

STONY POINT TOWN BOARD MEETING – February 10, 2026

The Town Board of the Town of Stony Point convened in Regular Session on Tuesday, February 10, 2026, at 7:00pm at the Stony Point Community Center, 19 Clubhouse Lane, Stony Point, NY. Supervisor Stamm called the meeting to order and 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. Paul Joachim	Councilman
	Mr. Todd Rose	Councilman
	Mrs. Amy Stamm	Supervisor
	Mr. Brian Nugent	Esquire

SUPERVISOR’S REPORT

Supervisor Stamm reported as follows:

- Today Lt. Schoales, Jake and I visited Stony Point resident Imanie Jean-Louis and wished her a happy 100th birthday. This is the 3rd 100th birthday celebration since I’ve taken office as supervisor! It is a privilege to meet these residents and share this milestone with them and their families.
- POLAR PLUNGE – this past Sunday was the Stony Point Seals 27th annual Polar Plunge which raises funds for local children in need of medical assistance. It was great to see so many people out at this event despite the frigid temps. This is a testament to the Seals who for 27 years have organized this event. Thanks to them for the hard work and dedication that goes into making this day a success. Thank you also to the SP Police – Chief becker and Lt Garcia - on being an integral part of the planning. Thank you to Supt of Highways Karl Javenes and the Highway and Parks Departments, the Wayne Hose Fire dept., the SP Ambulance Corps and the RC Sheriff’s Department for providing safety and support for the event. They weren’t able to get in the river this year, but it was a successful event nonetheless!
- I will be hosting “Coffee with the Supervisor” on Saturday, February 21 from 9-10:30 here at Patriot Hills Community Center.
- The PBA will be hosting their annual blood drive on Monday, February 23 at Kirkbride Hall. More information is available on SP PBA and town Facebook pages.
- The PAL hosted bingo night at Kirkbride Hall this past Friday, with another one scheduled for March 6. Thank you to the PAL for hosting these events! Something fun to do on these cold winter evenings.

POLICE DEPARTMENT REPORT/BUSINESS

Chief Becker read the following report:

Police Department Report for the Month of January 2026.

Number of calls for service:	768
Number of reported accidents:	33
Number of arrests:	21
(4) Felonies (10) Misdemeanors (5) Violations (2) Warrants	
Fuel Usage :	1427.0 gallons
Sum Total of all traffic enforcement action:	70
Number of Youth Officer sponsored events:	2
Number of commercial vehicle enforcement details:	0
Number of traffic/special enforcement details:	1
Number of training hours:	288 hrs
Total fees collected:	\$90.75
(Foil \$15.75, Prints \$60.00, and Reports \$15.00)	

Youth events: January: 01/20 PAL Meeting, 01/16 PAL/PBA Skate Night at Bear Mountain 30 youth and families attended.

Upcoming Youth Events: February: 02/19 Harlem Wizards Game, NRHS Annex Gym, 02/20 PAL/PBA Skate Night at Bear Mountain.

Chief Becker’s Time Record

A motion was made by Supervisor Stamm, seconded by Councilman William and unanimously carried by a voice vote of all board members present to approve Chief Becker’s time record for the month of January 2026 as presented.

Overtime and Sick Leave Reports

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to approve the overtime and sick leave reports as presented for the month of January 2026.

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#3868	Homestead Fence Inc.	\$15,800.00
PO#3869	Fast Partitions	\$10,678.55
PO#3871	Sealstrong Coatings	\$12,150.00

Golf Course:

PO#3877	Atlantic Radio Communications	\$2,746.72
PO#3878	Wittek Golf Supply	\$5,089.99

AUDIT OF BILLS

Megan Carey, Town Clerk, presented the following bills to the Town Board for audit and 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 bills as presented for payment:

GENERAL – February 10, 2026

<u>FUND</u>	<u>CLAIM #</u>	<u>FUND TOTAL</u>
General	146-214	\$475,012.19
Highway	52-83	\$283,655.14
Sewer	43-65	\$47,538.69
Special District		
Ambulance	6-8	\$68,836.01
Capital Projects	3-4	\$13,729.40
Enterprise	31-50	\$195,353.26
Sewer Caps	2-4	\$18,204.30
Streetlight	4	\$27,634.70

MINUTES

A motion was made by Supervisor Stamm, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the minutes of January 27, 2026.

DEPARTMENTAL REPORTS

Megan Carey, Town Clerk offered the following reports for the record:

Architectural Review Board

From: 1/01/2026 To: 1/31/2026
Applications Received 4

Applications Approved	4
Applications Pending	0
Fees Collected	\$400.00

Building & Zoning Department

January 2026

Applications Received	19
Applications Returned/Withdrawn	0
Applications Denied	0
Building & Blasting Permits Issued	12
Applications Pending	7
Certificate of Occupancy	4
Certificate of Compliance	17
Fees Collected	\$9,126.00

Planning Board

From: 1/01/2026	To: 1/31/2026
Applications Received	0
Applications Approved	1
Applications Pending	
Amended Subdivision	0
Informal Discussion	1
Lot Line Change	1
Site Plan	2
Subdivision	0
Fees Collected	\$150.00

Submitted by the Planning Board Clerk

Zoning Board of Appeals

1/1/2026	to	1/31/2026
Applications Received		0
Applications Returned/Withdrawn		0
Applications Denied		0
Applications Pending		3
Applications Approved		0
Fees Collected		\$0.00

Town Clerk

January 2026

Amount Paid To NYS Agriculture & Markets	
For Spay/Neuter Program	\$ 12.00
Amount Paid To NYS Health Dept. For Marriage Licenses	\$ 112.50
Amount Paid To NYS Dept. Of Environmental Conservation	\$ 869.74
Amount Paid To Supervisor	\$ 11,292.84
TOTAL AMOUNT REMITTED	\$ 12,287.08

CORRESPONDENCE

None

Streetscaping Public Input

Tracy Cataldo, 34 Nordica Circle. Tracy thanked the Board for allowing this public input. She submitted a beautification proposal to the Supervisor. She stressed the importance of community identity, and pride and shared that honors to General Washington and General Wayne should be prevalent in our community. In addition, she noted that we are a revolutionary war town and that markers should be put up as such.

Fred Hardin, 9 Georgian Drive. Fred began by stressing the Park Road impact from the CHPE project and that if we could include trees replant it on that road, it would do good. This is also the main entrance to the battlefield so the beautification may help attract tourism.

George Potanovic, 597 Old Gate Hill Rd, SPACE Pres., read the following letter:

Dear Supervisor and Town Board,

Thank you for reaching out to the public for ideas on how the town can improve our Route 9W business corridor during the repaving phase after the Champlain Hudson Power Express construction is completed in the Spring/Summer of 2026. When we consider infrastructure improvements to Route 9W, we should consider these ideas as part of a “master comprehensive plan” that recognizes the existing transportation problems and recommends improvements aimed at facilitating the flow of both vehicle and pedestrian traffic that can help to revitalize opportunities for economic development but that does not trample on our identity and the historical nature that makes the Town of Stony Point so unique.

Here is a list of our preliminary suggestions to consider:

1. **Town commuter parking lot:** Currently provides overflow parking for several of the retail stores in the strip mall across the street, which only has 50% of the number of parking spaces as required by town code and is sometimes difficult to easily access from Route 9W. The commuter lot also provides overflow parking for the Stony Point Diner. It has been long recognized that the commuter lot is necessary but this limited parking situation is also unsafe for customers that must currently park their vehicles in the town commuter parking lot during business hours and risk crossing Route 9W traffic unaided by any traffic light or significantly marked pedestrian crosswalk! This should be a priority!

Since the town has already announced plans to erect an 80-foot flag pole on some town-owned land at the rear section of the commuter lot, perhaps, we should also consider how we can enhance the entire function of this area – as a commuter lot, as a hub for needed bus transportation and as an overflow parking lot that can provide safer access for customers who want to patronize local businesses.

2. **Underutilized properties:** The use of the privately-owned, unpaved lot north of Deli Central, currently provides expanded parking for Deli Central. It might also be considered for an improved and more expanded productive use within the Stony Point Business District. Any planned paving or road improvements to that corridor might consider it for a different potential future use.
3. **Reconsider reuse or rezoning:** The strip mall that parallels the east side of Route 9W north of Walgreens and directly south of Battalion Drive, remains largely empty and has never seemed to be a successful business venture – perhaps due to the poor (and dangerous) vehicle access and egress from Route 9W? Can the access/egress be improved and, perhaps the property should be rezoned for affordable apartments or a residential mixed use?
4. **Busy intersections:** The corner of Route 9W and Filors Lane often becomes very congested. Can the intersection be improved and the small piece of land with the park bench and bus stop be beautified with street lamps and plantings? At one point a very large LED advertising sign was proposed for that intersection which, in our view, would have added to the visual clutter and the proposal was strongly rejected by the residents of the town!
5. **What is our goal for streetscaping?:** In our effort to consider improvements to the Route 9W business corridor through streetscaping, let's emphasize our historic nature and uniqueness as a town with street lamps, plantings, and invite greater public access with walkways, bike paths where possible.

After we hear comments from other residents tonight, we might expand our support for other recommendations. But, thank you for your thoughtful consideration of all the public comments!

Jacqueline Spring, 6 Richard C Brown. Jacqueline shared her appreciation for the opportunity to speak. As a 49-year resident, she asked about sewer system upgrades as a part of this funding.

Rachel Lackenau, 3 Hillside Drive. As a resident since 2021 she was very excited for this beautification process and the ability to give input. She shared the unique blend of access and affordability. She suggested we make 9W a more desirable walkable corridor. She suggested town officials look at Sloatsburg and Nyack as examples of what it could look like. The progress and Sloatsburg specifically has been wonderful and we can aspire to as it is a similar state road as well.

PUBLIC INPUT

Janie Turner, 169 N. Liberty Dr, asked the Board to assist her with ongoing issues with a neighbor’s unkempt yard and falling trees.

Open Public Hearing- Sewer Extension-7 Highview Avenue

At 7:28pm a motion was made by Supervisor Stamm, seconded by Councilman Puccio and unanimously carried by a voice vote of those board members present to open the public hearing for a sewer extension at 7 Highview Avenue.

Town Clerk Megan Carey presented the following Public Hearing Notice:

RESOLUTION 2026/4 OF TOWN BOARD ORDERING PUBLIC HEARING
ON PETITION FOR SANITARY SEWER DISTRICT #2

At a meeting of the Town Board held on **January 13, 2026:**

Present: **Councilman Michael Puccio
Councilman Keith Williams
Councilman Paul Joachim
Councilman Todd Rose
Supervisor Amy Stamm**

In the matter of the Petition of **Justin Steinberg, Ronstein Construction** owner of more than one-half of the assessed valuation of all the taxable real property in the proposed Extension of Sanitary Sewer District #2 in the Town of Stony Point, County of Rockland and State of New York and according to the latest completed assessment roll of the said town.

WHEREAS, a written petition dated: **January 12, 2026** has been presented to and filed with the Town Board of the Town of Stony Point praying that all the land situate in the Town of Stony Point, County of Rockland and which proposed extension, to be known as: Sewer Extension **2026/1** more fully described in the Schedule "A", **20.07-3-72** annexed hereto, and

WHEREAS, the maximum amount proposed to be expended for the Extension of said district shall not exceed the sum of \$0.00 DOLLARS (\$0.00), and

WHEREAS, the expense occasioned by the creation of the Extension of Sanitary Sewer District #2 shall be assessed, levied and collected from the several lots and parcel of land within the said district in proportion as nearly may be to the benefit which each lot or parcel of land in said district will derive therefrom.

NOW on motion of MOVED: **Supervisor Stamm**

SECONDED: **Councilman Williams**

ORDERED that a meeting of the Town Board of the Town of Stony Point be held at Stony Point Senior and Community Center, 19 Clubhouse Lane in the Town of Stony Point on **February 10, 2026** at 7:00 PM to consider the said petition and to hear all persons interested in the subject thereof concerning the same, and for such other action on the part of the Town Board with relation to such petition as may be required by law, and it is

FURTHER ORDERED that the Town Clerk give notice of such hearing by publishing in the Town's Official Newspaper, a certified copy of this order and by the applicant posting certified copies of this order in five (5) places within said proposed Extension of Sanitary Sewer District #2 in the Town of Stony Point not less than ten nor more than twenty days before such hearing.

Schedule "A"

All that certain plot, piece or parcel of land situate, lying and being in the Town of Stony Point, County of Rockland and State of New York, shown and designated on a map entitled "Map of Quelshville, in the Town of Stony Point, Rockland County, New York, dated July 29th, 1924, made by Joseph C. Peck, Sr., Surveyor", and filed in the Rockland County Clerk's Office on June 29th, 1929, and designated on said map as Lot 5.

Premises being known as and by street address 7 Highview Avenue, Stony Point, New York 10980.

Close Public Hearing-Sewer Extension-7 Highview Avenue

At 7:29 a motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to close the public hearing for a sewer extension at 7 Highview Avenue.

Approve Sewer Extension-7 Highview Avenue

A motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present to approve the sewer extension at 7 Highview Avenue:

RESOLUTION AND ORDER OF TOWN BOARD APPROVING PETITION
FOR SANITARY SEWER DISTRICT #2

RESOLUTION 2026/6

WHEREAS, a written Petition dated **January 12, 2026** signed and acknowledged by **Justin Steinberg**, has been presented to and filed with the Town Board of the Town of Stony Point requesting the Extension of a sanitary sewer and laterals in a proposed Extension of District #2 to be known as the Extension of Sanitary Sewer District #2 as more particularly described in said Petition, and

WHEREAS, the map and plan aforesaid has been approved by the State Department of Health, and copies thereof filed with said Department, and with the Town Clerk, pursuant to Section 192 of the Town Law.

Now on motion of **Supervisor Stamm**, seconded by **Councilman Rose** all members present voting therefore, it is

FOUND, ORDERED AN DETERMINED that said petition dated **January 12, 2026** for the creation of the Extension of Sanitary Sewer District #2 in the Town of Stony Point, Rockland County, New York, is signed, approved and acknowledged, as required by law, and is otherwise sufficient and complies with the provision of Section 191 of the Town Law, constituting Chapter 62 of the Consolidated Laws of the State of New York, and such other sections of said chapter as are applicable thereto; and that there is annexed to said petition a map and plans showing the boundaries of the proposed Extension of Sanitary Sewer District #2 and a general plan of the proposed district, and it is

FOUND, ORDERED AND DETERMINED by the Town Board of the Town of Stony Point that it is in the public interest to grant the whole relief sought by said petition, and that all of the property, property owners and interested persons within said proposed Extension of District #2 are benefited thereby, and that all property, or property owners benefited are included therein, and that no property or property owners or interested persons benefited thereby have been excluded therefrom, and it is

ORDERED that the petition for the creation of the extension of Sanitary Sewer District #2 be established in said Town of Stony Point, as described in said petition, may and plan, to be known as the Extension of Sanitary Sewer District #2 and to include the following property:

Schedule "A"

All that certain plot, piece or parcel of land situate, lying and being in the Town of Stony Point, County of Rockland and State of New York, shown and designated on a map entitled "Map of Quelshville, in the Town of Stony Point, Rockland County, New York, dated July 29th, 1924, made by Joseph C. Peck, Sr., Surveyor", and filed in the Rockland County Clerk's Office on June 29th, 1929, and designated on said map as Lot 5.

Premises being known as and by street address 7 Highview Avenue, Stony Point, New York 10980 (20.07-3-72).

Approve New Rates-Patriot Hills Golf Club

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to approve the following new rates for Patriot Hills Golf Club:

2026 Rate Changes

	<u>2025</u>	<u>2026</u>
SP Resident Super Twilight	\$35	\$40
Non-Resident Weekend Off-Season	\$100	\$110
Non-Resident Weekend	\$125	\$135
Non-Resident Twilight	\$ 95	\$105
Non-Resident Weekday	\$ 95	\$100
Non-Resident Weekday Twilight	\$ 75	\$ 80
Non-Resident Super Twilight	\$ 50	\$ 55
Small Range Balls	\$8	\$9
Medium Range Balls	\$12	\$13
Large Range Balls	\$15	\$16

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

A motion was made by Supervisor Stamm, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to set a public hearing for a Local Law Amending Chapter 215-Regulating Oversized and Manor Residences, Non-Conforming Lots and Bulk Requirements for Tuesday, February 24th at 7pm at the Stony Point Senior and Community Center 19 Clubhouse Lane Stony Point, NY.

Authorize Town Clerk to Advertise for Bids-9W Curbing and Sidewalks

A motion was made by Supervisor Stamm, seconded by Councilman Puccio and unanimously carried by a voice vote of those board members present to authorize the Town Clerk to advertise for bids for 9W Curbing and Sidewalks.

Approve Surplus of Vehicles

A motion was made by Supervisor Stamm, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to surplus the following vehicles:

Red Tahoe Vin# 1GNFK13037R202706
Black Tahoe Vin# 1GNSK2EOXBR210442
White Explorer Vin#1 FM5K8AR4DGC11156
Black Explorer Vin# 1FM5K8AR7DGA63875
Grey Explorer Vin# 1FM5K8AR0EGC26304
White F250 Vin# 1FT7X2B60EEB09270

ADJOURN

At 7:33pm a motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to close the February 10, 2026 Town Board Meeting. No further votes were taken.

Respectfully submitted.
Megan Carey, Town Clerk