

**STONY POINT TOWN BOARD**

**Agenda**

**7:00PM**

**April 28, 2026**

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Pledge of Allegiance  
Roll Call  
Supervisors Report  
Purchase Order Request  
Audit of Bills  
Minutes: April 14, 2026  
Correspondence  
Building Department Update  
Public Input-Limited to 3 minutes

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

1. Adopt Local Law Amending Chapter 215 – Libraries in the BU
2. Approve Agreement with Cornell Cooperative Extension-2026 Stormwater II Education Program
3. Approve Hires - Student Laborers
4. Authorize Town Clerk to go out to Bid for the Patriot Hills Golf Course Irrigation Project
5. Appoint Comprehensive Plan Committee
6. Authorize Supervisor to Sign MOA with CSEA
7. Approve Establishing the Position of Custodian 1
8. Approve Hires for Patriot Hills Golf Club-Operations
9. Approve Contract for Fireworks Display with July4Ever

Executive Session - If Necessary

**TOWN OF STONY POINT**

**INTRODUCTORY LOCAL LAW NO. \_\_\_\_ OF THE YEAR 2026**

A LOCAL LAW AMENDING CHAPTER 215 (ZONING) TO CHANGE FLOOR AREA RATIO REQUIREMENTS, REGULATE MANOR RESIDENCES AND REGULATE ONE-FAMILY DETACHED RESIDENCES ON NONCOMPLYING LOTS

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 FAR, Manor Residence and Residences on Non-complying Lots Local Law of 2026.

**Section 2. Legislative Purpose.**

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

- A. Certain large detached residences have the potential to adversely impact the character of established neighborhoods. Residents select homes in neighborhoods with the expectation that the established pattern of structures will continue. These residents purchase and maintain their homes with the expectation that their neighborhoods will remain reasonably stable in terms of traffic, ambient noise level, population density, privacy of yards, distance between homes, setbacks from street, and the proportion of open space to building area.
- B. Beyond a certain size threshold, very large, detached residences may result in building mass, scale, and site development characteristics that are incompatible with surrounding development patterns, particularly on small or nonconforming lots.
- C. Larger residences may intensify site-related impacts such as traffic, parking demand, exterior lighting, stormwater runoff, and visual impacts, even where the residential use itself remains permitted.
- D. The Town Board finds that these impacts arise primarily from building size, mass, and site development characteristics, rather than from residential use, and that such impacts are most appropriately addressed through bulk regulation and limited site development plan review, while preserving reasonable residential use and neighborhood stability.

**Section 3. Enabling Authority.**

This local law is adopted pursuant to Section 10 of the New York Municipal Home Rule Law.

**Section 4. Amendments to §215-5 (Definitions).**

The following definitions are hereby added to §215-5:

*GROSS FLOOR AREA ABOVE GRADE PLANE.*

*That portion of the gross floor area of a structure located within stories above grade plane.*

*RESIDENCE, MANOR.*

*A one- or two-family detached residence that has more than six thousand (6,000) square feet of gross floor area above grade plane.*

The following existing definitions in §215-5 are hereby amended to read as follows:

*RESIDENCE, ONE-FAMILY (SINGLE-FAMILY)*

*A residence containing one dwelling unit only.*

*STORY ABOVE GRADE PLANE*

*Any story having its finished floor surface entirely above grade plane as defined by the latest edition of the New York State Building Code, or in which the finished surface of the floor next above is:*

*A. More than six feet above grade plane; or*

*B. more than 12 feet above the finished ground level for at least 25% of the perimeter of the story. This second provision intentionally varies from the New York State Building Code's definition of "story above grade plane."*

**Section 5. Adding a New Provision Governing Floor Area Ratio of One- and Two-Family Detached Residences.** The following paragraph shall be added to §215-16 (Special Requirements) of Article V (Bulk Requirements) of Chapter 215 (Zoning):

*D. For one-family and two-family detached residences, the maximum gross floor area of all buildings on a lot shall be the lesser of: (1) the square footage listed in Column C of the table below that corresponds to the gross lot area as identified in column A, or (2) the gross lot area calculated from the gross lot area of the subject lot multiplied by the FAR listed in column B of the Table below that corresponds to the gross lot area as identified in Column A.*

A Lot Area (SF)	Lesser of:	
	B FAR	C (SF)
Less than 7,500	n/a	1,725
7,500 to 9,999	0.23	2,000
10,000 to 12,499	0.20	2,125
12,500 to 14,999	0.17	2,400
15,000 to 17,499	0.16	2,625
17,500 to 19,999	0.15	2,800
20,000 to 29,999	0.14	3,600
30,000 to 39,999	0.12	4,000
40,000 to 49,999	0.10	4,000
50,000 to 59,999	0.08	4,200
60,000 to 79,999	0.07	4,800
80,000 or more	0.06	n/a

**Section 6. Amendment to §215-59 (Site Development Plan Review).**

The first paragraph of §215-59 is hereby amended to read as follows:

*No site development plan approval shall be required for single-family detached residential uses or for additions, alterations, or accessory structures thereto, except that Manor Residences and single-family detached residential uses on non-complying lots pursuant to §215-94D shall require Limited Site Development Plan approval pursuant to §215-66.1. Single-family detached residential uses may be subject to the requirements of the Town of Stony Point Stormwater Management and Erosion Control Law, which shall be reviewed to determine applicability to said uses. For uses other than single-family detached residences, site development plan approval shall be required prior to the issuance of a building permit, certificate of occupancy or certificate of use for the construction of a new principal structure, or external alteration or addition thereto or for the construction of any accessory structure used for a use permitted by conditional use or special permit use or*

*external alteration or addition thereto. Modification of parking layouts, lighting, required landscaping or other site elements shall be deemed an external alteration. No lot or parcel of land shall be used except in conformity with an approved site development plan, when required. Any use permitted by right in the Waterfront Residential District shall not require site development plan approval from the Planning Board, provided that the Building Inspector verifies that the project meets bulk requirements. Any project in the R-W District which does not meet the bulk requirements will require Planning Board approval and Zoning Board approval. Minor repairs and/or minor additions shall be made without Planning Board approval if they meet all zoning requirements.*

**Section 7. Addition of §215-66.1 (Limited site development plan approval for certain uses).**

The following section is hereby added as §215-66.1:

*§215-66.1. Limited site development plan approval for certain uses.*

- A. The following uses shall be subject to limited site development plan review:
  - (1) Manor Residences. The Planning Board may waive the requirement for a public hearing for a manor residence, where it determines by reason of the large size of the lot relative to the residence and/or the remoteness of the proposed residence, a public hearing is not necessary.*
  - (2) One-family detached residences on vacant non-complying lots.**
- B. Where a use listed in §215-66.1A receives a limited site development plan approval, or is an existing non-complying use on May 1, 2026, amended site development plan approval shall only be required where the gross floor area above grade plane for all structures on the lot is proposed to be expanded by more than ten percent (10%) or 250 square feet, whichever is greater.*
- C. A limited site development plan shall not require the following site development plan elements unless determined by the Planning Board to be required in order to fulfill the objectives of §215-60. This provision shall not be deemed to prevent the Building Inspector or Town Engineer from requiring this information to be provided where necessary to meet code requirements under their jurisdiction:
  - (1) Topographic data (§A220-4C(1))*
  - (2) Existing watercourses, water bodies, intermittent streams, wetland areas and springs that are beyond the lot lines (§A220-4C(4))*
  - (3) Location of structures that are beyond 25 feet from all lot lines (§A220-4D(1))*
  - (4) Elevations at the centerlines of streets (§A220-4D(2))*
  - (5) Dimensions and grades of existing sewers, culverts, waterlines and other underground utilities within the property (approximate location and flow direction still required); the exact location of all utilities in the adjacent street and connections to structures on the premises (approximate locations shall be**

*provided); and invert and rim elevations at all manholes closest to the lot lines of the premises (§A220-4D(3))*

*(6) All information required by §A220-4E (3) through (12)*

*D. The procedure for limited site development plan approval shall be similar to those prescribed in §215-61 through 65, except that:*

*(1) No referral to the Architectural Review Board shall be required.*

*(2) No preliminary approval shall be required.*

*(3) A hearing on a limited site development plan shall be held within 45 days of receipt of a complete application.*

*(4) There shall be no requirement for open recreation space or fee-in-lieu pursuant to §215-63(C).*

*E. Relationship to other laws.*

*(1) Nothing herein shall be construed to permit any use not otherwise permitted in the applicable zoning district. All applicable provisions of the Town Code, including stormwater, erosion control, noise, and short-term rental regulations, shall remain applicable and enforceable.*

*(2) The requirement for a use to undergo limited site development plan review shall not be deemed to have any effect on the classification of the “action” under State Environmental Quality Review pursuant to 6 NYCRR 617.*

*(3) A limited site development plan approval shall not be deemed to constitute a “site plan approval” requiring referral to Rockland County Planning Department pursuant to GML 239-m.*

#### **Section 8. Amending §215-94D(1) (Buildings, structures or lots with noncomplying bulk: Noncomplying lots)**

Paragraph 1 of §215-94D(1) is hereby amended to read as follows:

*(1) A residential lot, separated from any other land in the same ownership and noncomplying as to bulk, whether or not located in and part of a subdivision plat approved by the Planning Board and filed in the office of the County Clerk and which has a minimum lot width of 100 feet, may be used for a one-family detached residence subject to limited site development plan approval pursuant to §215-94D and provided that such use shall comply with the bulk requirements as specified in the highest residential district having the same or less lot width. For all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:*

### **Section 9. Amending Table of General Use Requirements.**

A note shall be added to each Table of General Use Requirements of Chapter 215 (Zoning) as follows:

*Where a one- family detached residence meets the definition of a Manor Residence, it shall be subject to limited site development plan review by the Planning Board pursuant to §215-66.1.*

### **Section 10. Amending Table of Bulk Requirements.**

Column 11 (Floor Area Ratio) of Parts I, IA and II of the Table of Bulk Requirements of Chapter 215 (Zoning) are amended as follows:

- Use group c is changed from "0.35" to "\*" on both Parts I and IA
- Use groups d.1 through d.4 are changed from "0.40" to "\*" on both Parts I and IA
- Use groups e through g are changed from "0.35" to "\*" on both Parts I and IA
- Use groups h.1 through h.5 are changed from "0.40" to "\*" on Part II

Additionally, all bulk tables shall be amended to include the following note:

*\* - This use group and all one-family and two-family detached residences shall conform to §215-16D with respect to floor area ratio.*

### **Section 11. 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 12. 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 13. 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 14. Effective Date.**

This local law shall take effect immediately upon filing with the Secretary of State in accordance with the New York Municipal Home Rule Law.

# 1

**TOWN OF STONY POINT**  
**INTRODUCTORY LOCAL LAW NO.        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 of 2025.

**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.

#2

**2026 Stormwater II Education Program Agreement**

**Summary:** Stormwater Phase II Regulations, as administered by the New York State Department of Environmental Conservation (NYSDEC) requires all small, regulated Municipal Separate Storm Sewer Systems (MS4s), among other requirements, to commit to Minimum Control Measures (MCMs) and other requirements. Cornell Cooperative Extension (CCE), in cooperation with the Stormwater Consortium of Rockland County (SCRC), will provide a stormwater program agreement to each MS4 to assist in satisfying the MCMs listed below, as further outlined under **CCE’S Responsibilities in this Agreement.**

1. Part VI.A: MCM 1- Public Education & Outreach Program
2. Part VI.B: MCM 2- Public Involvement/Participation
3. Part VI.C: MCM 3- Illicit Discharge Detection & Elimination
4. Part VI.F: MCM 6- Pollution Prevention and Good Housekeeping
5. Part IV.D: Mapping
6. NYSDEC GP-0-24-001 MS4 Permit Requirements per Compliance Timeframe

Cornell Cooperative Extension of Rockland County will tap its resources at Cornell University, NYSDEC, USEPA and other reputable sources to develop, implement and evaluate a stormwater program for this MS4. The success of this program depends on participation from Rockland's five towns and eighteen villages, most of which contribute to support CCE’s Stormwater Compliance positions and the responsibilities described below. Based on input from the SCRC, the following services are being offered to the MS4. These measures are based on the NYSDEC’s SPDES General Permit for Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s), Permit No. GP-0-24-001, effective January 3, 2024.

**CCE’S Responsibilities in this Agreement:**

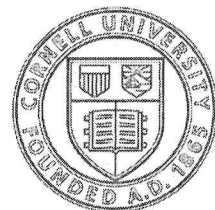
**1. Part VI.A: MCM 1- Public Education & Outreach Program:**

CCE will provide guidance on the development of the following permit requirements **due by January 3, 2027:**

- Identify and document focus area(s).

*Building Strong and Vibrant New York Communities*

Diversity and Inclusion are a part of Cornell University’s heritage. We are a recognized employer and educator valuing AA/EEO, Protected Veterans, and Individuals with Disabilities.



- Identify and document target audience(s) and associated pollutant generating activities for each focus area(s).
- Identify and document the education and outreach topics and how the education and outreach topics will reduce the potential for pollutants to be generated by the target audience(s) for the focus area(s).

CCE Rockland will continue to conduct and evaluate educational programs about stormwater management for the public and for municipal employees within Rockland County. Educational outreach will focus on stormwater pollution generating activities and prevention behaviors. Topics will include nutrient pollution, harmful algal blooms, and the consequences of improper application and disposal of fertilizers, pesticides, salt, lawn clippings, and dumping to the storm drains. A *Stormwater and Water Quality Education* webpage is regularly updated and available to the public on CCE's website.

**A. CCE Website:** The CCE Stormwater Educator and Stormwater Compliance Coordinator will ensure that the Stormwater and Water Quality Education webpage and educational brochures are always available to the public. The CCE webpage will be updated regularly to list training, seminars and programs provided by outside agencies such as NYSDEC. The webpage contains an interactive map with waterbody classifications, land use, impaired waters, and more.

(<http://rocklandcce.org/stormwater-consortium>).

(<https://rocklandcce.org/fact-sheets>)

**B. Classes and Workshops:**

- **General Public and Students–** CCE will offer public and student workshops when feasible. Topics have historically included nutrient pollution and harmful algae blooms, stormwater pollution management and prevention, sustainable lawns, proper fertilizer application, and others.
- **Fertilizer Law Certificate Program–** CCE will offer the certificate course monthly, highlighting best management practices related to catch basins, fertilizers, pesticides, landscape debris, hazardous waste, etc. Presentation and handouts are offered in Spanish, and a translator will translate simultaneously when available.

**C. Horticultural Lab:** CCE will serve as an ongoing resource to residents through its Horticulture Diagnostic Lab. The Lab is open and accessible to the public via personal visit, phone, fax, and e-mail. CCE will provide soil testing for a fee and education on proper fertilizer application.

**D. Monthly Meetings:** The CCE Stormwater Educator and Stormwater Compliance Coordinator will schedule, host and lead the SCRC monthly

meetings. The agendas and meeting minutes will be completed and maintained.

2. **Part VI.B: MCM 2- Public Involvement/Participation:**

A. The CCE Stormwater Educator and Stormwater Compliance Coordinator will provide guidance to the consortium on meeting the requirements in Part VI.B so that they may be met in a unified manner.

B. **Stewardship Activities** – CCE will actively promote volunteer and stewardship opportunities pertaining to stormwater and water quality at educational and public events, and on the stormwater webpage. Stewardship opportunities include litter cleanups along streams, and roadways in cooperation with Keep Rockland Beautiful, Inc. (KRB), and promoting the Storm Drain Marking program, WAVE program, and others. CCE will also promote summer internship opportunities through Rockland Conservation Service Corps and Lamont Doherty.

<https://rocklandcce.org/stormwater-consortium-water-quality-education/environmental-internship-volunteer-opportunities>

C. **Coordination with other pre-existing public involvement/participation opportunities** – CCE will work to strengthen partnerships between MS4s, the Environmental Educators of Rockland, the Rockland County Task Force on Water Resources Management, the Rockland County Water Quality Committee, the Rockland County Division of Environmental Resources and other educators and county departments to expand education and address stormwater issues of concern.

3. **Part VI.C: MCM 3- Illicit Discharge Detection & Elimination**

CCE will provide guidance on the development of the following permit requirements **due by January 3, 2027**:

- Developing the Inventory of Monitoring Locations (Outfalls, Interconnections, Municipal Facility Intra-Connections).
- Prioritizing the Monitoring Locations.

4. **Part VI.F: MCM 6- Pollution Prevention and Good Housekeeping:**

CCE will provide guidance on the following permit requirements **due by January 3, 2027**:

- A. Developing and Implementing a *Municipal Facility Program* and a *Municipal Operations Program*.
- B. Incorporating *Best Management Practices* (BMPs) into the *Municipal Facility Program* and the *Municipal Operations Program*.
- C. Catch Basin Inspection and Maintenance.
- D. Prioritizing the Municipal Facilities.

5. **Part IV.D: Mapping:**

**ArcGIS Stormwater Mapping database** – The CCE Stormwater Educator and Stormwater Compliance Coordinator will continue to be responsible for managing the ArcGIS Stormwater Mapping database and the contract with the consortium consultant. CCE will provide guidance to the consortium on meeting the following mapping requirements **due by January 3, 2027**:

- A. Monitoring Locations with Inventory and associated Prioritization.
- B. Focus Areas.
- C. Publicly owned Post-Construction Stormwater Management Practices.
- D. Municipal Facilities with associated Prioritization.
- E. Part VIII- Enhanced Requirements for Phosphorus and Pathogen Impaired Waters.

6. **NYSDEC GP-0-24-001 MS4 Permit Requirements per Compliance Timeframe:**

- A. The CCE Stormwater Educator and Stormwater Compliance Coordinator will strive to provide guidance on meeting the NYSDEC's phased MS4 permit requirements for the consortium so that deadlines may be met in a more unified, coordinated manner. CCE will continue working with the NYSDEC, the Hudson Valley Regional Council and other consortiums and Coalition groups to strive to provide more training and outreach on GP-0-24-001 requirements.
- B. Additional efforts will continue such as expanding the unified Stormwater Management Plan to include additional permit measures, reviewing and documenting annual permit requirements, collaborative annual reporting, and utilizing the *NYSDEC Compliance Items Summary Tool* for MS4s budget guidance.

7. **Program Agreement Administration:**

- A. **Agreement Term:** The term of the agreement is **April 1, 2026 - March 31, 2027**
- B. **Supervision:** CCE will employ, train, provide necessary supplies and support, supervise, and evaluate the Stormwater Educator and Stormwater Compliance Coordinator.
- C. **Educational Information:** Educational information provided to residents will come from reputable sources including the NYSDEC, US EPA, Cornell University, and other credible research-based institutions.
- D. **Reporting:** CCE will provide an annual deliverable report summarizing the outreach efforts and measurable goals. Only participating MS4s will receive report deliverables.

**Town's Responsibilities in this Agreement:**

1. **Funding:** The Town will provide \$0.00 (zero dollars and zero cents) to fund this project.
2. **Additional Costs:**
  - The Town will provide \$393.93 (three hundred ninety-three dollars and ninety-three cents) for a license to access the SCRC's ArcGIS Online stormwater mapping database.
  - The Town will provide a \$590.00 (five hundred ninety dollars) License & Support Fee toward management of the ArcGIS Online stormwater mapping database (\*H2M's Support Fee will rise this year due to additional mapping requirements in the permit\*).
3. **Total Costs:**
  - Total Due is to be paid within 60 days after receiving the invoice to allow the SCRC to maintain access to the unified ArcGIS Online mapping database without interruption.

<b>TOWN OF STONY POINT</b>	
CCE Stormwater Program Agreement	\$0.00
ArcGIS Online License Fee (1 Mobile Worker)	\$393.93
H2M License & Support Fee	\$590.00
<b>TOTAL</b>	<b>\$983.93</b>

**Administrative Contacts**

- Jody Addeo, Cornell Cooperative Extension of Rockland, 10 Patriot Hills Drive, Stony Point, NY 10980; phone 845-429-7085 ext. 107; email – [jka64@cornell.edu](mailto:jka64@cornell.edu)
- Town representative and title: \_\_\_\_\_
- Town alternate and title: \_\_\_\_\_
- Address: \_\_\_\_\_
- Daytime phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Per Part IV.A.1.a.iv, the municipal MS4 Operator hereby certifies their responsibility for compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s), GP-0-24-001.

**SIGNATURES:**

_____	_____	_____	_____
<i>Town representative and title</i>	<i>Date</i>	<i>Jody Addeo</i>	<i>Date</i>
		<i>Executive Director, CCE Rockland</i>	

#3

Holli Finn

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**From:** Veronica Granone  
**Sent:** Friday, April 17, 2026 2:18 PM  
**To:** Holli Finn  
**Cc:** Karl Javenes; Amy Stamm; Megan Carey  
**Subject:** New Hires

Good afternoon,

Please add to the agenda for the next town board meeting to hire Dominick Tirri and Travis Blauvelt as Laborer (Student) \$16.00/hr.

Thanks,

Veronica Granone  
Town of Stony Point  
Tel. 845-786-2716 x128

#4

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

#5

# Appoint Comprehensive Plan Committee

#6

**MEMORANDUM OF AGREEMENT**

by and between the Town of Stony Point and  
the Civil Service Employees Association, Inc., Local 1000, AFSCME, AFL-CIO for  
CSEA Town of Stony Point Unit

**ADDITION OF "CUSTODIAN I" TITLE**

**WHEREAS**, the Town of Stony Point ("Town") and the Civil Service Employees Association, Inc., Local 1000, AFSCME, AFL-CIO ("CSEA") are parties to a Collective Bargaining Agreement ("CBA") that expires December 31, 2027; and

**WHEREAS**, Appendix "A" of the Collective Bargaining Agreement sets forth the salary grades for the titles included in the membership of the CSEA Union as well as wage schedules; and

**WHEREAS**, the parties desire to add a Custodian I position to the Union and Appendix A; and

**WHEREAS**, the parties agree that such title will be added to the Town roster of Civil Service positions and shall be deemed add to the CBA between the Town and CSEA, effective immediately upon establishment of the position in the Town which shall be accomplished without unreasonable delay.

**NOW THEREFORE**, the parties agree as follows:

1. The title of Custodian I (as set forth in the annexed job description) shall be established in the Town of Stony Point.
2. The Custodian I position shall be incorporated into the Collective Bargaining Agreement between the Town and the CSEA at Grade 11, 40-hour employee which has a current 2026 starting hourly rate of **\$28.65**.
3. The CSEA acknowledges that it has had an opportunity to consult with legal counsel prior to executing this Memorandum of Agreement.

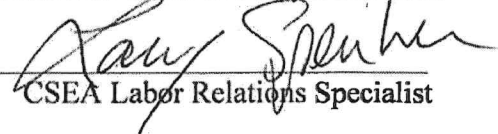
**IT IS AGREED BY AND BETWEEN THE PARTIES THAT ANY PROVISION OF THIS AGREEMENT REQUIRING LEGISLATIVE ACTION TO PERMIT ITS IMPLEMENTATION BY AMENDMENT OF LAW OR BY PROVIDING THE ADDITIONAL FUNDS THEREFOR, SHALL NOT BECOME EFFECTIVE UNTIL THE APPROPRIATE LEGISLATIVE BODY HAS GIVEN APPROVAL.**

Dated: April \_\_, 2026

TOWN OF STONY POINT

By: \_\_\_\_\_  
Amy Stamm, Supervisor

CSEA for the Town of Stony Point Unit

By:   
CSEA Labor Relations Specialist

By: \_\_\_\_\_  
Unit President

#7



# JOB CLASSIFICATION QUESTIONNAIRE P.O. 27

## Custodian I - (C)

County, Town, Village, School District, Library or Special District Town of Stony Point		Department Parks	Suggested Job Title Custodian I
This position requires: 40 Hours work per week      12 Months work per year		Rate of Pay \$ 28.65 Per hr	
Persons Supervising this position NAME      TITLE      (Direct, Occasional, General) TYPE OF SUPERVISION			
Karl Javenes      Superintendent Highways and Parks      Direct			
Persons Supervised by Employee in this position NAME      TITLE      TYPE OF SUPERVISION			
Persons doing substantially the same kind and level of work NAME      TITLE      Location of Position			
PERCENTAGE OF WORK TIME	DESCRIPTION OF DUTIES: Please describe the general set of duties that are to be performed by this position. Group individual tasks into several major functions or duties and use a separate line for each major group. List the most important or time-consuming duties first. DO NOT USE ACRONYMS OR ABBREVIATIONS. Estimate the percentage of time spent per week on each function. PERCENTAGES MUST ADD UP TO 100%.		
60%	Performs cleaning tasks such as sweeping, mopping, waxing floors and general sanitizing of building areas		
20%	Maintains exterior grounds, including mowing lawns, raking leaves, removing snow and ensuring a clean and safe outdoor environment		
10%	May open and or secure the building according to operational schedules or event requirement. Moves, arranges and transports furniture, supplies and equipment. Provides work guidance to cleaners or custodial workers		
10%	Conducts interior maintenance including painting and furniture repair and performs semi-skilled mechanical, carpentry, plumbing and electrical repair. Conducts regular inspections and performs basic adjustments to heating, ventilating, air conditioning (HVAC) and other mechanical and pneumatic systems. May communicate with building administrators and or supervisors regarding needs and physical operation Collects, sorts and disposes of waste and recyclable material in accordance to local regulations. Monitors assigned areas of building to ensure safety, security and proper use of the facilities		

The above statements are accurate and complete.

Signature: [Handwritten Signature]

Date: 4/10/26

TO BE COMPLETED BY THE APPOINTING OFFICER

Place an (X) mark opposite the item in each group which best describes the work of this position.

- Repetitive and routine.
- Routine, but involves some judgment to perform the duties.
- Complex, involving decision of order, of tasks and methods.
- Difficult, involving independent decisions as to scope and planning of projects and programs.

- Is under direct supervision.
- Works according to prescribed procedure with supervision available as needed.
- Is under general supervision as exercised through reports, conferences and job inspection.
- Is subject only to policies and administrative approval.

- Requires no previous training or special knowledge.
- Requires some basic abilities or knowledges of the general work.
- Requires good knowledge of the primary work.
- Requires thorough knowledge of all phases of the work.
- Requires a particular proficiency or skill in a specialized activity.

- Exercises direct supervision.
- Supervises, as required, through review of work.
- Exercises general supervision by means of reports and conferences.
- Regularly supervises 1 to 5 employees.
- Regularly supervises 6 to 15 employees.
- Regularly supervises over 15 employees.

What minimum qualifications do you think should be required for this position?

Education: High school.....years.

College.....years, with specialization in.....

Other.....years, with specialization in.....

Experience: (List amount and type)

(1) One year of experience in building cleaning and/or building maintenance work

Essential knowledge, skills and abilities:

Good knowledge of building and grounds cleaning practices, supplies and equipment. Working knowledge of the operation of heating, air conditioning, ventilating systems, and of the pumps and motors used in such systems; ability to mak semi-skilled mechanical, carpentry, plubming and electric repairs; ability to understand and carry out moderately complex oral and written directions; ability to establish and maintain effective working relationships with others.

Licenses or Certification Required?  Yes  No

Type of license or certificate required: \_\_\_\_\_

COMMENTS:

Signature of appointing officer or designee:

Signature: *Amy Stamm*

Date: 4/10/26

ACTION BY ROCKLAND COUNTY DEPARTMENT OF PERSONNEL

In accordance with the provisions of Civil Service Law, Section 22, and the Rockland County Rules, the Rockland County

Personnel Office certifies that the appropriate civil service title for the position described is \_\_\_\_\_

Custodian I - (Competitive)

Signature: *Lori Gruebel*  
Lori Gruebel, Commissioner of Personnel

Date: 4/13/26

ACTION BY LEGISLATIVE BODY OR OTHER APPROVING AUTHORITY IF A NEW POSITION

The new position indicated above was established on \_\_\_\_\_ at a salary of \$ \_\_\_\_\_

or at salary grade No. \_\_\_\_\_ Resolution No. \_\_\_\_\_  
(County only)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## Ron Gerhold Jr., PGA

19 Clubhouse Ln, Stony Point, NY 10980

PHONE: (845) 947-7085

E-mail: rgerhold@patriohillsgolfclub.com

Mrs. Supervisor and Members of the Town Board,

I am requesting for approval that the following people be employed at the Patriot Hills Golf Club.

These individuals will work in operations, not maintenance.

Carts / Range	2026
Jayden Perini	\$16.00
Will Sherman	\$16.00
Mason Hill	\$16.00

Sincerely,

Ron Gerhold Jr.

A handwritten signature in blue ink, appearing to be "Ron Gerhold Jr.", written over the printed name.

Director of Golf

#9

**Resolution approving the agreement with JULY 4 EVER FIREWORKS INC. in the form presented to the Town Board for a professional fireworks display in July 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.**