

**STONY POINT TOWN BOARD**

**Agenda**

**7:00PM**

**February 10, 2026**

Pledge of Allegiance

Roll Call

Supervisors Report

Police Dept Report

Purchase Order Request

Audit of Bills

Minutes: January 27, 2026

Departmental Reports

Correspondence

Public Input-Streetscaping

Public Input-Limited to 3 minutes

Public Hearing-Sewer Extension-7 Highview Avenue

1. Authorize Supervisor to Execute Vehicle Lease Agreement with Rockland Green
2. Approve Patriot Hills Golf Club Rate Changes
3. Set Public Hearing – Local Law Amending Chapter 215 – Regulating Oversized and Manor Residences, Non-Conforming Lots and Bulk Requirements
4. Authorize Town Clerk to Advertise for Bids – 9W Curbing and Sidewalks
5. Approve Surplus of Vehicles

Executive Session

**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 29<sup>th</sup>, 1924, made by Joseph C. Peck, Sr., Surveyor", and filed in the Rockland County Clerk's Office on June 29<sup>th</sup>, 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.



#1

Howard T. Phillips, Jr.  
Chairman

Gerard M. Damiani, Jr.  
Executive Director  
Rockland County Solid Waste Management Authority

January 29, 2026

Ms. Amy Stamm, Supervisor  
Town of Stony Point  
74 E. Main Street  
Stony Point, NY 10980

Re: 2026 Freightliner 114SD Plus 6x4 Plus Pusher Roll-Off Vehicle

Dear Ms. Stamm,

Enclosed please find two Vehicle Lease Agreements for your signature. Please sign both where indicated and return them to our office as soon as possible. A fully executed original will be returned to you for your files.

Additionally, please provide the required Insurance Certificates as stated in paragraph 20 of the agreement.

Thanks in advance,

Debra Samuels  
Paralegal

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**VEHICLE LEASE AGREEMENT**

**between**

**ROCKLAND GREEN**

**and**

**THE TOWN OF STONY POINT**

**Dated**

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THIS VEHICLE LEASE AGREEMENT ("Lease Agreement") is made and dated as of the  
day of \_\_\_\_\_ 2026 between:

**THE ROCKLAND COUNTY SOLID WASTE MANAGEMENT AUTHORITY**  
also known as **ROCKLAND GREEN**, a body corporate and politic constituting a public  
benefit corporation of the State of New York, having an office at 172 Main Street, Nanuet,  
New York 10954.

and

**THE TOWN OF STONY POINT, NEW YORK**, a body corporate and politic constituting  
a municipal corporation of the State of New York, having an office at 74 E. Main Street,  
Stony Point, New York 10980 (the "Town").

#### RECITALS

**WHEREAS**, the Town desires to lease from Rockland Green a new 2026 Freightliner 114SD Plus 6X4 Plus Pusher Roll-Off vehicle to transport sludge and other acceptable solid waste from the town to a Rockland Green Designated Facility; and

**WHEREAS**, Rockland Green desires to lease said Vehicle to the Town so that the Town may, using a Town employee, to transport sludge and other acceptable solid waste from the town to a Rockland Green Designated Facility; and

**WHEREAS**, the lease of said Vehicle to the Town will also enable the Town to transport its leaves and other yard waste to the Clarkstown Yard Waste Composting Facility, or other designated facilities for delivery of yard waste; and

**NOW, THEREFORE**, in consideration of Ten Dollars and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Town and Rockland Green do hereby agree as follows:

1. LEASE: Rockland Green hereby agrees to lease to the Town, and the Town hereby agrees to lease from Rockland Green the Vehicle listed in Schedule A, together with all accessories, additions, repairs and replacement parts affixed thereto, now or in the future, (see schedule A the "Vehicle").

2. TERM: The term of this Lease Agreement shall commence on the date hereof and shall continue until it is terminated by Rockland Green in accordance with Section 18 of this Lease Agreement.

3. ACCEPTANCE: The Town acknowledges that it has inspected the Vehicle and accepts the Vehicle as being in a good state of repair.

4. USE: The Town shall use the Vehicle only for any or all of the following purposes: (1) hauling sludge from the Town to the Co-composting Facility, (2) hauling yard waste from the Town to the Clarkstown Yard Waste Facility, or other yard waste facility designated by the Authority, or (3) hauling municipal solid waste from the Town to the Bowline Transfer Station or other facility designated by Rockland Green. The Town shall utilize only Town employees to operate the Vehicle.

5. OWNERSHIP: Title to and ownership of the Vehicle shall at all times be and remain in the name of Rockland Green, and the Town shall have no right of property therein, except the right to use the Vehicle in accordance with the terms of this Lease Agreement.

6. OPERATING COSTS: In consideration for entering into this Agreement, the Town shall pay all operating costs whatsoever of the Vehicle, including without limiting the generality of the foregoing, the cost of fuel, oil, insurance, licenses, permits, and motor vehicle inspection fees, where applicable. However, the Town shall not be responsible for major repairs to the vehicle if the Town has complied with its maintenance obligations.

7. MAINTENANCE: The Town shall maintain and keep the Vehicle in good condition and repair to the reasonable satisfaction of Rockland Green in accordance with applicable manufacturer-recommended maintenance schedules. The Town further covenants that as component parts of the Vehicle either wear out or become otherwise inoperative, to replace the same with either parts which are approved by the manufacturer of the Vehicle or such substitute parts as Rockland Green may from time-to-time permit, at the Town's sole cost and expense.

8. INSPECTION: Rockland Green shall have the right to inspect the Vehicle, without prior notice, at all reasonable times during the term of this Lease Agreement.

9. ALTERATION: The Town shall not alter or add or allow any other party to alter or add to the Vehicle in any way without the prior written approval of Rockland Green. Any alterations or additions to the Vehicle which are approved by Rockland Green shall become and remain the property of Rockland Green. The Town shall affix on the Vehicle any labels or insignias supplied by Rockland Green. The Town shall not permit any advertising to be posted on the exterior or the interior of the Vehicle.

10. RECORDS: The Town shall keep and deliver to Rockland Green as specified or upon request the following records for the Vehicle:

a. Accident reports

b. Maintenance and Warranty reports

11. MOTOR VEHICLE INSPECTION: The Town shall be responsible for ensuring that the Vehicle is maintained in compliance with the laws of the State of New York. The Town shall be responsible for ensuring the Vehicle is submitted for inspections as required by the laws of the State of New York.

12. LOSS OR DAMAGE: The Town assumes and shall bear the entire risk of loss or damage to the Vehicle. The Town shall insure the Vehicle according to the laws in force and effect in the State of New York. The Town shall punctually pay all insurance premiums when due in respect of any policies of insurance required to be purchased by it pursuant to this Lease Agreement, and the Town shall provide Rockland Green with copies of certificates of such insurance policies. In the event of loss or damage of any kind whatsoever to the Vehicle, the Town shall comply with the reporting procedures in respect of such loss or damage as established by Rockland Green.

13. SURRENDER: Upon the termination of this Lease Agreement, the Town shall return the Vehicle to Rockland Green in good condition and repair, ordinary wear and tear resulting from the proper use of the Vehicle excepted, and the Town shall, at its cost, return the Vehicle to Rockland Green at a destination designated by Rockland Green, and if the Town fails to so deliver the Vehicle within thirty (30) days from the termination of this Lease Agreement, Rockland Green shall have the right to enter upon the premises where the Vehicle may be and take possession of and remove the Vehicle at the Town's expense, all without legal process. The Town covenants that upon termination of this Lease Agreement or upon surrender of the Vehicle for any other reason:

- a. The Vehicle shall be in good condition and repair (subject to ordinary wear and tear);
- b. The records listed in Section 10 of this Lease Agreement shall accompany the Vehicle;
- c. A Vehicle transfer form shall be executed by the Town where applicable, and shall accompany the Vehicle, and
- d. The Town shall maintain the required insurance coverage during the period of time that the Vehicle is being transferred to Rockland Green, notwithstanding that this Lease Agreement may be terminated.

14. LIENS AND CHARGES: The Town shall, at all times, keep the Vehicle free from all liens and encumbrances whatsoever and shall pay all license fees, registration fees and assessments, charges and taxes, which may be now or hereafter imposed directly upon the ownership, leasing, rent, possession or use of the Vehicle for which the Town has received notice. If the Town fails to pay any such liens, encumbrances, assessments, charges or taxes, Rockland Green may pay the same and in such event the costs thereof, together with the maximum rate of interest permitted by the laws of the State of New York or the prime rate as announced by the Bank of America, N.A. or any successor thereto plus 1%, whichever is lower, shall be due and payable by the Town to Rockland Green. Non-payment of such costs by the Town to Rockland Green upon demand by Rockland Green shall be deemed to be a default under this Lease Agreement.

15. WARRANTIES: The Town acknowledges that Rockland Green makes no warranties, either express or implied, as to any matter whatsoever, including without limiting the generality of the foregoing, the condition of the Vehicle nor its merchantability nor its fitness for any particular purpose. The Town shall be entitled to make claims under any vehicle warranty applicable to the vehicle and Rockland Green shall provide such warranty information to the Town in conjunction with the execution of this lease.

16. ASSIGNMENT/SUB-LEASE: The Town shall not transfer, deliver up possession of, or sublet the Vehicle, and the Town's interest in this Lease Agreement shall not be assignable by the Town without prior written consent of Rockland Green; but nothing herein contained shall prevent Rockland Green from assigning, pledging, mortgaging, transferring or otherwise disposing, either in whole or in part, of Rockland Green's rights hereunder.

17. INDEMNIFICATION: The Town agrees that it will protect, indemnify and hold harmless Rockland Green, and its representatives, officers, and employees (as applicable in the circumstances) (the "Rockland Green Indemnified Parties"), from and against (and pay the full amount of) all liabilities, actions, damages, claims, demands, judgments, losses, costs, expenses, suits or actions and reasonable attorney's fees (collectively, "Loss-And-Expense"), and will defend Rockland Green Indemnified Parties in any suit, including appeals, for personal injury to, or death of, any person, or loss or damage to property arising out of (1) the negligence of the Town or any of its officers, members, employees, agents, representatives or subcontractors in connection with its obligations or rights under this Lease Agreement, (2) the possession, use, operation or return of the Vehicle, (3) the transfer, transportation, processing and disposal of waste and materials for which the Town is responsible, (4) any Town breach or (5) the performance or non-performance of the Town's obligations under this Lease Agreement. The Town shall not, however, be required to reimburse or indemnify any Rockland Green Indemnified Party for any Loss-And-Expense to the extent any such Loss-And-Expense is due to

(a) any Rockland Green breach, (b) the negligence or other wrongful conduct of any Rockland Green Indemnified Party, (c) any Uncontrollable Circumstance, (d) any act or omission of any Rockland Green Indemnified Party judicially determined to be responsible for or contributing to the Loss-And-Expense, or (e) any matter for which the risk has been specifically allocated to the Rockland Green hereunder. A Rockland Green Indemnified Party shall promptly notify the Town of the assertion of any claim against it for which it is entitled to be indemnified hereunder, shall give the Town the opportunity to defend such claim, and shall not settle the claim without the approval of the Town. These indemnification provisions are for the protection of Rockland Green Indemnified Parties only and shall not establish, of themselves, any liability to third parties. The provisions of this Section 17 shall survive termination of this Lease Agreement.

18. TERMINATION: The Town covenants and agrees that Rockland Green shall have the right to cancel and terminate this Lease Agreement in accordance with the subsections set forth below.

a. Rockland Green shall have the right to cancel and terminate this Lease Agreement without any requirement of notice or cure opportunity by reason of any one or more of the following events:

1. If Rockland Green should develop a need for the use of the Vehicle, and communicates the same to the Town in writing upon 30 days notice prior to reclaiming the Vehicle.
2. If the Town fails to perform any of the terms, conditions, and covenants contained in this Lease Agreement which on its part are to be observed and performed.

3. If the Town uses the Vehicle included in this Lease Agreement unreasonably or abusively resulting in damage to such Vehicle or an abnormal reduction in the life of the Vehicle or any part thereof.

b. The Town shall have the right to terminate this agreement upon 30 days' notice to Rockland Green and shall return the vehicle within thirty (30) days of such termination.

19. WAIVER: No covenant contained in this Lease Agreement to be performed by the Town may be waived, except by prior written consent of Rockland Green, and any forbearance or indulgence by Rockland Green in this regard shall not constitute its waiver of such covenant to be performed by the Town.

20. INSURANCE: The Town shall obtain and maintain, and shall name Rockland Green as an additional insured, automobile insurance for the Vehicle with limits of one million dollars (\$1,000,000) combined single limit. Additionally, as the registered owner of the vehicle Rockland Green will maintain automobile coverage. The cost of this coverage shall be reimbursed to Rockland Green from the Town. Rockland Green will present a quarterly invoice for the insurance premiums to the Town for coverage reimbursement.

21. GOVERNING LAW: All legal actions and proceedings related to this Lease Agreement or to any rights or any relationship between the parties arising therefrom shall be governed solely by the laws of the State of New York and shall be solely and exclusively initiated and maintained in the courts of the State of New York located in Rockland County and in all such actions the parties shall have waived their rights to a trial by jury.

**IN WITNESS WHEREOF**, the parties have caused this Lease Agreement to be executed and delivered by their duly authorized officers or representatives as of the date first written above.

ROCKLAND GREEN

By: \_\_\_\_\_  
Gerard M. Damiani, Jr.,  
Executive Director

Dated:

TOWN OF STONY POINT

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

Dated:

SCHEDULE A

The Town shall be authorized to use the Vehicle listed below pursuant to the terms and conditions of this Lease Agreement:

2026 Freightliner 114SD Plus 6X4 + Pusher

VIN - 1FVMG3FM5THWT1250

75,000 lb. Capacity Roll Off Hoist

402 Series Roll Rite Automatic Tarper

Two 40-yd Roll-off Container Previously supplied

## SCHEDULE B

Maintenance Schedule & Fast-Moving Parts List:

A 2026 Freightliner SD roll-off requires rigorous maintenance due to severe-duty usage: **daily inspections for hydraulic/air leaks, grease jobs every 12,000-25,000 miles (high-wear parts every 6,000-7,500 miles), and oil changes roughly every 60,000 miles or 1,500 hours.** Implement a 30-60-90 day inspection cycle to ensure optimal performance.



### Daily & Weekly Inspections

- **Hydraulic System:** Check for leaks on hoist cylinders, hoses, and pump.
- **Safety:** Check lights, signals, and backup alarms.
- **Fluids:** Check engine oil, coolant, and power steering fluid.
- **Tires:** Inspect for proper inflation and damage.
- **Under Carriage:** Check for loose bolts or debris around the roll-off hoist.

### Scheduled Maintenance Intervals (Severe Duty)

- **Greasing (High-Wear):** Every 6,000-7,500 miles for U-joints, kingpins, and fifth-wheel components.
- **General Greasing:** Every 12,000-25,000 miles.
- **Engine Oil & Filter:** Every 500 hours or 60,000 miles, depending on specific engine (e.g., Detroit Diesel) and duty cycle.
- **Fuel Filter:** Replace every 10,000-15,000 miles.
- **Air Filters:** Inspect and replace, based on operating environment (sooner in dusty conditions).
- **Brakes:** Inspect pads and check for proper adjustment every 10,000-15,000 miles.



## RECOMMENDED FAST MOVING PARTS LIST

(THWT1250) ROCKLAND GREEN

DESCRIPTION	PART NUMBER	QUANTITY
WIPER BLADES	ABP/N82-CB22	2
OIL FILTER	FG/LF14001NN	1
FUEL FILTER	FG/FF5825NN	1
FUEL WATER SEPERATOR FILTER	03-43845-001	1
CABIN AIR FILTER	ABP/N10G-36000006	1
AIR FILTER	DN /P634517	1
CRANKCASE FILTER		1
D.E.F. FLUID	CC2903	4
D.E.F. FILTER	FG/UF106	1
AIR DRYER CARTRIGE	WAB/432-901-248-2	1
COOLANT FILTER	NOT APPLICABLE	1
COOLANT	FG/CC36077	11
BELT	01-35642-336, 01-35651-880, 01-35625-518.	1 EACH
P/S FILTER	14-17927-000	1
P/S FLUID	721010	4QT



#2

## Ron Gerhold Jr., PGA

19 Clubhouse Ln, Stony Point, NY 10980

PHONE: (845) 947-7085

E-mail: rgerhold@patriothillsgolfclub.com

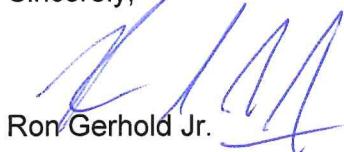
February 10, 2026

Supervisor Stamm and Members of the Town Board,

I am requesting approval for the following rate changes to be added in 2026:

RATE	2025 rate	New 2026 Rate
SP Resident Super Twilight	\$35	\$40
Non-Resident Weekend Off-Season	\$100	\$110
Non-Resident Weekend	\$125	\$135
Non-Resident Weekend 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

Sincerely,

  
Ron Gerhold Jr.

Director of Golf

**TOWN OF STONY POINT**  
**INTRODUCTORY LOCAL LAW NO. OF THE YEAR 2025**

**A LOCAL LAW AMENDING CHAPTER 215 (ZONING) TO REGULATE OVERSIZED AND MANOR RESIDENCES,  
NONCOMPLYING LOTS AND RESIDENTIAL BULK REQUIREMENTS**

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 Oversize and Manor Residence Local Law of 2025.

**Section 2. Legislative Purpose.**

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

- A. Certain detached residences have the potential to adversely impact on 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 (openness). While flexibility should always be considered to allow for personal tastes and the needs of larger families, there is a rational limit beyond which the personal tastes of one resident may infringe on neighbors' expectations for family values, youth values and the blessings of quiet seclusion and clean air.
- B. Beyond a certain size threshold, very large, detached residences begin to function in a manner beyond the typical detached residence within the Town. Such very large houses often are occupied by much larger populations due to the presence of live-in household staff, multiple generations of extended family living together (family compounds), and frequent guest visitors. Such larger populations may result in increased traffic, schoolchild generation, water usage, sewage generation refuse generation and demand for community services. Additionally, due to the presence of such larger populations, the definition of "dwelling unit" is often stretched, where household staff, guests, or certain family members have both separate and in-common cooking and sanitary facilities, thereby functioning sometimes as a single-dwelling unit and sometimes as a multiple residence.
- C. Frequent use of very large homes by guests may result in transient occupancy that is more like short-term rentals, which are not generally permitted in Stony Point. Such transient occupancy may impact the expectations of their neighbors for relative privacy and security.
- D. Very large homes tend to be used more often for group assemblies, including recreational, commercial and religious assemblies held by the homeowner. Even when such assemblies do not exceed the threshold for the Town's Residential Gathering Place provisions, the frequency and intensity of use of the homes may result in significant traffic, noise and general disturbances upon the neighborhood.

**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: Changes to §215-5 Definitions.**

The following shall be added as new terms in §215-5 (Definitions):

***GROSS FLOOR AREA ABOVE GRADE***

*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 6,000 square feet of gross floor area above grade.*

***RESIDENCE, OVERSIZED***

*A one- or two-family detached residence that does not meet the definition of a Manor Residence, has more than 4,000 square feet of floor area above grade and is located on a non-conforming lot or any lot of less than one acre.*

**Section 5. Add a new section §215-19.**

A new section entitled, "Special requirements for one- and two-family residences," as Section 215-19 as follows:

**§ 215-19. Special requirements for one- and two-family residences**

- A. *One-family and two-family detached residences shall be subject to site development plan and conditional use permit approval pursuant to §215-92.8 where such structure meets the definition of an Oversized Residence. Where a conditional use permit approval was previously granted for the Oversized Residence, an amended conditional use permit shall be required where expansion of the gross floor area is proposed by more than 10%.*
- B. *One-family and two-family detached residences shall be subject to site development plan and conditional use permit approval pursuant to §215-92.9 where such structure meets the definition of a Manor Residence. Where a conditional use permit approval was previously granted for the Manor Residence, an amended conditional use permit shall be required where expansion of the gross floor area is proposed by more than 10%.*

**Section 6. Changes to §215-59.**

Section §215-59 (General Requirements) of Article X (Site Development Plan Review) which currently reads:

*No site development plan approval shall be required for single-family detached residential uses or for additions, alterations or structures accessory thereto. However, single-family detached residential uses may be subject to the requirements of the Town of Stony Point*

*Stormwater Management and Erosion Control Law<sup>11</sup> and said law shall be reviewed to determine its 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 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.*

Is hereby deleted and replaced by the following:

*No site development plan approval shall be required for single-family detached residential uses or for additions, alterations or structures accessory thereto, except for manor residences and oversized residences pursuant to §219-19. However, single-family detached residential uses may be subject to the requirements of the Town of Stony Point Stormwater Management and Erosion Control Law and said law shall be reviewed to determine its 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. Changes to Article XIII:**

The following sections shall be added to Article XIII (Conditional Use and Special Permit Standards):

##### **§215-92.8. Oversized Residences**

**A. Purpose.** *The Town of Stony Point Town Board finds that certain detached residences have the potential to adversely impact on 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 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 (openness). While flexibility should always be considered to allow for personal tastes and the needs of larger families, there is a rational limit beyond which the personal tastes of one resident may infringe on neighbors' expectations for family values, youth values and the blessings of quiet seclusion and clean air.*

- B. *Nothing herein shall be construed to allow a two-family residence in any district where two-family residences are not listed as an authorized use in the Table of General Use Requirements.*
- C. *An oversized residence shall conform with the bulk requirements and other zoning requirements prescribed in the Table of General Use Requirements except as modified by Article XIV.*
- D. *The Board shall not approve any oversized residence that it finds will significantly and adversely alter the established character of the neighborhood.*
- E. *The Board shall not approve any oversized residence that it finds will significantly and adversely impact the peaceful enjoyment of one or more neighboring residences.*
- F. *Oversized residences shall not have the ground story elevated in a manner that makes the lot appear inconsistent with predominant natural area topography.*
- G. *The Board may impose such reasonable conditions as are necessary to ensure that the residence does not impact on the peaceful enjoyment of neighboring properties including but not limited to:*
  - 1. *Landscape screens*
  - 2. *Incorporation of architectural features and strategies to hide bulk*
  - 3. *Increased setbacks*
  - 4. *Decreased heights for all or portions of the structure*
  - 5. *Terrain-adaptive design to reduce visibility of structures proposed on slopes*
  - 6. *Limitations on the design, placement, shielding and hours of operation of exterior lighting*
  - 7. *Off-street parking*

#### §215-92.9 Manor Residences

- A. *Purpose The Town Board further finds that beyond a certain size threshold, very large, detached residences begin to function in a manner beyond the typical detached residence within the Town. Such very large houses often are occupied by much larger populations due to the presence of live-in household staff, multiple generations of extended family living together (family compounds), and frequent guest visitors. Such larger populations may result in increased traffic, schoolchild generation, water usage, sewage generation refuse generation and demand for community services. Additionally, due to the presence of such larger populations, the definition of "dwelling unit" is often stretched, where household staff, guests, or certain family members have both separate and in-common cooking and sanitary facilities, thereby functioning sometimes as a single-dwelling unit and*

*sometimes as a multiple residence. Frequent use of very large homes by guests may result in transient occupancy that is more like short-term rentals, which are generally not permitted in Stony Point. Such transient occupancy may impact the expectations of their neighbors for relative privacy and security. Lastly, very large homes tend to be used more often for group assemblies, including recreational, commercial and religious assemblies held by the homeowner. Even when such assemblies do not exceed the threshold for the Town's Residential Gathering Place provisions, the frequency and intensity of use of the homes may result in significant traffic, noise and general disturbances upon the neighborhood.*

- B. Nothing herein shall be construed to allow a two-family residence in any district where two-family residences are not listed as an authorized use in the Table of General Use Requirements.*
- C. Notwithstanding the bulk requirements prescribed by the Table of General Use Requirements, a Manor Residence shall conform with the bulk requirements of use group d.0. in the APRP, SR and SR-R zoning district and use group d.5 in all other districts.*
- D. The Board shall not approve a Manor Residence on a lot of less than 5 acres where it finds that significant adverse impacts to the established character of a neighborhood will result.*
- E. The Board shall not approve a Manor Residence where it finds that it will result in significant adverse impacts upon the peaceful enjoyment of one or more neighboring residences located within 1,000 feet as measured from the neighboring residence to the proposed principal structure or any accessory structure, pool, parking or assembly area.*
- F. Manor residences shall be subject to architectural review by the ARB except where the Planning Board finds it is not substantially visible from any substantial viewpoint.*
- G. The Planning Board may impose such reasonable conditions as are necessary to ensure that the residence does not impact the peaceful enjoyment of neighboring properties including but not limited to:*
  - 1. Landscape screens*
  - 2. Incorporation of architectural features to hide bulk*
  - 3. Increased setbacks*
  - 4. Decreased heights for all or portions of the structure*
  - 5. Terrain-adaptive design to reduce visibility of structures proposed on slopes*
  - 6. Limitations on the design, placement, shielding and hours of operation of exterior lighting*
  - 7. Off-street parking*

#### **Section 8. Additional Bulk Requirements to Paragraph 1 of Subsection D of Section 215-94**

Paragraph 1 of subsection D (Noncomplying lots) of Section 215-94 (Building, structures or lots with noncomplying bulk) is amended to add the following additional requirements:

- (e) Maximum development coverage shall be 30%*

(f) Maximum floor area ratio (FAR) shall be 0.15.

(g) Oversized residences shall require a conditional use permit and site plan approval

**Section 9. Amending the Table of General Use Requirements.** A note should be added to each Table of General Use Requirement of Chapter 215 (Zoning) as follows:

*Where a one- or two-family detached residence meets the definition of Oversized Residence or Manor Residence, it shall require conditional use approval by the Planning Board pursuant to §215-92.8 or §215-92.9 respectively.*

**Section 10. Adding a new use group to Part 1A of the Table of Bulk Requirements.** The following row shall be added as a new use group in Parts 1 and 1A of the Table of Bulk Requirements of Chapter 215 (Zoning):

1	2	3	4	5	6	7	8	9	10	11
<i>Use Group</i>	<i>Minimum Lot Area (square feet unless otherwise noted)</i>	<i>Minimum Lot Width (feet)</i>	<i>Required Front Yard Depth/ Front Setback (feet)</i>	<i>Required Side Setback/ Total Side Setback (feet)</i>	<i>Required Rear Setback (feet)</i>	<i>Required Side and Rear Yard Depth (feet)</i>	<i>Required Street Frontage (feet)</i>	<i>Maximum Building Height (feet)</i>	<i>Development Coverage (percent)</i>	<i>Floor Area Ratio</i>
d.5	2 acres	200	50/50	50/100	50	25	150	35	15	0.1

**Section 11. 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 "0.10" on both Parts I and IA
- Use groups d.1 through d.4 are changed from "0.40" to "0.15" on both Parts I and IA
- Use groups e through g are changed from "0.35" to "0.10" on both Parts I and IA
- Use groups h.1 through h.5 are changed from "0.40" to "0.10" on Part II

**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.

#4

**ADVERTISEMENT FOR BIDS**

Sealed proposals will be received by the Town of Stony Point at the offices of the Town Clerk, Town of Stony Point, 74 East Main Street, Stony Point, New York, 10980, until **10 am** local time **MARCH 19<sup>th</sup>, 2026**, for the "**ROUTE 9W CURBS AND SIDEWALK REHABILITATION PROJECT**", and then at said office, publicly opened and read aloud.

**SCOPE OF WORK:** The proposed project consists of the replacement of various sections of curbing and sidewalks along the Route 9W corridor beginning from the municipal boundary south of Holt Drive and extending North to Rose Street. The replacement shall include the removal and replacement of concrete sidewalks and curbing, in kind, as outlined within the bid document and plans. Work shall also include ADA accessible ramps and crosswalk striping, as described in the bid documents.

**Copies of the Contract Documents MAY ONLY BE OBTAINED at Lanc & Tully Engineering and Surveying, D.P.C., 3132 Route 207, Campbell Hall, NY 10916, Phone (845) 294-3700, between the hours of 9 a.m. and 3 p.m.** Persons shall leave name, correct mailing address and phone and fax number, along with a \$100.00 deposit for each set. The deposit shall be in the form of check or money order **ONLY**, for each set, and shall be drawn payable to the **TOWN OF STONY POINT**, to be refunded in accordance with Section 102 of General Municipal Law. Addenda, if any will be issued only to those persons whose name and address are on the record as having obtained the contract documents. Bids will be accepted from only those persons whose name and address are on the record as having obtained the contract documents. **Documents may be obtained via electronic means at NO CHARGE by contacting Lanc & Tully, D.P.C. at (845)294-3700.**

Each bid shall be accompanied by an acceptable form of Bid Guarantee in an amount equal to at least five (5) percent of the amount of the Bid payable to the Town of Stony Point as a guarantee that if the Bid is accepted, the Bidder will execute the Contract and file acceptable Performance and Labor, Material Payment Bonds, and Certificate(s) of Insurance within ten (10) days after the award of the Contract.

**OWNERS RIGHTS RESERVED:** The Town of Stony Point, hereinafter called the Owner, reserves the right to reject any and all Bids and to waive any formality or technicality in any bid in the interest of the Owner.

**STATEMENT OF NON-COLLUSION:** Bidders on the Contracts are required to execute non-collusion bidding certificates pursuant to Section 103d of the General Municipal Law of the State of New York.

**LABOR STANDARDS:** Attention of bidders is particularly called to the requirement as to conditions of employment to be observed and minimum wage rates to be paid under the contract, Section 3, Segregated Facilities, Section 109, and Executive Order 11246. The requirements for Bidders and Contractors under this order, which concerns non-discrimination in employment, are explained in the Contract Documents. Bidders are also required to comply with the provisions of Section 291-299 of the Executive Law of the State of New York.

**EQUAL OPPORTUNITY CLAUSE:** The bidder agrees to abide by the requirements under Executive Order No. 11246, as amended, including specifically, the provisions of the equal opportunity clause.

**APPRENTICESHIP TRAINING PROGRAM POLICY:** It is the policy of the Town of Stony Point that an Apprenticeship Program shall be implemented for any construction contract of more than \$250,000.00

All inquiries in reference to the technical issues shall be directed to: Lanc & Tully Engineering and Surveying, D.P.C. (845) 294-3700.

BY ORDER OF TOWN OF STONY POINT TOWN BOARD

Megan Carey, Town Clerk, Town of Stony Point

Holli Finn

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#5

**From:** Karl Javenes  
**Sent:** Saturday, February 7, 2026 9:03 AM  
**To:** Megan Carey; Holli Finn  
**Cc:** Amy Stamm  
**Subject:** Surplus vehicles

Good morning,

Please surplus the following vehicles at the upcoming town board meeting.

Red Tahoe vin #1GNFK13037R202706

Black Tahoe vin #1GNSK2EOXBR210442

White explorer vin #1FM5K8AR4DGC11156

Black explorer vin #1FM5K8AR7DGA63875

Grey explorer vin #1FM5K8AR0EGC26304

White F250 vin #4TCSU1065AH611851

Thank you,

Karl Javenes  
Superintendent of Highways  
Town of Stony Point  
74 East main Street,  
Stony Point, NY 10980  
Office 845-786-2300  
Cell 914-906-4836