



**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

July 14, 2026

Pledge of Allegiance
Roll Call
Supervisors Report
Police Dept Report
Golf Course Report
Purchase Order Request
Audit of Bills
Minutes: June 23, 2026
Departmental Reports
Correspondence
Public Input-Limited to 3 minutes

*Continue Public Hearing- To Consider an Adoption of a Local Law to Enact a Moratorium on the Construction of Certain Residential Development for One Year while the Town's Comprehensive Plan is Reviewed and Revised.

*Continue Public Hearing – To Consider the Adoption of a Local Law to Enact an Eight (8) Month Moratorium on Battery Energy Storage Systems in the town while the Town Reviews and Adopts a Local Law Regarding Such Systems.

1. Approve Hire-Camp Counselor
2. Award Irrigation Bid
3. Approve Hire-Patriot Hills Operations
4. Approve Donation-Helen Hayes 15th annual Golf Outing
5. Approve Hires for Lifeguards
6. Authorize Town Clerk to Advertise for Bids – PD Parking Lot Paving
7. Request to Declare Weapon as Surplus
8. Nominate Police Officers

Executive Session - If Necessary

**TOWN OF STONY POINT, NEW YORK
TOWN BOARD**

**ADOPTED LOCAL LAW NO. ____
IMPLEMENTING A MORATORIUM ON THE DEVELOPMENT
OF CERTAIN RESIDENTIAL PROPERTY OF THE
TOWN OF STONY POINT, NEW YORK**

Section 1. Legislative findings and intent.

The Town Board ("Board") of the Incorporated Town of Stony Point, New York ("Town") hereby finds that there is a critical and compelling need, in the public interest as set forth herein, to impose a moratorium on the development of certain residential property construction in the Town as further defined herein.

- A. The Town previously undertook a Comprehensive Master Plan review in 2013, amending the 1995 Comprehensive Master Plan and enacted Local Laws with regard to the Comprehensive Master Plan ("CMP") in 2013.
- B. In 2026, the Town undertook to review and update the Town's Comprehensive Plan, appointing a special board to review and proposed an updated Comprehensive Plan and Zoning Regulations. The Town Board finds that the CMP requires review since economic and social impacts and trends have rendered assumptions and recommendations in the 1995 CMP and 2013 CMP amendment in need of review. A proper Town Comprehensive Plan would include various elements at the level of detail adapted to the requirements of the Town that would provide for the goal of the Town for smart and sustainable land use practices. This general statement of goals for smart sustainable land use in the Town requires that specific objectives, principles, policies and standards both in the immediate and long range development of the Town are necessary considering regional needs, the existing and proposed location and intensity of land uses, the conservation of agricultural uses, the historic and culture resources, natural resources and sensitive environmental areas; the consideration of population, demographic and socio-economic trends and future projections including the community character as well as the need to review appropriate transportation facilities, public and private utilities and infrastructure, the existing housing resources and future housing needs, including affordable housing and the other factors that are required to be reviewed in any Comprehensive Master Plan and the Town needs to undertake a comprehensive review so that a current CMP reflects all Town Law requirements.
- C. The Town Board finds that factors in connection with development or potential development in the Town as well as the potential development of land within the surrounding areas may have a significant impact upon the health, safety and general welfare of the Town, its inhabitants and visitors, and upon existing uses, public services, traffic and the environment, in general.

- D. These circumstances require that the Town Board undertake, without delay, a focused review of the existing and anticipated residential uses in the Town and thereafter, an examination of the Town's zoning regulations that pertain to any such Districts that allow residential uses in order to determine whether these regulations should be amended or otherwise changed.
- E. The Town Board had previously retained the services of the planning consulting firm of Nelson, Pope & Voorhis, LLC to provide recommendations regarding the need to update the CMP, and to amend the zoning chapter and related land use regulations in a manner that is consistent with the CMP, as may be amended, to encourage lawful smart sustainable development in the Town.
- F. The Town Board hereby finds that the adoption of a moratorium on the development of residential construction will best maintain the status quo during the study period in order to prevent interim development from frustrating the objectives of the study.

Section 2. Scope of moratorium.

- A. Moratorium on the issuance of residential building permits and other actions: Except as provided herein at Paragraph 2(D) no building permit application shall be accepted, and no pending building permit application shall be further processed or approved, and no suspended or revoked building permit shall be reinstated for residential uses located within the Town of Stony Point, except in accordance with this Local Law.
- B. Moratorium on actions by the Town Board, Planning Board and Zoning Board of Appeals: Unless an application is exempted as set forth in Section 2(D) below, the Town Board, Planning Board and Zoning Board of Appeals shall not process, hear, rehear, approve or sign any new or pending preliminary or final site plan, preliminary or final subdivision, special permit, variance, zoning map amendment, zoning text amendment or other land use application or permit which relates directly or indirectly to an application for residential development, including but not limited to any grading permit, erosion and sediment control permit, wetland permit, sewer connection permit, floodplain development permit, water connection permit, which may be granted in association with residential construction.
- C. Moratorium and provisions of Town Law: To the extent that any provision of New York State Town Law imposes a time frame for action by a municipal entity, board or body so that a default approval will result from any inaction, the time for any action required by any Town Board, Body, Agency or other entity shall be and is hereby extended until this moratorium and any as well as all extensions thereof have expired and have not been extended by the Town Board. Therefore, no default approval shall be deemed to have taken place with regard to any application for any approval concerning land use development by reason of this moratorium being in effect.
- D. Exemptions from Moratorium:

1. Construction of a single-family or two-family residential structure and/or any permitted accessory structures, uses or facilities on an existing lot previously approved authorized for such use, provided that such proposed residential structure or accessory does not require a use variance, or an area variance of more than 10%.
2. Applications for Minor Subdivisions as defined in Town Code.
3. Any of the following activities in connection with an existing principal residential structure that do not require any approval or variance from the Planning Board or Zoning Board of Appeals, and only requiring issuance of a building permit from the Building Inspector shall be permitted to be undertaken notwithstanding this Local Law:
 - a. Construction of outdoor decks, sidewalks, or porches;
 - b. Construction of outdoor swimming pools;
 - c. Installation of fences;
 - d. Interior or exterior remodeling of a structure with a valid certificate of occupancy as of the effective date this local law, which does not involve any change of use or increase the size of the building, including but not limited to window replacement, door replacement, plumbing improvements, new siding, removal of interior walls, and similar improvements;
 - e. Installation or removal of home heating oil or propane tanks, in accordance with all applicable laws;
 - f. Repair, involving the removal and installation of an individual well or in-ground septic system, for a structure in existence and with a valid certificate of occupancy as of the effective date of this law;
 - g. Other minor improvements to dwellings or residential lots with an existing certificate of occupancy, after the Building Inspector has conferred with the Town Board, and the Town Board has rendered a determination that the improvement falls within the scope and nature of the exemptions listed herein.

Section 3. Hardship review.

- A. Upon a showing of severe hardship (defined as no economic return on any land purchase), the Town Board may vary from the moratorium imposed in Section 2 hereof if it determines, in its absolute discretion, that granting such relief is consistent with the health, safety and general welfare of its inhabitants of the Town and their property and in harmony with the spirit and purposes of this Local Law.
- B. When the Town Board considers such a variance as set forth herein at § 3(A) from the moratorium law, it should consider the following:

(1) In considering a variance, the Town Board may request the following information in order to render a decision:

(a) studies, reports, resolutions of preliminary and/or final approval, issued with or without conditions;

(b) any SEQRA documents and findings statement, Negative Declaration with or without conditions, including generic or supplemental environmental impact statements which may have cumulatively evaluated the impacts associated with certain land use applications;

(c) any special exception permit plan, site plan or subdivision plan, and map notes; all representations of the developer/applicant with regard to the dimensional standards of the zoning district within which the development is located, including but not limited to lot coverage, impervious surface coverage, residential building size, occupancy and other design parameters which served as the basis for SEQRA review, Stormwater Pollution Prevention Plan (SWPPP) review, and infrastructure approval and design, including methods of water supply, wastewater disposal, stormwater control, drainage, and transportation approvals;

(d) any violations which have been issued, and the status of same;

(e) any other related documents upon which the Planning Board or Zoning Board of Appeals relied in issuing an approval, and whether a variance issued from the moratorium law will be issued consistent with all resolutions of approval and SEQRA findings;

(f) the status of other agency permits and approvals, and whether those approvals or permits, if not issued, will be issued during the time period established by the moratorium law. The Town Board may require that the developer/applicant submit evidence that the approval or permit will be issued during the moratorium time period;

(g) whether the developer/applicant is requesting a variance from this moratorium law for a project which proposes to vary from, or does not meet all previous decisions rendered by the Planning Board or Zoning Board of Appeals.

(2) It shall be the obligation of the developer/applicant to furnish these documents to the Town Board during the appeal process. The Town Board shall specifically consider, among other factors: whether the proposed land use or development is and will continue to be consistent with and comply with all previous decisions and findings; and, whether the developer/applicant is presently in front of the Planning Board or Zoning Board of Appeals requesting a waiver from any previous approval or finding, and the type of waiver being sought.

(3) The Town Board may limit a variance from the development moratorium to specific prescribed activities, including but not limited to, activities which allow a developer/applicant to meet any conditions to remediate a violation.

C. An application for variance for this moratorium shall be made by the applicant supplying to the Town Clerk not more than sixty (60) after enactment of this moratorium a Verified Petition signed by the owner of the subject property and any applicant for Town approvals setting forth all of the information required pursuant to

Section 3(B) herein together with such additional information that the applicant or property owner seeking a variance desires to obtain from the Town Board. Within ten (10) days of receipt of said Verified Petition, the Town Clerk shall cause the scheduling of a public hearing to be placed on the next available Town Board meeting agenda and the Town Board shall schedule such public hearing no less than thirty (30) days from the date of such meeting, but in no event more than forty-five (45) days after the date of such meeting. The Town Clerk shall cause a Public Hearing Notice to be published at least five (5) days prior to the public hearing date. The applicant shall have an opportunity to produce such evidence, documents and call witnesses in support of the application for a variance from this moratorium at the time of the Public Hearing established by the Town Board. No more than thirty (30) days after the close of the Public Hearing the Town Board shall act to either grant, deny or otherwise consider the application for a variance.

Section 4. Application of Law to existing land use provisions.

This Local Law shall supersede any and all Town Law or other provisions of law rule or regulation that require specific action upon an application before the Planning Board or Zoning Board of Appeals. This moratorium is being adopted by Local Law, using Municipal Home Rule Law procedures and this moratorium suspends any subdivision approval time requirements and also supersedes and suspends any "default approval" provision of the Subdivision statutes of the Town Law or any other applicable laws. This moratorium supersedes any Town Law or Town Code provisions to the contrary that require any specific action on an application by any Town Board, Planning Board, Zoning Board of Appeals or other land use Boards within the Town. This moratorium Law also supersedes any New York State or Local Laws, rules or regulations pertaining to the grant of any variance authority by the Zoning Board of Appeals, it being the intention of this Local Law that any grant of variances to any other Boards or bodies than this Town Board is hereby superseded by this Local Law so as to vest any variance approval solely in the Town Board pursuant to this Local Law.

Section 5. Casualty exemption.

The provisions of this Local Law shall not apply to the restoration or replacement of any building or portion thereof which shall have been damaged or destroyed by fire or other casualty. This exemption, however, shall not be applicable to the restoration or replacement of any building which, prior to the effective date of this Local Law, shall have constituted a non-conforming building under the Zoning Code of the Town, nor shall this Section in any way prevent the extinguishment of any non-conforming use as a result of casualty destruction.

Section 6. Expiration of moratorium.

This Local Law shall expire without further action of the Town Board one year following the effective date hereof and thereafter shall be of no force or effect. However, if it appears that any required review and study referred to hereinabove will not be completed, the Town Board may, by Local Law, extend the period of this moratorium for an additional six (6) months or such other and further time period that is reasonable in scope and duration.

Section 7. State Environmental Quality Review Act.

Pursuant to 6 NYCRR 617.5 (36) this Local Law is classified as Type II action which requires no further review under the State Environmental Quality Review Act.

Section 8. Severability.

If any clause, sentence, paragraph, section, or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder hereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part hereof directly involved in the controversy in which such judgment shall have been rendered.

Section 9. Effective date.

This Local Law shall become effective immediately upon being filed with the Secretary of State.

TOWN OF STONY POINT

LOCAL LAW NO. __ OF 2026

A LOCAL LAW IMPLEMENTING A MORATORIUM ON THE DEVELOPMENT AND CONSTRUCTION OF ELECTRIC BATTERY ENERGY STORAGE UNITS

Section 1. Legislative findings and intent.

The Town Board (“Board”) of the Town of Stony Point, New York (“Town”) hereby finds that there is a critical and compelling need, in the public interest as set forth herein, to impose a moratorium on the development and construction of Battery Energy Storage Systems (“BESS”) as further described hereafter.

- A. These BESS facilities represent cleaner renewable sources of energy, and can be found in small, residential systems as well as larger, industrial systems to create and store energy. For the purpose of this moratorium, a BESS is defined as one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle.
- B. However, it has come to the Town’s attention that despite the benefit of clean, renewable fuel that the Electric Battery Energy Storage Units can afford, there is an inherent risk present in some of these systems as evidenced by the fire hazards that they pose.
- C. It has come to the Town’s attention that certain batteries and battery energy storage systems pose an inherent and dangerous fire risk, as evidenced by three (3) fires that have inexplicably broken out at these facilities in the Town of Warwick in neighboring Orange County, and numerous fires elsewhere around the Country. The concern of the Town lies in multiple parts including, the origin of the fires, that current fire suppression techniques are rendered impotent by the battery’s contents, the duration of the fires, the risk of human life and property damage associated with the fires themselves, and the environmental consequences associated with the smoke and chemical particulate matter released during the duration of the fire.
- D. On December 19, 2025 a fire broke out during heavy rain at an Energy and Power facility in Warwick, New York, though officials as quoted in press reports surrounding the fire characterized the fire as small, it still took over 24 hours to extinguish. Further, during such fire, hydrogen cyanide was detected in air quality samples during the fire at 0.5 parts per million, which is about half of the maximum allowable amount under federal guidelines.
- E. Lithium-ion batteries are reported to be particularly difficult to extinguish, due in part that damaged and overheated cells can reignite repeatedly, even after flames seem to be under control.

- G. The Town Board finds that considering the inherent risk imposed by a chemical fire that is extinguishable only by exhausting its own fuel source, the Town Board shares the concerns of the public. Especially those who live or work in buildings and homes near these facilities for a number of reasons, including but not limited to environmental concerns related to the short- and long-term release of smoke, chemicals and particulate into nearby properties and neighborhoods.
- H. The Town Board finds that the Town's Zoning Local Law does not adequately address the safety concerns that have come to the board's attention, including but not limited to setbacks to adjacent properties, fire suppression systems and environmental mitigation systems.
- I. Considering the inherent risk associated with such systems, the Town Board needs to evaluate amendments to the Town code to properly address public safety, emergency response capabilities as well as land use and environmental impacts associated with battery storage facilities. These circumstances require that the Town Board undertake, without delay, a review of the existing and anticipated uses in the Town and the consideration of Town zoning regulations to regulate the construction of Battery Energy Storage Systems.
- J. The Town Board hereby finds that the adoption of a moratorium on the development of Battery Energy Storage Systems is required in order to best maintain the status quo during the review and enactment period in order to prevent interim development from frustrating the objectives of such review and enactments. The Town is mindful of and will consider that State regulations have imposed requirements on these facilities that are aimed at promoting and ensuring the safety of such sites.

Section 2. Scope of Moratorium.

- A. Moratorium on the issuance of non-residential building permits and other actions: No building permit application shall be accepted, and no pending building permit application shall be further processed or approved, and no suspended or revoked building permit shall be reinstated for any Battery Energy Storage Facilities located within the Town of Stony Point.
- B. Moratorium on actions by the Town Board, Planning Board and Zoning Board of Appeals: The Town Board, Planning Board and Zoning Board of Appeals shall not process, hear, rehear, approve or sign any new or pending preliminary or final site plan, preliminary or final subdivision, special permit, variance or other land use application or permit which relates directly or indirectly to construction of such Battery Energy Storage Facilities including but not limited to any grading permit, erosion and sediment control permit, wetland permit, sewer connection permit, floodplain development permit, water connection permit, which may be granted in association with any such construction.

- C. Moratorium and provisions of Town Law: To the extent that any provision of New York State Town Law imposes a time frame for action by a municipal entity, board or body so that a default approval will result from any inaction, the time for any action required by any Town Board, Body, Agency or other entity shall be and is hereby extended until this moratorium and any as well as all extensions thereof have expired and have not been extended by the Town Board. Therefore, no default approval shall be deemed to have taken place with regard to any application for any approval concerning land use development by reason of this moratorium being in effect.

Section 3. Hardship review.

- A. Upon a showing of severe hardship (defined as no economic return on any land purchase), the Town Board may vary from the moratorium imposed in Subsection 2 hereof if it determines, in its absolute discretion, that granting such relief is consistent with the health, safety and general welfare of its inhabitants of the Town and their property and in harmony with the spirit and purposes of this Local Law.
- B. When the Town Board considers such a variance as set forth herein at § 3(A) from the moratorium law, it should consider the following:
- (1) In considering a variance, the Town Board may request the following information in order to render a decision:
 - (a) studies, reports, resolutions of preliminary and/or final approval, issued with or without conditions;
 - (b) any SEQRA documents and findings statement, Negative Declaration with or without conditions, including generic or supplemental environmental impact statements which may have cumulatively evaluated the impacts associated with certain land use applications;
 - (c) any special exception permit plan, site plan or subdivision plan, and map notes; all representations of the developer/applicant with regard to the dimensional standards of the zoning district within which the development is located, including but not limited to lot coverage, impervious surface coverage, residential building size, occupancy and other design parameters which served as the basis for SEQRA review, Stormwater Pollution Prevention Plan ("SWPPP") review, and infrastructure approval and design, including methods of water supply, wastewater disposal, stormwater control, drainage, and transportation approvals;
 - (d) any violations which have been issued, and the status of same;
 - (e) any other related documents upon which the Planning Board or Zoning Board of Appeals relied in issuing an approval, and whether a variance issued from the moratorium law will be issued consistent with all resolutions of approval and SEQRA findings;
 - (f) the status of other agency permits and approvals, and whether those approvals or permits, if not issued, will be issued during the time period established by the moratorium law. The Town Board may require that the developer/applicant submit evidence that the approval or permit will be issued during the moratorium time period;

(g) whether the developer/applicant is requesting a variance from this moratorium law for a project which proposes to vary from, or does not meet all previous decisions rendered by the Planning Board or Zoning Board of Appeals.

(2) It shall be the obligation of the developer/applicant to furnish these documents to the Town Board during the appeal process. The Town Board shall specifically consider, among other factors: whether the proposed land use or development is and will continue to be consistent with and comply with all previous decisions and findings; and, whether the developer/applicant is presently in front of the Planning Board or Zoning Board of Appeals requesting a waiver from any previous approval or finding, and the type of waiver being sought.

(3) The Town Board may limit a variance from the development moratorium to specific prescribed activities, including but not limited to, activities which allow a developer/applicant to meet any conditions to remediate a violation.

- C. An application for variance for this moratorium shall be made by the applicant supplying to the Town Clerk not more than sixty (60) days after enactment of this moratorium a Verified Petition signed by the owner of the subject property and any applicant for Town approvals setting forth all of the information required pursuant to Section 3(B) herein together with such additional information that the applicant or property owner seeking a variance desires to obtain from the Town Board. Within ten (10) days of receipt of said Verified Petition, the Town Clerk shall cause the scheduling of a public hearing to be placed on the next available Town Board meeting agenda and the Town Board shall schedule such public hearing no less than thirty (30) days from the date of such meeting, but in no event more than forty-five (45) days after the date of such meeting. The Town Clerk shall cause a Public Hearing Notice to be published at least 5 days prior to such public hearing date. The applicant shall have an opportunity to produce such evidence, documents and call witnesses in support of the application for a variance from this moratorium at the time of the Public Hearing established by the Town Board. No more than thirty (30) days after the close of the Public Hearing the Town Board shall act to either grant, deny or otherwise consider the application for a variance.

Section 4. Application of Law to existing land use provisions.

This Local Law shall supersede any and all Town Law or other provisions of law, rule or regulation that require specific action upon an application before the Planning Board or Zoning Board of Appeals. This moratorium is being adopted by Local Law pursuant to Municipal Home Rule Law procedures and this moratorium suspends any subdivision approval time requirements and also supersedes and suspends any "default approval" provision of the Subdivision statutes of the Town Law or any other applicable laws. This moratorium supersedes any Town Law or Town Code provisions to the contrary that require any specific action on an application by any Town Board, Planning Board, Zoning Board of Appeals or other land use Boards within the Town. This moratorium Law also supersedes any New York State or Local Laws, rules or regulations pertaining to the grant of any variance authority by the Zoning Board of Appeals, it being the intention of this Local Law that any grant of variances to any other Boards or bodies than this

Town Board is hereby superseded by this Local Law so as to vest any variance approval solely in the Town Board pursuant to this Local Law. To the extent that this local law is deemed preempted by state or federal law enactments with respect to any proposed system, such preemption shall only apply to such system, and the existence of any such preemption shall not otherwise affect the validity of this local law with respect to other BESS facilities.

Section 5. Expiration of moratorium.

This Local Law shall expire without further action by the Town Board eight (8) months following the effective date hereof and thereafter shall be thereafter of no force or effect. However, if it appears that any required review and study referred to hereinabove will not be completed within eight (8) months from the effective date of this Local Law, the Town Board may, by Local Law, extend the period of this moratorium for an additional six (6) months or for such other time period that the Town Board determines is reasonable in scope and duration.

Section 7. State Environmental Quality Review Act.

Pursuant to 6 NYCRR 617.5 (36) this Local Law is classified as Type II action which requires no further review under the State Environmental Quality Review Act.

Section 8. Severability.

If any clause, sentence, paragraph, section, or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder hereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part hereof directly involved in the controversy in which such judgment shall have been rendered.

Section 9. Effective date.

This Local Law shall become effective immediately upon being filed with the Secretary of State.

Megan Carey

#1

From: Holli Finn
Sent: Thursday, June 25, 2026 10:54 AM
To: Megan Carey
Subject: Fw: Caleb Fang

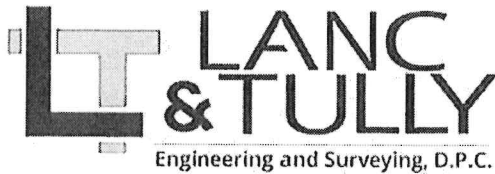
In case I forget.

Get Outlook for iOS

From: Craig Robinson <CRobinson@townofstonypoint.org>
Sent: Thursday, 25 June 2026 10:47:13
To: Holli Finn <HFinn@townofstonypoint.org>
Subject: Caleb Fang

Can you please add Caleb Fang to the approve to hire list for the next meeting? Thank you.
Craig

Sent from my Galaxy



#2

July 13, 2026

Supervisor Amy Stamm
Town of Stony Point
74 East Main Street
Stony Point, New York 10980

RE: Patriot Hills Golf Course Water
Irrigation Project
Recommendation of Award

Dear Supervisor Stamm and Board Members:

In response to the Advertisement for Bid for the above referenced project, Five (5) bid packages were obtained by prospective bidders and one (1) bid was submitted for consideration at the June 18, 2026 bid opening. The received bid is summarized below:

	BIDDER	BID AMOUNT	BID ALTERNATE 5A
1	Environmental Construction, Inc.	\$1,475,665.00	\$475,800.00

Upon review of the bid package submitted, it appears that Environmental Construction Inc. is the lowest responsible bidder for the above referenced project. Our office has reviewed the bid submission and it is considered complete.

In reviewing the costs associated with the bid, our office would recommend awarding only certain line items within the bid for execution and not the entire bid. These line items correspond to only the installation of irrigation piping for the project along with the new water service to the restroom facility. These line items would be the following: 4, 5, 9, 14, 15, 16, 17, 18, 21 and 25. For a total cost of \$579,090.00.

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.

Enc.

X:\JQ\Patriot.Hills.ROA.doc

BID FORM

All items are *complete items* & include mobilization, demobilization, bonds and insurance, furnishing materials, removal, disposal, installation, labor, etc., unless mentioned otherwise in the Contract documents. The bids will be evaluated on the base bid costs. The Owner reserves the right to add or delete items within the contract.

CONTRACT: BIDDER will complete the BASE BID work on the PATRIOT HILLS GOLF COURSE IRRIGATION PROJECT FOR TOWN OF STONY POINT TO FURNISH AND INSTALL ALL MATERIAL AND LABOR using the following itemized base bid prices:

ITEM #	ITEM DESCRIPTION	U N I T	EST. QTY	UNIT PRICE	TOTAL AMOUNT
1	Bonds and Insurance	Job	1	46,000	46,000
2	Mobilization	Job	1	15,000	15,000
3	Removal of trees and stumps more than 12" DBH	EA	4	1875	7,500
4	Furnish and install silt fence	LF	1,600	12,200	12,200
5	Furnish and Installation of 6" PVC C-900 watermain as per trench cross section provided	LF	3,650	120	438,000
6	Furnish and Installation of 12" PVC C-900 intake pipe with strainer and anchors	LF	150	730	109,500
7	Furnish and install anti-seep collars along intake pipe trench	EA	2	2,500	5000
8	Furnish and Install 6" PVC pipe connection to existing water storage tank with straps	LF	50	300	15,000
9	Saw cutting along any pavement areas	LF	75	15	1,125
10	Furnish and Installation of booster pump station with all associated pumps, piping and appurtenances	Job	1	290,950	290,950
11	Furnish and installation new 15' x 10' booster pump station building based upon building specification	Job	1	123,100	123,100
12	Furnish and installation footing and slab for new booster pump station building	Job	1	62,625	62,625
13	Furnish and Install clear well for booster pump station	Job	1	40,000	40,000
14	Furnish and Installation of 6" valves	EA	6	3,000	18,000
15	Furnish and installation of air release valves	EA	1		3,200
16	Furnish and installation of blow off hydrant	EA	2	4500	9,000
17	Asphalt replacement for vehicle road crossings	SY	20	72	1440
18	Asphalt replacement for cart paths	SY	500	52	26,000
19	Furnish and Installation of new electrical service to booster pump building and all required electrical wiring and panels for the building to be operational	Job	1	42,900	42,900
20	Furnish and Install 6" clean topsoil to all affected areas for restoration along with seed and stabilization. The Golf Course Superintendent shall mark the areas to	CY	1,000	65	65,000

ITEM #	ITEM DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	TOTAL AMOUNT
	receive seed and hay and which areas shall receive sod as listed within item 22.				
21	Rock removal outside of the normal excavation measures and limits.	CY	250	225	56,250
22	Furnish and install restoration of specialized turf areas in consultation with the Golf Course Superintendent. Any work and trenching on the golf course holes will be sod cut and replaced with sod. This line item shall be the replacement of sod in these areas.	CY	500	92	46,000
23	Maintenance of protection of worksite for duration of project which includes orange work fence installation around areas of active work and signage as the course will be in operation during the project.	Job	1	25,000	25,000
24	Additional select backfill material as required by Town representatives	CY	50	60	3,000
25	Furnish and install new 1" PEX Potable Water Service line for existing restroom facility including valve and install through building wall.	LF	185	75	13,875
TOTAL BID AMOUNT					\$ 1,475,665

Total BASE BID Price for PATRIOT HILLS WATER IRRIGATION PROJECT:

One million four hundred seventy-five thousand six hundred sixty-five

(in words)

ALTERNATE BID 5A

ITEM #	ITEM DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	TOTAL AMOUNT
5	Furnish and Installation of 6" PE DR-9 watermain as per trench cross section provided	LF	3,660	\$130.00	\$475,800.00
TOTAL ALTERNATIVE ITEM BID AMOUNT					\$ 475,800.00

Total ALTERNATE BID 5A Price for PATRIOT HILLS GOLF COURSE WATER IRRIGATION PROJECT:

Four hundred seventy-five thousand eight hundred

(in words)

This is a unit bid contract. Contractor will be selected upon the lowest responsible bid based upon review by the Town of Stony Point.

Contractor is responsible for all testing as detailed in the Specifications.

Contractor is responsible for the removal of all debris and material from the project.

The Town of Stony Point shall provide the stakeout of the proposed waterline route.



#3

Ron Gerhold Jr., PGA

19 Clubhouse Ln, Stony Point, NY 10980

PHONE: (845) 947-7085

E-mail: rgerhold@patriothillsgolfclub.com

Mr. Supervisor and Members of the Town Board,

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

These indivivduals will work in operations, not maintenance.

Bag Drop/Pro Shop

2026

Mia Liquori

\$16.00

Sincerely,

Ron Gerhold Jr.

Director of Golf

#4
The Board of Directors of the
Helen Hayes Hospital Foundation
Invites you to participate in the

15th Annual Charity

The logo is a circular seal with a blue border. Inside the border, the words "HELEN HAYES HOSPITAL" are written in a semi-circle at the top and "FOUNDATION, INC." at the bottom. In the center of the seal is a stylized monogram of the letters "H" and "H" intertwined.
**GOLF
OUTING**

Paramount Country Club
60 Zukor Road, New City, NY 10956

MONDAY

**July
13th**

Registration & Brunch

11:00 AM to 11:45 PM

Shotgun Start – 12:00 PM

Lunch served on the Course

Cocktails & Dinner

5:00 PM to 7:30 PM

GOLF FORMAT: SCRAMBLE

Entry Fee: \$325 per golfer/\$1,200 per Foursome*

1/2 Golf Package - Two Golfers & Hole Sponsorship: \$900*

Full Golf Package - Foursome, Hole Sponsorship, 4 Mulligans: \$1,600*

Dinner Only: \$150

**Fee includes brunch, lunch, cocktails, dinner, golf, golf cart, and gift*

Sponsorship Opportunities (all sponsorships include signage)

Event Sponsor: \$7,500

(Includes recognition at event, logo on dining room screens,
two foursomes plus four additional dinner tickets)

Dinner Sponsor \$5,000

(Includes recognition at event, one foursome plus two
additional dinner tickets)

Gift Sponsor: \$3,000 (Includes name and/or logo on gift to each
golfer and one half golf package)

Brunch Sponsor: \$4,000

(Includes one foursome plus one additional dinner ticket)

Cocktail Sponsor: \$3,000 (Includes one half golf package)

Shirt Sponsor: \$3,000 (Includes name and/or
logo on shirt and one half golf package)

Golf Cart Sponsor: \$2,000

Gift Bag Sponsor: \$2,000

Dessert Sponsor: \$1,000

Score Card Sponsor: \$1,000

Beverage Cart Sponsor: \$500

Driving Range Sponsor: \$500

Welcome Sponsor: \$500

Hole (Green) & Tee Sponsor: \$500

Hole Sponsor (Green): \$350

Tee Sponsor: \$250

Mulligans: \$25 per Mulligan

**All proceeds to benefit the
Helen Hayes Hospital Foundation
and its mission to advance
the strategic objectives of
Helen Hayes Hospital**

15th Annual Charity

**GOLF
OUTING**

Monday, July 13, 2026

REGISTRATION FORM:

Entries must be received by June 29, 2026

Name: _____

Organization: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

GOLFER NAME AND APPAREL SIZE:

Golfer 1 Name: _____ Size _____

Golfer 2 Name: _____ Size _____

Golfer 3 Name: _____ Size _____

Golfer 4 Name: _____ Size _____

Name: _____

Yes, I would like to be a Sponsor. Sponsorship Level: _____

Wording for Signage for Sponsorship: _____

I can only attend the dinner and would like _____ ticket(s) at \$150 per ticket

I cannot attend the golf outing or the dinner; enclosed is my donation
of \$ _____

Total Amount Enclosed \$ _____

*Payment Information: Please make checks payable to Hlen Hayes Hospital
Foundation. Credit Card payments may be made by calling the Foundation office at
(845) 786-4365 or at www.helenhayeshospitalfoundation.org.*

Mail completed form with payment to:

Helen Hayes Hospital Foundation

Cedric Bodley

51-55 N Route 9W

West Haverstraw, NY 10993

For more information contact

Cedric Bodley at 845.786.4365 or

Cedric.Bodley@helenhayeshosp.org

www.helenhayeshospitalfoundation.org



#5

Stony Point Recreation

19 Clubhouse Lane Stony Point NY 10980

(845) 947-5261

To: Members of the Town Board
From: Karenanne Nigro, Recreation Director
Date: July 2, 2026
Subject: Town Pool Lifeguard Request

Dear Members of the Town Board,

I am requesting approval to hire Valerie Montilus to serve as a cashier at the town pool. I also request approval to hire Justin Ruiz to serve as a lifeguard at the town pool. Both will start at the rate of \$17 per hour.

Respectfully submitted,

Karenanne Nigro
Recreation Director

ADVERTISEMENT FOR BIDS

#6

Sealed proposals will be received by the Town of Stony Point at the offices of the Town of Stony Point, 74 East Main Street, Stony Point, New York 10980 until **10 am local time on August 6, 2026** for the "**TOWN OF STONY POINT POLICE DEPARTMENT PARKING LOT PAVING PROJECT**" and then at said office, publicly opened and read aloud.

SCOPE OF WORK: The work consists of **milling and paving of the Stony Point Police Department Parking Lot located at 79 Route 210, Stony Point, New York 10980.** The unit costs submitted within this bid may also be used elsewhere in the Town for the 2026-2027 fiscal year. All technical requirements and specifications are described within the Contract Documents and Plans. Bidders on the Contract are encouraged to inspect the existing conditions and proposed improvements prior to submitting the sealed proposal in accordance with this Advertisement for Bids.

Information for Bidders, Specifications, and Contract Documents for the proposed work are on file and publicly exhibited at the TOWN OF STONY POINT 74 East Main Street, Stony Point, New York, Telephone Number (845) 786-2716. **The said specifications MAY ONLY BE REVIEWED at the Town Clerk's Office.**

Copies of the Contract Documents MAY BE REVIEWED AND 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 to 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. to receive via email.**

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

Police Department
Town of Stony Point
79 Route 210
Stony Point, New York 10980
845-786-2422
845-786-3120 fax

7

Memorandum

To: Supervisor Amy Stamm and Members of the Town Board

From: Chief Greg Becker

Re: Request to Declare Weapon as Surplus

Date: 7/14/2026

It is respectfully requested that the following weapon be declared surplus property at the July 14, 2026, Town Board meeting.

Glock Model 19 Gen 5, .9MM semi-automatic handgun, serial # CATA889

As has been the past practice between the Town and the Stony Point P.B.A., a retiring member's duty weapon is presented to him upon retirement by the PBA. The PBA. then reimburses the Town for the full cost of a new weapon, which is purchased and added to the department inventory. This weapon is to be presented to Police Officer Brian Horowitz who will retire on August 1, 2026.

Thank you for your consideration in this matter. Should you have any questions please feel free to contact me.

Cc: Town Clerk
File

AS

Nominate Police Officers