

## **SECTION IV: PROPOSED LAND USES AND PROJECTS**

### **A. PROPOSED LAND USES**

A significant component of the Town's Local Waterfront Revitalization Program is the recommendation of proposed land uses and projects, both public and private, within the waterfront coastal area. An evaluation and inventory of the natural and man-made resources, an analysis of waterfront conditions and potential improvements, a review of the waterfront public opinion survey, and discussion of applicable State, local and federal policies have served as the basis for determining proposed land uses and preferred projects for Stony Point's waterfront.

The land uses currently proposed for the Stony Point waterfront coastal area are illustrated in generalized form on Map 4, Proposed Coastal Area Land Use Plan (LUP).

There are eleven (11) categories of land use shown on the LUP Map. The map indicates the following:

1. The Rural Density Residential and Senior Citizen Housing areas coincide with areas currently zoned in that category.
2. The Low Density Residential areas include the residential areas, the entranceway to the waterfront area, and the areas between the two concentrations of marina and other waterfront uses.
3. The Low-Medium Density Residential area includes the residential community of Grassy Point.
4. The Commercial areas include the business areas zoned for that purpose along the easterly side of Route 9W.
5. The Light Industrial areas include land zoned and used in the category lying west of the Ba-Mar Basin marshlands, and also west of the railroad and northwest of the Stony Point Battlefield Park site.
6. The Municipal Use area coincides with the Town garage site situated west of the railroad, while the Public Utilities area includes land currently housing facilities of Orange and Rockland Utilities.
7. The Water-Related Industrial area generally coincides with the U.S. Gypsum waterfront industrial site.
8. The Planned Waterfront areas embrace the marina and related use areas east of the Low Density Residential area and between the Low Density Residential area

and the Stony Point Battlefield Park site. The Planned Waterfront areas also include all of the waterfront area east of the railroad, between the park site on the south, and Jones Point on the north.

9. The Waterfront Recreation/Open Space areas coincide with the Stony Point Battlefield Park site and lands under the jurisdiction of the Palisades Interstate Park Commission. Also indicated in this category are the wetland areas in Grassy Point; some of the land is owned by the State of New York under the jurisdiction of the NYS DEC. In addition, the two local park sites recently acquired by the Town are depicted in this category.

## **B. PROPOSED PUBLIC AND PRIVATE PROJECTS**

The following projects are proposed to implement the coastal policies. Administrative and legal measures are described in Section V.

### **Trails**

1. A walking and hiking trail could begin at the Haverstraw Town Line and follow along the water's edge through the County owned property to Munn Avenue. It would then continue on Grassy Point Road, Hudson Drive and ultimately link with the Stony Point Battlefield Historic Site.
2. Several bike trails exist within the Stony Point waterfront coastal area boundary. Better signage should be developed for the existing trail which follows Grassy Point Road, River Road and Beach Road. In addition, the bike trail which connects Jones Point with Route 9W should be restored.

### **Improvement of Waterfront Property**

There are few undeveloped properties on the Stony Point waterfront. The Town has recently purchased a number of parcels which have been, or will be, developed for recreational activities. The Town should investigate the potential for development of a public boat launch on its newly acquired waterfront properties. In addition, Iona Island could provide passive recreational opportunities for Town residents such as wildlife and river viewing, if permits were easier to obtain for residents.

All efforts to acquire waterfront access or property, through donations or easements, should be diligently pursued.

### **Barge Removal**

Removal of abandoned barges and other vessels from the river will improve the appearance of the waterfront.

### **Scenic Resource Preservation/Scenic Overlooks**

Several locations along Route 9W, Grassy Point Road, Beach Road, and Mott Farm Road offer spectacular views of the Hudson River. Safe scenic stopping places should be provided and measures should be taken to insure that view sheds are protected.

Documentation to designate Route 9W as a scenic road began several years ago. These efforts should continue. Other roads should also be considered for scenic road designation.

### **Historic Area Improvements and Protection**

In order to encourage private restoration in the Town's historic areas and to enhance its visual continuity and historic context, a number of improvements and protection measures should be implemented. Among them are the following:

1. Restoration of potentially historic buildings in the Grassy Point and Jones Point area should be encouraged.
2. In order to protect the historic structures within the Town, historic buildings should be inventoried and documented. In addition, local Historic District designation should be considered.