



EAGLE BAY, STONY POINT



LOCATION

Stony Point Marina & Yacht Club is located on close to 40 acres in the Hamlet of Stony Point at Hudson Dr. and the Hudson River. It sits in a small embayment just south of Stony Point Battlefield and north of Patsy’s Bay Marina. A series of boats and marina’s cover the Hudson River waterfront along this stretch of the Hudson. To the west the community is bordered by Harriman Park, Tomkins Cove on the north, West Haverstraw on the south and the Hudson River on the east. The Hamlet’s location on the Hudson waterfront is an important part of its character. A small 5.5 sq. mile town, with 1.3 of these miles (19%,) being water, the community has a long time river connection.

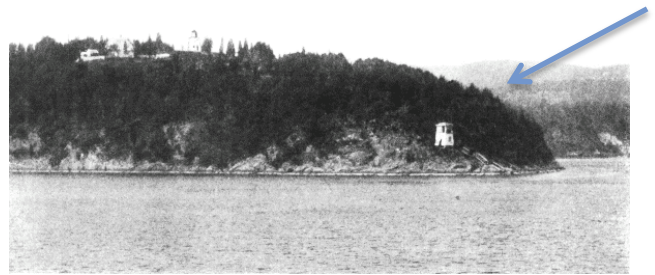


SITE HISTORY

The small Hamlet of Stony Point is rich with history of the early battles of the American Revolution. Named for the rocky prominent that reaches into the Hudson just north of this proposed development it is home to Stony Point battlefield and the oldest lighthouse on the Hudson, the 1826 Stony Point lighthouse.

WATERFRONT PROPOSAL

The Eagle Bay waterfront proposal is a mixed-use plan with public access to the waterfront built into a third of the project. The design calls for four 45 ft. high buildings with public access through retail, restaurants and a fitness center. The waterfront piece also includes public access with waterfront walking and enjoyment, but without a public boat launching. Although only 17 of the property acres are on dry land, 29 of the acres are considered for buildable land density allowances. With a density allowance of 10 units per acre, a total of 290 units could be built on the 17 acres. Currently densities of 290, 268, and 200 have been listed as options.



ZONING CHANGE

The proposal includes a zoning change for Stony Point. The 2014 law stated that every residential unit must include one boat slip. The Eagle Bay proposal would change this requirement to 1 boat slip for every 3 residential units. This could change the feel of the Hamlet of Stony Point, reducing the emphasis on Hudson River use of the waterfront in the lives of the residents. Existing groups in the community have urged that this change in zoning be carefully considered.

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Series of images from community meetings for the proposed project. Taken by George Potanovic President of the Stony Point Action Committee for the Environment.

