

**STONY POINT TOWN BOARD MEETING –April 28, 2026**

The Town Board of the Town of Stony Point convened in Regular Session on Tuesday, April 28, 2026, at 7:00pm at the Stony Point Senior and Community Center, 19 Clubhouse Lane, Stony Point, NY. Supervisor Stamm called the meeting to order and stated the meeting would be open and closed in memory of Frank Monahan. Frank lived in Jones Point, Tomkins Cove, since 1984. He is best remembered as “Santa Claus” and thrilled children for years playing the part for the Town.

Supervisor Stamm led the group in the Pledge of Allegiance.

Town Clerk Megan Carey called the following roll:

PRESENT:	Mr. Michael Puccio	Councilman
	Mr. Keith Williams	Councilman
	Mr. Todd Rose	Councilman
	Mrs. Amy Stamm	Supervisor
	Mr. Brian Nugent	Esquire
ABSENT:	Mr. Paul Joachim	Councilman

**SUPERVISOR’S REPORT**

Supervisor Stamm read the following Proclamation:

**Town of Stony Point, New York  
Proclamation  
Honoring  
ALS Awareness Month**

**WHEREAS**, Amyotrophic lateral sclerosis (ALS), known by many as Lou Gehrig’s disease, is a progressive fatal neurodegenerative disease in which a person’s brain loses connection with the muscles, slowly taking away their ability to walk, talk, eat, and eventually breathe; and

**WHEREAS**, every 90 minutes someone is diagnosed with ALS and someone passes away from ALS; and

**WHEREAS**, on average, patients diagnosed with ALS only survive two to five years from the time of diagnosis; and

**WHEREAS**, ALS has no cure; and

**WHEREAS**, people who have served in the military are more likely to develop ALS and die from the disease than those with no history of military service; and

**WHEREAS**, securing access to new therapies, durable medical equipment, and communication technologies is of vital importance to people living with ALS; and

**WHEREAS**, clinical trials play a pivotal role in evaluating new treatments, enhancing quality of life, and fostering assistive technologies for those living with ALS; and

**WHEREAS**, the ALS Association, as the largest philanthropic funder of ALS research globally, has committed over \$155 million to support more than 560 projects across the United States and 18 other countries; and

**WHEREAS**, our commitment to accelerating the pace of discovery remains unwavering, fueled by the hope that one day, ALS will be a livable disease for everyone, everywhere, until we can cure it.

**WHEREAS**, ALS Awareness Month increases the public's awareness of people with ALS' dire circumstances, and acknowledges the terrible impact this disease has, not only on the person but on his or her family and the community, and recognizes the research being done to eradicate this disease;

**NOW, THEREFORE, I**, Amy Stamm, by virtue of the authority vested in me as Supervisor of the Town of Stony Point do hereby proclaim the month of May 2026 as ALS Awareness Month in the Town of Stony Point. I call upon all Americans to join in supporting ALS research, advocating for increased funding, and standing in solidarity with those affected by this relentless disease.

**IN RECOGNITION THEREOF**, I affix my signature and the Seal of the Town of Stony Point to this proclamation this 28<sup>th</sup> day of April in the year of Our Lord, Two Thousand and Twenty-Six.

Supervisor Stamm reported the following:

- Saturday, May 2<sup>nd</sup> is NR Sports & Law Enforcement Day from 10am-1pm.
- Sunday, May 3<sup>rd</sup> is the Color Run and Walk beginning at 9am.
- The Town is hosting a America 250 Patriotic House Decorating Contest from May 23<sup>rd</sup> to July 4<sup>th</sup>.
- The week of May 3-9, 2026 is the Small Business Spotlight Challenge. You can post a selfie at a local small business and enter to win one of 3 fun prizes.

### **PURCHASE ORDER REQUEST**

A motion was made by Councilman Puccio, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the following purchase orders:

#### **Buildings & Grounds:**

PO#3895                      Bojan Developments, LLC.                      \$24,300.00

#### **Sewer Dept:**

PO#3900                      Remco Overhead Crane, Inc                      \$22,062.00

#### **Streetscaping-Buildings and Grounds**

PO#3894                      Senatores Painting                      \$6,300.00

**AUDIT OF BILLS** – A motion was made by Councilman Puccio, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present to approve the following bills as presented for payment:

#### **Contractual April 28, 2026**

<b><u>FUND</u></b>	<b><u>CLAIM #</u></b>	<b><u>FUND TOTAL</u></b>
General	485-538	\$144,668.16
Highway	174-184	\$36,205.21
Sewer	140-153	\$17,353.46
Special District		
Ambulance	16-17	\$1,100.85
Capital Projects	9	\$2,400.00
Enterprise	122-141	\$24,028.79
Solid Waste	5-6	\$1,111.52
Streetlight	9-10	\$1,900.01

**MINUTES** - A motion was made by Supervisor Stamm, seconded by Councilman Puccio and unanimously carried by a voice vote of those board members present with Councilman Rose being absent to approve the minutes of April 14, 2025, Town Board Meeting.

**CORRESPONDENCE** - None

**PUBLIC INPUT** –

Donna Lenane - 7 Dunderberg Road, Tomkins Cove, thanked the Town Board for their continued support of the Penguin Rep Theater.

Joseph Call – 18 Tomlins View, Tomkins Cove, spoke on the following:

- Need for a rental registry
- IDA tax breaks proposed on the new apartments in Haverstraw.

**Open Public Hearing- Local Law Amending Chapter 215 – Regulating Oversized and Manor Residences, Non-Conforming Lots and Bulk Requirements**

At 7:33pm a motion was made by Supervisor Stamm, seconded by Councilman Puccio and unanimously carried by a voice vote of those board members present with Councilman Joachim being absent to open the public hearing for Local Law Amending Chapter 215-Regulating Oversized and Manor Residences, Non-Conforming Lots and Bulk Requirements.

**Public Input**

John Gaines-21 Miller Drive, spoke in favor of the new draft of the proposed Local Law.

**Continued Public Hearing- Local Law Amending Chapter 215 – Regulating Oversized and Manor Residences, Non-Conforming Lots and Bulk Requirements**

At 7:36pm a motion was made by Supervisor Stamm, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present with Councilman Joachim being absent to continue the public hearing for Local Law Amending Chapter 215-Regulating Oversized and Manor Residences, Non-Conforming Lots and Bulk Requirements to the May 26<sup>th</sup> Town Board meeting at 7pm at the Stony Point Senior and Community Center at 19 Clubhouse Lane.

**Adopt Local Law Amending Chapter 215 – Libraries in the BU**

A motion was made by Supervisor Stamm, seconded by Councilman Williams, and unanimously carried by a voice vote of those board members present with Councilman Rose being absent to adopt the Local Law Amending Chapter 215-Libraries in the BU:

**RESOLUTION ADOPTING LOCAL LAW NO. 10 OF 2026  
AMENDING CHAPTER 215 (ZONING) TO AUTHORIZE PUBLIC LIBRARIES ON  
CERTAIN LOTS IN THE BUSINESS (BU) DISTRICT BY CONDITIONAL USE PERMIT  
OF THE PLANNING BOARD**

WHEREAS, the Town Board of the Town of Stony Point, New York (“Town Board”) from time to time reviews its laws, rules and regulations to be certain the same are consistent with all current lawful practices as well as best practices to protect the health, safety and welfare of Town residents; and

WHEREAS, the Town Board desires to adopt a Local Law Amending Chapter 215 (Zoning) To Authorize Public Libraries on Certain Lots in the Business (BU) District by Conditional Use Permit of the Planning Board; and

WHEREAS, such introductory Local Law was introduced before the Town Board on February 11, 2026; and

WHEREAS, the Town determined that it would act as lead agency for the adoption of the local law; and

WHEREAS, upon notice duly published and posted, a Public Hearing was held on said Local Law on March 24, and continued on April 14, 2026 wherein the public was afforded the opportunity to comment concerning the merits of said Local Law and the Town Board declared the public hearing closed; and

WHEREAS, the Town Board review a Part 1, 2 and 3 Environmental Assessment form for purposes of environmental review.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board as follows:

Section 1. All "WHEREAS" paragraphs are incorporated herein by reference as though set forth in full.

Section 2. The Town Board, upon review of the Part 1, 2 and 3 Environmental Assessment Forms, hereby determines that there is no adverse environmental impact resulting from this action.

Section 3. The Town Board hereby adopts Local Law No. 2 of 2026 entitled "Amending Chapter 215 (Zoning) To Authorize Public Libraries on Certain Lots in the Business (BU) District by Conditional Use Permit of the Planning Board", as attached hereto.

Section 4. The Town Clerk is hereby directed to enter said Local Law into the minutes of this meeting and in the Local Law book of the Town of Stony Point, and to give due notice of the adoption of said Local Law by filing the Local Law in the Office of the Secretary of State in the State of New York.

Section 5. This Resolution shall be effective immediately.

**TOWN OF STONY POINT**  
**LOCAL LAW NO. 2 OF THE YEAR 2026**

A LOCAL LAW AMENDING CHAPTER 215 (ZONING) TO AUTHORIZE PUBLIC  
LIBRARIES ON CERTAIN LOTS IN THE BU DISTRICT BY CONDITIONAL USE  
PERMIT OF THE PLANNING BOARD

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 Public Libraries in the BU District Local Law No. 2 of 2026.

Section 2. Legislative Purpose.

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

- A. As a suburban/rural community, Stony Point relies on its US Route 9W corridor to provide easy access to neighborhood and regional commercial uses and to maintain an inventory of land available for job creation, commerce and diversification of the tax base..
- B. Land that is zoned BU providing direct highway access should continue to be reserved for such commercial use.
- C. Libraries would also benefit from location in the BU District, but only those lots without direct highway access.

Section 3. Enabling Authority.

The adoption of this Local Law is in accordance with Section 10 of the New York Municipal Home Rule Law.

Section 4: Amendment to Zoning Chapter Adding Public Libraries to BU District Table of General Use Requirements Subject to Certain Conditions.

The following shall be added Column C (Conditional Uses by Planning Board) of the Town of Stony Point Table of General Use Requirements: BU District:

*“12. Public Libraries on lots that do not offer direct access to a NY State highway.”*

Section 5: Amendment to Zoning Chapter Assigning Bulk Use Group for Public Libraries.

The following shall be added to Column C-1 (Use Group) in the row corresponding with the newly added number 12 in Column C of the Town of Stony Point Table of General Use Requirements: BU District:

*“H”*

Section 12. 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 13. 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 14. 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 15. Effective date.

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Section 27 of the New York Municipal Home Rule Law.

**Approve Agreement with Cornell Cooperative Extension-2026 Stormwater II Education Program**

A motion was made by Supervisor Stamm, seconded by Councilman Puccio, and unanimously carried by a voice vote of those board members present with Councilman Joachim being absent to approve the agreement with Cornell Cooperative Extension-2026 Stormwater II Education Program.

**Approve Hires - Student Laborers**

A motion was made by Supervisor Stamm, seconded by Councilman Rose, and unanimously carried by a voice vote of those board members present with Councilman Joachim being absent to approve the following hires:

**Student Laborers:**

Dominick Tirri-\$16/hr  
Travis Blauvelt-\$16/hr

**Authorize Town Clerk to go out to Bid for the Patriot Hills Golf Course Irrigation Project**

A motion was made by Supervisor Stamm, seconded by Councilman Williams, and unanimously carried by a voice vote of those board members present with Councilman Joachim being absent to authorize the Town Clerk to go out to Bid for the Patriot Hills Golf Course Irrigation Project.

**Appoint Comprehensive Plan Special Board**

A motion was made by Supervisor Stamm, seconded by Councilman Williams, and unanimously carried by a voice vote of those board members present with Councilman Joachim being absent to adopt the following Resolution to appoint a Comprehensive Plan Special Board:

**RESOLUTION 2026/11  
RESOLUTION TO APPOINT A SPECIAL BOARD FOR THE PREPARATION  
OF THE TOWN COMPREHENSIVE PLAN**

WHEREAS, Section 272-a of the New York State Town Law authorizes the Town Board to prepare or amend a comprehensive plan for the development of the town; and

WHEREAS, the Town Board recognizes the importance of a comprehensive plan to guide the future growth, development, and preservation of the Town; and

WHEREAS, the Town Board desires to appoint a Special Board to prepare the Comprehensive Plan for the Town.

**NOW THEREFORE BE IT RESOLVED** that:

- Section 1.** The above "WHEREAS" clauses are incorporated herein as if set forth in full.
- Section 2.** The Special Board shall undertake all necessary research, community engagement, and drafting activities to prepare a comprehensive plan for review and adoption by the Town Board, and shall report periodically to the Town Board on its progress.
- Section 3.** Town Board hereby appoints a Special Board to prepare a Town Comprehensive Plan pursuant to NYS Town Law Section 272-a consisting of the members set forth in Exhibit A annexed hereto. In event of a vacancy, the Town Board shall be authorized to fill such vacancy.
- Section 4.** The Special Board shall consist of members appointed by the Town Board who are residents of the Town and possess relevant expertise or interest in community planning, development, and preservation.
- Section 5.** The Town Board is recognizing that Supervisor Amy Stamm and Councilman Todd Rose will serve as a non-voting ad hoc members of this Board.
- Section 6.** This Resolution shall be effective immediately.

**Comprehensive Plan Special Board**

- Mark Johnson
- Tom Wright
- Dan O'Kane
- Dave Zigler
- Steve Porath
- Pete Reilly
- Desiree Stoll

**Authorize Supervisor to Sign MOA with CSEA**

A motion was made by Supervisor Stamm, seconded by Councilman Puccio, and unanimously carried by a voice vote of those board members present with Councilman Joachim being absent to authorize the Supervisor to Sign MOA with CSEA for an addition of "Custodian I" Title.

**Approve Establishing the Position of Custodian I**

A motion was made by Supervisor Stamm, seconded by Councilman Rose, and unanimously carried by a voice vote of those board members present with Councilman Joachim being absent to establish the position of Custodian I as per CSEA.

**Approve Hires for Patriot Hills Golf Club-Operations**

A motion was made by Supervisor Stamm, seconded by Councilman Williams, and unanimously carried by a voice vote of those board members present with Councilman Joachim being absent to approve the following hires for Patriot Hills Golf Club-Operations:

<b><u>Carts/Range</u></b>	<b><u>2026</u></b>
Jayden Perini	\$16/hr
Will Sherman	\$16/hr
Mason Hill	\$16/hr

**Approve Contract for Fireworks Display with July4Ever**

A motion was made by Supervisor Stamm, seconded by Councilman Williams, and unanimously carried by a voice vote of those board members present with Councilman Joachim being absent to approve the agreement with July 4 Ever Fireworks Inc. in the form presented to the Town Board for a professional fireworks display 2026, subject to vendor compliance with Article 405.00 of the New York State Penal Law and authorizing the Town Supervisor to sign such agreement in a final form approved by Town Legal Counsel.

**ADJOURN**

At 7:40pm a motion was made by Supervisor Stamm, seconded by Councilman Puccio and unanimously carried by a voice vote of those board members present to close the Stony Point Town Board meeting in memory of Frank Monahan.

Respectfully submitted  
Megan Carey - Town Clerk