

TOWN OF STONY POINT

INTRODUCTORY LOCAL LAW NO. ____ OF THE YEAR 2026

A LOCAL LAW AMENDING CHAPTER 215 (ZONING) TO CHANGE FLOOR AREA RATIO REQUIREMENTS, REGULATE MANOR RESIDENCES AND REGULATE ONE-FAMILY DETACHED RESIDENCES ON NONCOMPLYING LOTS

Be it enacted by the Town Board of the Town of Stony Point, County of Rockland, State of New York, as follows:

Section 1. Title.

This local law shall be known and may be cited as the FAR, Manor Residence and Residences on Non-complying Lots Local Law of 2026.

Section 2. Legislative Purpose.

The Town Board of the Town of Stony Point hereby finds and declares:

A. Certain large detached residences have the potential to adversely impact the character of established neighborhoods. Residents select homes in neighborhoods with the expectation that the established pattern of structures will continue. These residents purchase and maintain their homes with the expectation that their neighborhoods will remain reasonably stable in terms of traffic, ambient noise level, population density, privacy of yards, distance between homes, setbacks from street, and the proportion of open space to building area.

B. Beyond a certain size threshold, very large, detached residences may result in building mass, scale, and site development characteristics that are incompatible with surrounding development patterns, particularly on small or nonconforming lots.

C. Larger residences may intensify site-related impacts such as traffic, parking demand, exterior lighting, stormwater runoff, and visual impacts, even where the residential use itself remains permitted.

D. The Town Board finds that these impacts arise primarily from building size, mass, and site development characteristics, rather than from residential use, and that such impacts are most appropriately addressed through bulk regulation and limited site development plan review, while preserving reasonable residential use and neighborhood stability.

Section 3. Enabling Authority.

This local law is adopted pursuant to Section 10 of the New York Municipal Home Rule Law.

Section 4. Amendments to §215-5 (Definitions).

The following definitions are hereby added to §215-5:

GROSS FLOOR AREA ABOVE GRADE PLANE.

That portion of the gross floor area of a structure located within stories above grade plane.

RESIDENCE, MANOR.

A one- or two-family detached residence that has more than six thousand (6,000) square feet of gross floor area above grade plane.

The following existing definitions in §215-5 are hereby amended to read as follows:

RESIDENCE, ONE-FAMILY (SINGLE-FAMILY)

A residence containing one dwelling unit only.

STORY ABOVE GRADE PLANE

Any story having its finished floor surface entirely above grade plane as defined by the latest edition of the New York State Building Code, or in which the finished surface of the floor next above is:

A. More than six feet above grade plane; or

B. more than 12 feet above the finished ground level for at least 25% of the perimeter of the story. This second provision intentionally varies from the New York State Building Code's definition of "story above grade plane."

Section 5. Adding a New Provision Governing Floor Area Ratio of One- and Two-Family Detached Residences. The following paragraph shall be added to §215-16 (Special Requirements) of Article V (Bulk Requirements) of Chapter 215 (Zoning):

D. For one-family and two-family detached residences, the maximum gross floor area of all buildings on a lot shall be the lesser of: (1) the square footage listed in Column C of the table below that corresponds to the gross lot area as identified in column A, or (2) the gross lot area calculated from the gross lot area of the subject lot multiplied by the FAR listed in column B of the Table below that corresponds to the gross lot area as identified in Column A.

A Lot Area (SF)	Lesser of:	
	B FAR	C (SF)
<i>Less than 7,500</i>	<i>n/a</i>	<i>1,725</i>
<i>7,500 to 9,999</i>	<i>0.23</i>	<i>2,000</i>
<i>10,000 to 12,499</i>	<i>0.20</i>	<i>2,125</i>
<i>12,500 to 14,999</i>	<i>0.17</i>	<i>2,400</i>
<i>15,000 to 17,499</i>	<i>0.16</i>	<i>2,625</i>
<i>17,500 to 19,999</i>	<i>0.15</i>	<i>2,800</i>
<i>20,000 to 29,999</i>	<i>0.14</i>	<i>3,600</i>
<i>30,000 to 39,999</i>	<i>0.12</i>	<i>4,000</i>
<i>40,000 to 49,999</i>	<i>0.10</i>	<i>4,000</i>
<i>50,000 to 59,999</i>	<i>0.08</i>	<i>4,200</i>
<i>60,000 to 79,999</i>	<i>0.07</i>	<i>4,800</i>
<i>80,000 or more</i>	<i>0.06</i>	<i>n/a</i>

Section 6. Amendment to §215-59 (Site Development Plan Review).

The first paragraph of §215-59 is hereby amended to read as follows:

No site development plan approval shall be required for single-family detached residential uses or for additions, alterations, or accessory structures thereto, except that Manor Residences and single-family detached residential uses on non-complying lots pursuant to §215-94D shall require Limited Site Development Plan approval pursuant to §215-66.1. Single-family detached residential uses may be subject to the requirements of the Town of Stony Point Stormwater Management and Erosion Control Law, which shall be reviewed to determine applicability to said uses. For uses other than single-family detached residences, site development plan approval shall be required prior to the issuance of a building permit, certificate of occupancy or certificate of use for the construction of a new principal structure, or external alteration or addition thereto or for the construction of any accessory structure used for a use permitted by conditional use or special permit use or

external alteration or addition thereto. Modification of parking layouts, lighting, required landscaping or other site elements shall be deemed an external alteration. No lot or parcel of land shall be used except in conformity with an approved site development plan, when required. Any use permitted by right in the Waterfront Residential District shall not require site development plan approval from the Planning Board, provided that the Building Inspector verifies that the project meets bulk requirements. Any project in the R-W District which does not meet the bulk requirements will require Planning Board approval and Zoning Board approval. Minor repairs and/or minor additions shall be made without Planning Board approval if they meet all zoning requirements.

Section 7. Addition of §215-66.1 (Limited site development plan approval for certain uses).

The following section is hereby added as §215-66.1:

§215-66.1. Limited site development plan approval for certain uses.

- A. The following uses shall be subject to limited site development plan review:
 - (1) Manor Residences. The Planning Board may waive the requirement for a public hearing for a manor residence, where it determines by reason of the large size of the lot relative to the residence and/or the remoteness of the proposed residence, a public hearing is not necessary.*
 - (2) One-family detached residences on vacant non-complying lots.**
- B. Where a use listed in §215-66.1A receives a limited site development plan approval, or is an existing non-complying use on May 1, 2026, amended site development plan approval shall only be required where the gross floor area above grade plane for all structures on the lot is proposed to be expanded by more than ten percent (10%) or 250 square feet, whichever is greater.*
- C. A limited site development plan shall not require the following site development plan elements unless determined by the Planning Board to be required in order to fulfill the objectives of §215-60. This provision shall not be deemed to prevent the Building Inspector or Town Engineer from requiring this information to be provided where necessary to meet code requirements under their jurisdiction:
 - (1) Topographic data (§A220-4C(1))*
 - (2) Existing watercourses, water bodies, intermittent streams, wetland areas and springs that are beyond the lot lines (§A220-4C(4))*
 - (3) Location of structures that are beyond 25 feet from all lot lines (§A220-4D(1))*
 - (4) Elevations at the centerlines of streets (§A220-4D(2))*
 - (5) Dimensions and grades of existing sewers, culverts, waterlines and other underground utilities within the property (approximate location and flow direction still required); the exact location of all utilities in the adjacent street and connections to structures on the premises (approximate locations shall be**

provided); and invert and rim elevations at all manholes closest to the lot lines of the premises (§A220-4D(3))

(6) All information required by §A220-4E (3) through (12)

D. The procedure for limited site development plan approval shall be similar to those prescribed in §215-61 through 65, except that:

(1) No referral to the Architectural Review Board shall be required.

(2) No preliminary approval shall be required.

(3) A hearing on a limited site development plan shall be held within 45 days of receipt of a complete application.

(4) There shall be no requirement for open recreation space or fee-in-lieu pursuant to §215-63(C).

E. Relationship to other laws.

(1) Nothing herein shall be construed to permit any use not otherwise permitted in the applicable zoning district. All applicable provisions of the Town Code, including stormwater, erosion control, noise, and short-term rental regulations, shall remain applicable and enforceable.

(2) The requirement for a use to undergo limited site development plan review shall not be deemed to have any effect on the classification of the “action” under State Environmental Quality Review pursuant to 6 NYCRR 617.

(3) A limited site development plan approval shall not be deemed to constitute a “site plan approval” requiring referral to Rockland County Planning Department pursuant to GML 239-m.

Section 8. Amending §215-94D(1) (Buildings, structures or lots with noncomplying bulk: Noncomplying lots)

Paragraph 1 of §215-94D(1) is hereby amended to read as follows:

(1) A residential lot, separated from any other land in the same ownership and noncomplying as to bulk, whether or not located in and part of a subdivision plat approved by the Planning Board and filed in the office of the County Clerk and which has a minimum lot width of 100 feet, may be used for a one-family detached residence subject to limited site development plan approval pursuant to §215-94D and provided that such use shall comply with the bulk requirements as specified in the highest residential district having the same or less lot width. For all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:

Section 9. Amending Table of General Use Requirements.

A note shall be added to each Table of General Use Requirements of Chapter 215 (Zoning) as follows:

Where a one-family detached residence meets the definition of a Manor Residence, it shall be subject to limited site development plan review by the Planning Board pursuant to §215-66.1.

Section 10. Amending Table of Bulk Requirements.

Column 11 (Floor Area Ratio) of Parts I, IA and II of the Table of Bulk Requirements of Chapter 215 (Zoning) are amended as follows:

- Use group c is changed from "0.35" to "*" on both Parts I and IA
- Use groups d.1 through d.4 are changed from "0.40" to "*" on both Parts I and IA
- Use groups e through g are changed from "0.35" to "*" on both Parts I and IA
- Use groups h.1 through h.5 are changed from "0.40" to "*" on Part II

Additionally, all bulk tables shall be amended to include the following note:

** - This use group and all one-family and two-family detached residences shall conform to §215-16D with respect to floor area ratio.*

Section 11. Severability.

If a court of competent jurisdiction determines that any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this Local Law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 12. Inconsistency.

All other local laws and ordinances of the Town of Stony Point that are inconsistent with the provisions of this local law are hereby repealed; provided, however, that such repeal shall be in addition to such other local laws or ordinances regulating and governing the subject matter covered by this local law.

Section 13. Code Preparation.

The Town's Code preparation contractor is authorized, without further action of the Town Board, to correct typographical errors, numbering and other related technical changes that do not affect or alter the substantive provisions of this local law.

Section 14. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State in accordance with the New York Municipal Home Rule Law.