

SECTION I: WATERFRONT COASTAL AREA BOUNDARY

The easterly (waterside) boundary of Stony Point's Waterfront Coastal Area (WCA) follows the entire length of the easterly boundary of the Town along the Rockland County-Westchester County line, located approximately midway between the western and eastern Hudson River shorelines.

The southerly boundary follows the boundary line between the Towns of Stony Point and Haverstraw, from the centerline of Route 9W east to the Westchester County line.

The westerly boundary of the WCA falls along the centerline of Route 9W, north to a Town-owned property located on the westerly side of Route 9W, just north of Highview Avenue. The WCA boundary follows the boundaries of this property around and back to Route 9W, and then continues along the centerline of Route 9W north to the southerly boundary of Bear Mountain State Park. The WCA boundary then follows the boundary of Bear Mountain State Park west and north to its junction with the Orange County line. In one area, however, the western (inland) boundary does not follow Route 9W. In the hamlet of Tomkins Cove, just north of the Tilcon Quarry, the boundary follows Elm Avenue and Church Street. To keep the inland boundary consistent with the existing boundary, the boundary along Route 9W follows the centerline of the road.

The Waterfront Coastal Area Boundary for the Town of Stony Point is shown on Map 1.