage will include a repository for reports that are ready for posting after the special board review and approves them, meeting agenda’s and meeting minutes, calendar of where we are in the Comprehensive Plan process, announcements and upcoming meetings, as well as the public online survey and survey results when the survey has been finalized, and an opportunity for the public to email their ideas to be considered in the Comprehensive Plan. Mrs. Stamm added that the Town has a subscription for Constant Contact for the public to sign up for Town updates, which can be included in the Comprehensive Plan webpage.

The special board discussed the possibility for the Pop-Up Event to be scheduled to the Fall Festival scheduled for Saturday, October 3, 2026, but the special board agreed that the July Carnival would be more well attended, due to the fact that it is celebrating America’s independence with fireworks, and it is uncommon for Stony Point to hold a summer carnival.

Mr. Reilly asked about supporting local businesses and the economy. Mr. Stach mentioned that the planning team needs a Retail Marketplace Report, which captures data of the public going

beyond the Town to meet their service needs, and comparing that to people who do not live in Stony Point coming in for certain service needs. This study can include a 10-minute, 20-minute, and 40-minute radius, so it is more of a regional focus of the economic needs and vitality for Stony Point and its citizens.

Next, the special board discussed branding efforts. Mrs. Stamm thought the general branding idea should be about preserving history, while keeping an eye on the future. Mr. Stach mentioned that the Town logo was confirmed, which Mrs. Stamm replied that it was colorized and was made to be more modern, as the person on Stony Point's logo is General Anthony Wayne, hero of the Battle of Stony Point and nicknamed "Mad Anthony". Mr. Porath added that Stony Point Battlefield is ours and it is unique to us. The special board added that one of the focuses and opportunities of the Comprehensive Plan is to engage the National Park Service to see how the Battlefield can be improved as an attraction for Stony Point residents and visitors. Mr. Stach encouraged that the special board brainstorm branding efforts, including a tagline and logo ideas, and it will be discussed during the next meeting.

Mr. Stach asked if the Visioning Public Workshop can be scheduled for Wednesday, September 9, 2026. The special planning board agreed that this would be a good date to have the meeting, as it is after summer vacations, and before Jewish holidays. This Visioning Public Workshop will replace the monthly special board meeting, but members will participate in the workshop to help engage with residents and compile data.

Next on the agenda, the special board discussed multifamily housing. Mr. Stach mentioned that the State has passed a law that multifamily housing developments are not required to go through the State Environmental Quality Review (SEQR) if it is proposed to build more than 300 apartments. Mr. Stach and Mrs. Stamm discussed a potential moratoria and zoning law so that proposed multifamily developments will still require to be moved through the SEQR process. Mr. Stach emphasized that the focus of multifamily and affordable housing can be a regional focus of North Rockland, not just limited to the municipal boundaries of Stony Point. The special board mentioned several communities and neighborhoods that include affordable housing and senior housing, which includes BaMar Manufactured Home Community, Hastings Lane, Mountain View, and Cedar Flats Road.

The special board discussed the vision of the Comprehensive Plan. Mr. Porath described that the strategy should be the vision of what this Town should be; balancing development, economic vitality, and open space. Mr. Porath also mentioned that developers and businesses should be encouraged and attracted by the opportunity to come to Stony Point.

Mr. Stach mentioned the deliverables that have been provided to the special board, including the Historic and Cultural Resources Existing Conditions Report. He asked the special board to review and update the Places of Distinction that were identified in the 1995 Comprehensive Plan.

Mr. Stach highlighted topics of conversation that can be a part of the Comprehensive Plan and upcoming meetings, which include Battery Energy Storage Systems (BESS), multifamily housing, and data centers. Discussing and addressing these topics on a special board and within the Comprehensive Plan will help the Town be proactive for the future.

Mr. Porath proposed that for future meetings, the special board should have a big picture map of the town. This can help with discussions, especially understanding where a location or property is that is being a part of the topic. The special board and Mr. Stach agreed that this is a great idea, and a map of the Town will be provided for upcoming meetings.

Mr. Stach highlighted issue identification to be addressed in the Comprehensive Plan and for future special board meetings. These issues include Letchworth Village, the former Lovett Plant, and Ambreys Pond.

The next meeting was set for Monday, July 6 at 7 PM due to the July Carnival beginning on Wednesday, July 8.

Meeting closed at 8:45 pm.

Respectfully submitted,

Scott Lauher

*Planner at Nelson Pope Voorhis*

## Action Items:

- Mr. Stach and Mrs. Stamm will coordinate to see who can print out deliverables for future special board meetings
- A map will be developed to include large land holdings and their land holders as a deliverable.
- Mr. Stach will share the 2013 Sea Level Rise study with the special board.
- For the Community Outreach and Engagement Plan, the special board will add stakeholder groups that have not been identified.
- The Pop-Up Event will be held during the July Carnival on Friday, July 10, with the rain date being Saturday, July 11. Mr. Stach and the planning team will coordinate with the special board to draft questions, exercises and maps, as well as determining participation from the special board.
- Mr. Stach and Mrs. Stamm will coordinate on linking the Comprehensive Plan webpage to the Town website.
- Mr. Stach and the planning team will conduct a Retail Marketplace Report to be provided as a deliverable to the special board.
- The special board will brainstorm branding efforts, including a tagline and logo ideas.
- The Visioning Public Workshop has been scheduled for Wednesday, September 9, and further coordination will take place as we get closer to that date.
- The special board will review deliverables submitted by Nelson Pope Voorhis and bring up any questions or edits for the next meeting.
- The special board will also review and update Places of Distinction that were identified in the 1995 Comprehensive Plan.
- A map of the Town will be provided for future meetings.
- Next meeting – July 6<sup>th</sup> at 7pm At Patriot Hills Community Center