

The Stony Point Comprehensive Planning Special Board

Minutes - 08/12/2026

Attendance: Todd Rose, Mark Johnson, Dan O’Kane, Pete Reilly, Desiree Stoll, and Dave Zigler

Advisors in attendance: Max Stach, Scott Lauher

Absent: Amy Stamm, Steve Porath, Tom Wright

The meeting began at 7:00 PM.

Mr. Stach started the meeting by reviewing the Pop Up Event Report, and the special board’s reaction from the event. The special board agreed that there were positive results, and many people shared their input. Mrs. Stoll added that people discussed the Pop Up Event after that evening and were interested in participating if the event continued to other evenings at the July Carnival. Mrs. Stoll continued by stating that they asked questions about the intent of the Pop Up Event and the Comprehensive Plan. Mr. Johnson added that future public outreach could be possible, for example during the Concert in the Park Summer Events. Mr. Stach agreed that the Pop Up Event did what we wanted to happen, as we had plenty of public input.

The public showed strong support for the Comprehensive Plan to focus on Community Facilities and Recreation, having more of a Town Center which came up during the 1995 Comprehensive Plan, and the Redevelopment of Letchworth Village. Mr. Rose added that the public was in support and has interest in Waterfront Recreation, Access and Amenities, but there is a lack of the use for current Town parks. For example, the Municipal Pool only received eleven responses, and the special board agreed that many residents have their own pool. Mr. Reilly proposed that the Comprehensive Plan process could show that facilities need to be upgraded, which would help increase use from Town residents. This could help solve part of the need of the public responding to wanting more open space and recreation. However, the public did not have strong support in adding small parks, as the special board feels that people have their own yards.

Mr. Stach continued reviewing the Pop Up Event Report, as he summarized the responses that came from the Ballot Box Exercise. Responses included a need for increased public transportation, code enforcement, and more recreation. The Redevelopment of Letchworth Village was also a popular response, as people understand the impediments of the site. Additionally, most of the public does not feel strongly about preserving the buildings and would like to have something different at the site. Mr. Stach summarized that the Pop Up Event responses help us show where to take the Comprehensive Plan, as topics of Letchworth and Community Facilities become part of the focus. Regarding Community Facilities, this could focus on more options and programming at certain facilities, and the Town organizing events. Mr. Reilly added that there are many community events going on and suggested that more outreach and advertisement is needed. Mr. Reilly further explained that many events are well attended, including the Fall Harvest and Christmas parade. Mr. Rose stated that communication

between the Town to its residents has increased with Mrs. Stamm as Supervisor.

Mr. Stach summarized the Community Outreach Plan and added that coordination is needed regarding the Comprehensive Plan website with Mr. Cataldo, in addition to branding.

Mr. Stach continued the meeting by discussing the Visioning Public Workshop, which is scheduled for Wednesday, September 9th. He reiterated the importance of this workshop to be advertised to the public as well, so that there would be a good turnout. There will be a brief overview of the Existing Conditions at the beginning of the Workshop, and the group will break out to conduct a Strengths, Weaknesses, Opportunities, and Threats (SWOT) exercise. Each group would be between 6-8 people, and each group would do the same SWOT exercise, so people do not have to move around. The special board would be facilitators for each breakout group, and Nelson Pope and Voorhis (NPV) staff will provide a sheet to assist special board members in their facilitation. Additionally, there will be a recorder at each table, where they will write up post-its on a board. These recorders will either be NPV staff or special board members. During this breakout exercise, the special board are the leaders, while NPV staff are there for backup. It is important for the public to be encouraged to speak about their thoughts during the exercise. Once the group has gone through each part of the SWOT exercise, they will vote for their key topics for each part regarding the Strengths, Weaknesses, Opportunities, and Threats. In total, the workshop would last about 90 minutes. Mr. Stach added that a second workshop could take place that would be a more specific focus, and this would happen after the SWOT workshop.

The meeting continued as the special board discussed the Public Online Survey. A set of questions will be developed by NPV staff that has come from special board discussions and public input. Mr. Stach stated that questions including preferences for Recreation, and the Redevelopment of Letchworth Village will be included. Mr. Stach encouraged the special board that direction is needed, and what specific questions the survey should include. These questions would be more detailed, and the type of questions can vary; including multiple choice, ranking, scales, short answers, and more.

The special board discussed how the Town is unique as there is a higher amount of manufactured homes, in addition to the large area of the Town with a small population because of the limitations of development due to Harriman State Park to the west, and Hudson River to the east. Mr. Johnson added updates regarding the Eagle Bay Development. The special board also discussed Accessible Dwelling Units (ADU's), and rental properties like Airbnb's. Mrs. Stoll added that during the Pop Up Event, she talked to residents about the lack of advertising the historic importance of Stony Point, and the opportunities that the Town could attract people to experience the history, as well as the recreational opportunities the Town provides as well. With West Point being close by, the Town could attract visitors to stay in Stony Point as well. Mrs. Stoll explained that this is an economic development opportunity for the Town to take advantage of. Mr. Stach added that within the Town's code, rental property has to be used and reserved for over 30 days, which does not happen often. Currently, Airbnb's have been banned by the Town. The special board discussed the concern of whether Airbnb's would become an allowable use from the Town, that enforcement of large parties would be difficult. Mr. Stach added that time, effort and investment would need to happen to enforce large parties at Airbnb properties. The special board also discussed that rental properties could be something the Town supports, but often residents would prefer that these properties do not happen in

their neighborhood. Mr. Reilly explained that restaurants and retail businesses are the institutions that benefit from Airbnb's, as it drives up consumerism. However, Mr. Reilly believes that there is not much benefit for Airbnb's for the Town.

Mr. Rose brought up the Redevelopment of Letchworth Village and supports the idea that a boutique hotel could meet the needs of the Town in multiple ways. The special board also discussed that the largest tourist attraction in New York State, besides New York City, is Woodbury Commons. The special board discussed that providing a hotel to accommodate visitors of Woodbury Commons, West Point, and other nearby tourist destinations could be an opportunity. Mrs. Stoll added that sports tournaments in the area are increasing, with an ice rink being built at North Rockland High School. Mr. Zigler stated that a hotel would need incentives during development for the business to make a profit. Mr. O'Kane mentioned that Town residents are either staying because they are settled and comfortable living in Stony Point, while others are leaving because they feel that there is too much change in the Town. Mr. Rose added that the Town should market themselves for the sustainability that Stony Point wants. This includes attracting certain demographics to live in the Town, which include young single-family homeowners, and having housing options be affordable. Regarding public transportation, Mr. Rose is in support of an increase in public transportation services for senior citizens. Mr. Rose mentioned that there is a need for senior housing, while Mr. Stach replied that there is a lack of market rate senior housing. However, there is a market for affordable senior housing. The special board is in support of Stony Point to keep its rural character and discussed whether the Town should support residents being snowbirds and only living in the Town during the warmer months of the year. Mr. Reilly added that the Town does not need to focus on the increase in housing development, and it is important to continue preserving land so that it is not sold for development.

The special board discussed the Common Ownership Map, and mentioned a large area owned by DF LLC on Rosetown Road. Mr. Stach remembered a Tomkins Ridge application that could have been from this ownership group. The special board wondered what prevents them selling the land for it to be developed. The special board discussed the intricacies of the cost of conservation versus development. Mr. Stach discussed that a Board Referendum would be needed for a Conservation Land Trust. The special board discussed whether the public would accept an increase of about \$150 in taxes to help conserve acreage in Stony Point. Mr. Rose asked where the happy medium is, as it is important that buyers do not have the wrong intention of how to use or develop land within the Town. The special board agreed that Stony Point's open space is the jewel, while O'Kane added that the Town should advertise what it has to offer. Mr. Rose supports the idea that added taxes will help preserve land and protect the Town from unwanted development. Mr. Rose added that the only development focuses should be on Eagle Bay, senior housing, and the redevelopment of Letchworth Village. Mr. Stach stated that the redevelopment of Letchworth Village would not include retail, offices, or trucking due to market demand and environmental factors of the property, which is why a hotel is an option. Mr. Stach continued by saying that the local population has decreased, so the need for senior housing is not as much as one would expect. Also, younger generations are not as interested in buying larger homes.

Mr. Stach asked about ADU support from the special board. Mr. Rose supports it, but code enforcement is difficult, and it is vulnerable to abuse. It is also a concern if a high number of people are staying in one building.

Regarding vacant housing, Mr. Stach stated that this is a concern, as the percentage within Stony Point is double that of Rockland County. However, there may be a discrepancy that skews the statistics, as in 2020, Bay Mar was not developed but may have been counted in the Census data.

The special board discussed economic development, as Mr. O’Kane wondered about the interest of Stony Point Brewing Company, and the potential collaboration with the Town. Mr. Reilly discussed the Gypsum Factory along the Waterfront, and the lack of use that is taking place. The special board discussed how the factory will likely stay, even though there is not much investment. Mr. Stach mentioned that there needs to be proof that the factory is not meeting standards, if the Town is motivated to have a different owner or use for the site. Mr. Reilly proposed a mixed use idea as an alternative with the Gypsum Factory. Mr. Stach replied that he is unsure what the market would be for mixed use to be predicted as a wise alternative. The special board discussed how the River and Rail Brownfield Redevelopment Floating Zoning Overlay includes four industrial owners. Mr. Zigler suggested that there should be an Economic Development Committee, because industries are not doing enough with what they have. Mr. Rose added that for the Waterfront area, industries and businesses should not need trucking, but use the river and rail to ship their goods and supplies. The special board also discussed the concern about power demand. Mr. Zigler mentioned an opportunity to increase rail access by Jones Point. Mr. Rose added that Veolia still has interest in Ambrey Pond. The special board also discussed the end of life plans for Tilcon Pond and the Hogland properties, as these could be opportunities for new industry. The special board discussed transportation, particularly about the shared use path and the complication with Beach Road. Mr. Rose was curious about Beach Road’s weight limit.

The special board discussed the branding and tagline for the Comprehensive Plan. Mr. Lauher summarized email conversations of the proposed logo and tagline. Mrs. Stoll wrote that she was in support of the logo and tagline. Mr. Zigler proposed that the title change from “Comprehensive Planning” to “Comprehensive Plan”, or “Stony Point Moving Forward”. The special board agreed that the title will be “Stony Point Comprehensive Plan”, and the tagline would be “Stony Point Moving Forward”.

A second meeting on Wednesday, September 9th on the same day as the Visioning Public Workshop was proposed by Mr. Stach, which would determine survey questions. Mrs. Stoll and Mr. O’Kane were in support of the second meeting. Mr. Stach explained that the second meeting would last between 30 minutes and an hour.

The next meeting was set for Wednesday, September 9 that is bundled with the Public Workshop Session. This meeting will be focused on the Public Online Survey. Further details will be shared in the near future. In October, the next meeting will be Wednesday, October 14th at 7 PM.

Meeting closed at 9:00 pm.

Respectfully submitted,

Scott Lauher

Planner at Nelson Pope Voorhis

Action Items:

- The special board will brainstorm the Public Online Survey as to what specific questions should be asked, as well as the subject matter.
- NPV Staff, Mrs. Stamm and Mr. Cataldo will put together and finalize the branding effort for the logo and tagline.
- NPV Staff will coordinate with Mrs. Stamm and Mr. Cataldo in advertising for the Visioning Public Workshop, Public Online Survey, and the Comprehensive Plan.
- The special board will review deliverables submitted by Nelson Pope Voorhis and share any questions or edits.
- The special board will review and share edits or questions for draft Existing Conditions Reports, including Housing, Transportation, and Historic and Cultural Resources.
- NPV Staff will continue to draft and finalize Existing Conditions Reports, which include Demographics, Environmental and Recreational Resources, Land Use and Zoning, Utilities, and Community Services.
- Mr. Stach and Mrs. Stamm will coordinate on linking the Comprehensive Plan webpage to the Town website.
- The Visioning Public Workshop has been scheduled for Wednesday, September 9, and further coordination will take place.
- For the Community Outreach and Engagement Plan, the special board will add stakeholder groups that have not been identified.
- Next meeting – September 9th at Patriot Hills Community Center