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## PLANNING BOARD TOWN OF STONY POINT

### NARRATIVE SUMMARY

#### BA MAR MANUFACTURED HOME PARK SITE PLAN AND WETLAND PERMIT Tax Map 20.02-11-7.1

The Ba Mar Manufactured Home Park has occupied its site in Grassy Point for over 70 years. During Superstorm Sandy in November 2012, much of the Park was inundated with flood water, and most of the homes were destroyed.

In the ensuing years, the ownership of the Park has worked with Town, County and State agencies to help families that were displaced by the storm, determine which homes could be salvaged and repaired, remove those homes that could not be saved, and stabilize the site.

Maintenance of the then-existing manufactured home parks was a goal of the 2013 amendment to the 1995 Master Plan of the Town. The 1995 Plan called for the adoption of zoning code amendments to allow then-existing parks to continue as uses by right, with flexible zoning regulations to “reflect current density and bulk requirements”.<sup>1</sup> These regulations are now contained in the MHC zoning district.

As noted many times by Supervisor Monahan, the Park is needed to provide affordable housing for people in Stony Point. However, the Park’s ownership also recognized that any rebuilding effort had to be sustainable and safe. Any plans needed to take into account new 100 year flood elevations.

The Park is now at the point where it can begin rebuilding.

To that end, it has worked with the Town to amend the base flood elevations to provide for a realistic determination of required floor elevations for new homes. Those new elevations, referred to as “Revised Base Flood Elevations” or “RBFs”, were adopted by the Town Board in August 2018.

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<sup>1</sup> See, 2013 Amendment to 1995 Stony Point Master Plan, p. 6.

After the RBFES were adopted, the Park began the process of preparing a new layout and grading plan. Park representatives met numerous times with the Town's Building and Fire Inspectors. They also met with the Town's planning consultant and engineer, and with the New York State Department of Environmental Conservation.

The result of these meetings is the plan submitted herewith. The Park is proposing 140 units of manufactured homes. This is a reduction from the 152 homes that occupied the Park prior to Superstorm Sandy. The number of homes conforms to the density now required by the Town's MHC zoning regulations (5,000sf/unit).

The plan also conforms to the separation requirements of the MHC district and its parking requirements.

The layout of the plan is new. While the old layout was essentially a "spine and stub", the new layout is a series of loops. This revision eliminates the many dead-end roads that were in the Park. The loop system will make it easier for emergency vehicles to access the entire park.

In addition, the main access road, Ba Mar Drive, will be raised above the existing grade. The new grade will be high enough for fire trucks to traverse its entire length during a 100 year flood event, based on the new RBFES.

The layout plan also moves homes away from the NYSDEC wetlands at the south end of the site. Most of the homes are outside the 100 foot regulated area adjoining the wetlands. The Park is working with NYSDEC to obtain permits to allow placement within the regulated area. It is the applicant's position that the NYSDEC regulations governing the adjoining area are at least as protective, if not more protective, of the wetlands as are those in the Stony Point Code.

Both the loop system and the grading were prepared in consultation with the Building and Fire Inspectors.

Individual homes will be erected on pilings to raise them to a level that is two feet above the RBFES. All the homes in the Park will be new, single-wide models. Homes will be built in accordance with all applicable regulations, including Stony Point Code § 112-21 (Flood Damage Prevention, Construction Standards, Manufactured homes and recreational vehicles). No variances from these standards are contemplated, nor have any been identified as of this writing.

This plan does not constitute an expansion of a manufactured housing community, as the land area is pre-existing and the number of units is being reduced.

The approval of this site plan will be a major step toward the re-establishment of the once-thriving Ba Mar community.

Dated: December 18, 2018  
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Attorney for owner/applicant