

**TOWN OF STONY POINT
OFFICE OF TOWN CLERK**

74 East Main Street
Stony Point, New York 10980
(845) 786-2716 Ext. 107 ~ Fax (845) 786-2783



Megan Carey, Town Clerk
Holli Finn, Deputy Town Clerk

STONY POINT TOWN BOARD

Agenda

7:00PM

December 9, 2025

Pledge of Allegiance
Roll Call
Supervisors Report
Police Dept Report
Golf Course Report
Purchase Order Request
Audit of Bills
Minutes: November 25, 2025
Departmental Reports
Correspondence
Public Input-Limited to 3 minutes

1. Approve Request – Stony Point Seals Plunge
2. Authorize Director of Golf to Attend PGA Merchandise Show
3. Authorize Bond Release – Woodrum Ridge Subdivision
4. Authorize Bond Reduction – Oak Ridge Subdivision
5. Authorize Bond Reduction – 240 Bulsontown Road Subdivision
6. Hire Seasonal Laborer
7. Approve Budget Modifications
8. Renew Clock Maintenance Service Agreement – Verdin Co.
9. Set Public Hearing – Extending Moratorium – Oversized and Manor Residences

Executive Session-If Necessary

Stony Point Seals Inc.

P.O. Box 654
Stony Point, NY 10980

www.stonypointseals.com

Town of Stony Point
74 East Main Street
Stony Point, NY 10980

November 24, 2025

Dear Supervisor Monaghan / Members of the Town Board,

On behalf of **Stony Point Seals**, I respectfully submit this request for the use of our town facilities for our **Annual Stony Point Seals Plunge**, to be held on **Sunday, February 8, 2026**, from approximately **10:00 AM to 3:00 PM**.

We are requesting permission for:

1. Use of the **sound stage**.
2. Use of mobile restrooms at Riverfront Park.
3. Use of the following **town parking lots** for spectator drop-off and shuttle buses:
 - Commuter lot on Route 9W
 - Town Hall lot
 - Rose Memorial Library lot
 - Clark Park lot
 - Riverfront (Riverview) Park lot

We plan to provide **busing from each of these lots** to the plunge location so as to safely transport spectators and minimize traffic congestion.

We understand that approval will likely be contingent upon meeting certain requirements, including:

- Securing a **mass gathering permit** under the Town of Stony Point's Chapter 105 (Mass Gatherings).
- Providing a **certificate of liability insurance**, naming the Town of Stony Point, its officers, and employees as additional insured.

We believe this event is of great community value: it draws local participants, raises funds (or awareness), and brings positive attention to Stony Point. Moreover, by using town-owned lots and providing shuttle service, we aim to minimize disruption and ensure public safety.

We kindly request that the Town Board consider the following actions:

- Approve our use of the sound stage, restrooms, and parking lots for the specified date and times.
- Grant or waive (if possible) any permit fees associated with the mass gathering permit, in light of the event's charitable / community-oriented nature.

TAKING THE PLUNGE FOR THE COMMUNITY

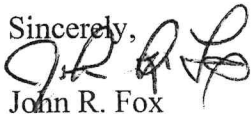
The Stony Point Seals Are A Registered 501 (C) Charity

- Advise us of any additional requirements (e.g., security, portable toilets, first-aid station, Town staff / police presence, clean-up, trash management).

We are prepared to work closely with Town staff to finalize logistics, route planning, risk management, and permit documentation. We will also secure all necessary insurance, naming the Town appropriately, and will submit the mass gathering permit application well in advance of the 45-day requirement in the Town code.

Thank you for your consideration of this request. We hope to partner with the Town of Stony Point to make the 2026 Seals Plunge a safe, well-organized, and community-strengthening event.

Sincerely,



John R. Fox

Trustee, Stony Point Seals

646-529-0762/stonypointseals5@gmail.com

**SPECIAL PERMIT
MASS GATHERINGS**

DATE OF APPLICATION: 11/25/2025 DATE OF EVENT: 1-8-2026

TIME OF EVENT: 10 am - 3 pm

DURATION OF EVENT: 1 time - 5 hours

NAME - ADDRESS - PHONE # & SOCIAL SECURITY # OF APPLICANT:

INDIVIDUAL OWNER _____

PARTNERSHIP (ALL PARTIES) _____

CORPORATION (ALL PARTIES) Stony Point Seals, Inc

PO Box 654 - Stony Point, NY 10980

John Fox 646-529-6762 40 Hoover Pl Stony Point

John Corcoran 845-729-1351 44 Hoover Pl Stony Point

Michael Lydon 845-304-7192 5 Susan Dr Stony Point

LEGAL NAME & ADDRESS OF PERSON OR PERSONS UPON WHOM LEGAL
NOTICE MAY BE SERVED: _____

TYPE OF EVENT: Charity Fund

WILL EVENT BE HELD INDOORS OR OUTDOORS Outdoors

WILL PUBLIC ADDRESS SYSTEM BE USED Yes

NAME AND ADDRESS OF PERFORMER/GROUP _____

HOW IS EMPLOYMENT COVERED

CONTRACTURAL _____ EMPLOYEE AGREEMENT _____

LOCATION OF EVENT Grassy Point Rd Stony Point
NAME & ADDRESS OF PROPERTY OWNER Town of Stony Point

IS LETTER OF PERMISSION FROM PROPERTY OWNER ATTACHED? _____

NUMBER OF PERSONS EXPECTED TO ATTEND EVENT 1200

MEANS OF ACCOMMODATING PERSONS AS TO:

- FOOD Available for Donation
- BEVERAGES - ARE ALCOHOLIC BEVERAGES TO BE SERVED N/A
PLEASE ATTACH COPY OF LIQUOR LICENSE.
- SHELTER (IF OVERNIGHT STAY REQUIRED) N/A
- FACILITIES FOR TOILET & OTHER PERSONAL SANITARY NEEDS FOR
MEN & WOMEN Yes Portable Toilets
- EMERGENCY FIRST AID Stony Point Ambulance
- PARKING OF CARS (SHOWING MEANS OF INGRESS, EGRESS & PARKING
AREAS Commuter lot 9w, Riverfront, Clark Park
Town Hall and Rose Memorial Library
- PROVISION FOR PUBLIC SAFETY, GUARDS OR SPECIAL POLICE
ASSISTING IN CONTROL TRAFFIC AND SUPERVISION OF PERSONS
ATTENDING EVENT PC Sheriff Mounted
SPPD, Wayne Hose Co

APPLICANT'S SIGNATURE JR AJP Trustee
DATE 12/9/25

CHIEF OF POLICE APPROVAL _____
DATE _____

CHIEF OF POLICE DISAPPROVAL _____
DATE _____

BUILDING DEPARTMENT APPROVAL _____
DATE _____



#2

Ron Gerhold Jr., PGA

19 Clubhouse Ln, Stony Point, NY 10980

PHONE: (845) 947-7085

E-mail: rgerhold@patriothillsgolfclub.com

December 9th, 2026

Supervisor Monaghan and Members of the Town Board,

I am requesting approval to attend the PGA Merchandise Show in Orlando, Florida from January 20th, 2026 through January 23rd, 2026. The expense for this is covered in the 2026 golf course budget and will not exceed \$1600.

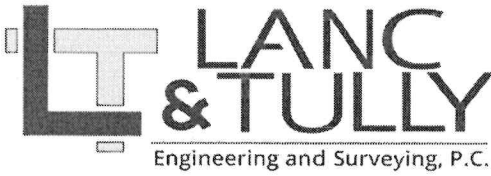
The PGA Merchandise Show plays host to the biggest week of the golf business with 1,100+ interactive exhibits by leading golf companies and brands, more than 41,000 of the most important people in golf and representation from all 50 U.S. states and 74 countries. The PGA Merchandise Show is organized by PGA Worldwide Golf Exhibitions in partnership with The PGA of America, Experts in the Game and Business of Golf. The Show serves as a global platform for PGA Professionals, industry leaders, top manufacturers, and golf organizations to grow the business, participation and interest in golf.

Sincerely,

Ron Gerhold Jr

A handwritten signature in blue ink, appearing to read "R. Gerhold Jr.", written over the printed name and title.

Director of Golf



#3

December 2, 2025

Supervisor Jim Monaghan
and Town Board Members
Town of Stony Point
74 East Main Street
Stony Point, New York 10980

RE: Woodrum Subdivision
Bond Release Request

Dear Supervisor Monaghan and Board Members:

The owner/developer of the Woodrum subdivision has requested the release of the public improvement bond. The accepted total bond amount is \$45,040.00. The developer has completed all required items for release of the bond. A maintenance bond is not required for this work as no improvements are to be dedicated to the Town. Based upon the above, our office offers no objection to the Town Board releasing the bond for this project.

We trust the above is sufficient for your needs; however, should you have any questions or required any additional information, please do not hesitate to contact me.

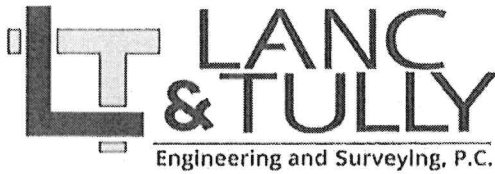
Very truly yours,

Lanc & Tully, P.C.

A handwritten signature in black ink, appearing to be 'J. Queenan', is written over a horizontal line.

John Queenan, P.E.

CC: Highway Superintendent
Building Inspector
Planning Department



#4

December 2, 2025

Supervisor Jim Monaghan
and Town Board Members
Town of Stony Point
74 East Main Street
Stony Point, New York 10980

RE: Oak Ridge Subdivision
Bond Amount Reduction Request

Dear Supervisor Monaghan and Board Members:

The owner/developer of the Oak Ridge subdivision has requested a reduction of the public improvement bond amount. The accepted total bond amount is \$375,122.00. The developer has completed a substantial portion of the work including site utilities, binder course paving, curbing and land grading.

Therefore, based upon the work being completed, our office would recommend reducing the required bond amount to \$183,842.00.

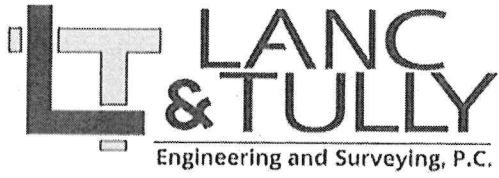
We trust the above is sufficient for your needs; however, should you have any questions or required any additional information, please do not hesitate to contact me.

Very truly yours,

LANC & TULLY, P.C.

John Queenan, P.E.

CC: Highway Superintendent
Building Inspector
Planning Department



#5

December 2, 2025

Supervisor Jim Monaghan
and Town Board Members
Town of Stony Point
74 East Main Street
Stony Point, New York 10980

RE: 240 Bulsontown Road Subdivision
Bond Amount Reduction Request

Dear Supervisor Monaghan and Board Members:

The owner/developer of the 240 Bulsontown Road subdivision has requested a reduction of the approved public improvement bond amount. The original bond amount was set at \$234,326.00. The developer has completed a portion of the work which includes grading the extension of the cul-de-sac and installation of drainage and water improvements.

Therefore, based upon the work being completed, our office would recommend reducing the required bond amount to \$134,000.00.

We trust the above is sufficient for your needs; however, should you have any questions or required any additional information, please do not hesitate to contact me.

Very truly yours,

LANC & TULLY, P.C.


John Queenan, P.E.

CC: Highway Superintendent
Building Inspector
Planning Department

#6

HIRE LABORER (SEASONAL)
PARKS DEPARTMENT

GREGORY DEPANICIS
\$15.50/HR.

#7

2025 Budget Modifications

A2770C	Misc Income Reimb Police OT		
A3120.102	Police Overtime	361,023.44	Raise Revenue/Expense lines re OT reimbursement
A3897	State Aid Culture & Recreation	361,023.44	Raise Revenue/Expense lines re OT reimbursement
A7110.206	Pickleball Grant	26,355.50	Raise Revenue/Expense lines re grant
		26,355.50	Raise Revenue/Expense lines re grant

8



Planned Maintenance Agreement Renewal

The Verdin Company
P.O. Box 23128
Cincinnati, OH 45223

Service: 877-549-1769
E-Mail: PMA@verdin.com
Web: www.verdin.com/service

Town of Stony Point
74 East Main Street
Stony Point, NY 10980

Maintenance Service Agreement

1 CALL(S) PMA

2026 Calendar Cycle (1/1/2026-12/31/2026)

for

1 4M/ST II Post Clock

Quote Date: 11/25/2025

Customer Number: 025403

PMA Price*: \$750.00

Inv. Number: Z-NYST051-PM1

**Plus Sales Tax if Applicable*

Lift Required to Perform Service? **No**

If a lift is required for service, it is the customer's responsibility to procure lift prior to tech arrival, failure to do so will incur a delay in service and additional charges

Contact on File

Updated Contact:

Point of Contact:

Phone:

E-Mail:

Payment and Credit Card Authorization Form

Complete this form, sign, and return with payment to accept your Verdin Planned Maintenance Agreement. Mail the form and payment back using the supplied envelope, PLEASE WRITE YOUR INV. NUMBER (**Z-NYST051-PM1**) ON THE PAYMENT.

Payment Type: ☐ Credit Card

☐ Check

☐ PO

☐ By checking this box, I agree to the addition of 3.5% Credit Card Processing Fee

Name on CC _____

CC # _____

Expiration _____

Signature _____

Title _____

Email: _____

Phone _____

Remit to: The Verdin Company, PO Box 23128, Cincinnati, OH 45223
Fax CC Payments to: 513-672-2482 Billing Inquiries: 877-549-1769

See Terms and Conditions on reverse

VERDIN PLANNED MAINTENANCE SERVICE

Terms and Conditions

Verdin will provide general maintenance services for the items of equipment specified in this Agreement per the following terms and conditions.

1. All maintenance services will be performed by Verdin service technicians trained and qualified to provide the services required to maintain the Customer's equipment in good operating condition.
2. Verdin agrees to provide routine maintenance services such as lubrication, adjustments, testing of mechanical and electronic control equipment, and general upkeep to slow the process of normal wear and tear. Such routine maintenance service does not include the reconditioning or repairing of broken equipment, the provision of replacement parts, or repairs to damaged equipment caused by neglect or abuse, vandalism, power surge, accident, fire, flooding, lightning strike, or other Acts of Nature.
3. In the event Customer's equipment requires services or parts that are beyond the scope of this Agreement, Verdin will provide Customer with an estimate of the costs for such services or parts. Such service calls shall be charged to the Customer at Verdin's "Preferred" rates for customers with a planned service agreement. Verdin agrees to provide Customer with a 10% discount on all Verdin parts purchased during this Agreement. The customer will be invoiced for parts or services beyond the scope of this Agreement after the work is completed and agrees to pay such invoices within 30 days.
4. Customer agrees to provide at its cost safe and secure access to the equipment specified in this Agreement, including any required cranes, man-lifts, or hoists and the operators of such equipment. Verdin, at its sole discretion, may agree to provide the equipment required to access the covered products under this Agreement. The customer agrees to reimburse Verdin for the cost of all such equipment plus a minimum service fee of 25%.
5. Payment for planned maintenance is payable in advance in U.S. dollars and is non-refundable. Credit card payments are subject to a 3.5% service fee.
6. Maintenance services that are not completed during the contract period as a result of Verdin's failure to meet its obligations under this Agreement may be performed, at Verdin's discretion, after the expiration of this Agreement.
7. ***Customers in the United States that are tax-exempt are required to provide a tax-exempt certificate; please include a copy in the return envelope or scan it and e-mail a copy to Verdin Service at PMA@verdin.com.***
8. ***For Canadian Customers, the HST/GST will be billed separately. If applicable, Canadian customers may be able to claim all or a portion of taxes paid as an ITC (Input Tax Credit).***
9. If you have questions about your Planned Maintenance Agreement, don't hesitate to contact the Verdin Service Department at 877-549-1769 or PMA@verdin.com



Dear Verdin Customer,

Our records indicate that The Verdin Company installed or serviced your bell or clock equipment in the recent past. We value your trust in our products and are committed to helping you maximize their performance, safety, and longevity.

To support this goal, we invite you to join more than 2,000 other Verdin customers by enrolling in our Preventive Maintenance Program to keep your equipment running smoothly and safely. While your Verdin equipment is designed and built to last in harsh environments, our proactive maintenance program will help avoid unexpected downtime, reduce repair costs, and extend the life of your valuable investment.

Here are some of the benefits you can expect when signing up for a preventive maintenance visit:

- Our factory-trained technician will come on site to carefully inspect all the components of your system to ensure they are operating correctly. Services include the lubrication of moving parts, bolt tightening, adjustments, and programming tailored to your equipment's needs.
- Our technicians can identify and fix potential problems before they lead to costly failure and unexpected interruptions in performance.
- Addressing small issues during a maintenance visit is less expensive than replacing major parts damaged by neglect.
- All PMA customers receive a 10% discount on parts purchased during the term of the contract.

Once we receive your payment, we will add your location to our maintenance schedule. One of our team members will reach out a few weeks in advance to confirm the date of the maintenance visit and discuss any special site requirements such as lift equipment, access issues, or hours of service. Because our technicians often travel long distances to reach a customer's site, we can't promise a specific date but will do our best to schedule a maintenance visit on a day that works best for you.

The Verdin maintenance program is a strategic investment that delivers long-term value and peace of mind by reducing the costs of unexpected repairs and making sure your bell and clock equipment operates safely and reliably.

Thank you for entrusting Verdin to provide you with the finest bell ringing and clock equipment. As a 6th generation family-owned business, we prize the enduring relationships we have built with our customers who count on us to protect their legacy investments.

With appreciation,

Josh Keesee | PMA Manager

o: 513.241.4010 x1050

jkeesee@verdin.com

#9

SET PUBLIC HEARING
LOCAL LAW ADOPTING
EXTENDING MORATORIUM

OVERSIZED AND MANOR
RESIDENCES

1-27-2026