



**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

June 23, 2026

Pledge of Allegiance
Roll Call
Supervisors Report
Purchase Order Request
Audit of Bills
Minutes: June 9, 2026
Correspondence
Public Input-Limited to 3 minutes

*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.

*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 of Student Office Worker
2. Authorize Supervisor to Execute Esplanade Easement Agreement
3. Agreement with Patriot Hills Lounge
4. Approve Hire of Student Laborer – Parks Department
5. Approve Proposal with Campbell Fire Protection
6. Approve Hire-Patriot Hills Golf Club Operations
7. Approve Hire-Lifeguards-Recreation Department
8. Approve Property Maintenance – 74 Lakeview Drive
9. Approve Property Maintenance – 28 Benson Point Court
10. Approve Property Maintenance – 15 Jerben Drive
11. Approve Property Maintenance – 3 Lenni Lenape Court

Executive Session - If Necessary

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**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.

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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.



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It is the policy of the Rockland County Department of Personnel to provide accommodations in testing to individuals with disabilities and to religious observers and to provide for and promote equal opportunity in employment, compensation and other terms and conditions of employment without discrimination based on age, race/color, creed, religion, national origin, gender, sexual orientation, disability, marital/familial status, military status, criminal record and additional protections under federal, state and local law, policies and regulations.

APPLICATION FOR EXAMINATION OR EMPLOYMENT

for County Departments, Towns, Villages, School Districts, Libraries and Special Districts

INSTRUCTIONS

This application is part of the selection process for a civil service examination or a non-examination employment opportunity with a County department or local jurisdiction. If you fail to answer all questions completely and accurately, your application may not be approved. A separate application must be submitted for each examination or non-examination employment opportunity for which you are applying.

*General information about applying for examinations, submitting an application for employment, as well as supplemental forms are available at <http://rocklandcountyny.gov/departments/personnel/> (designated by an asterisk * throughout this application).

EXAMINATION APPLICATION:

1. Before completing this application, carefully read the exam announcement to ensure you understand the required minimum qualifications. You may apply online at <https://mycivilservice.rocklandcountyny.gov/exams/> or by completing this fillable application, which should be mailed along with the application filing fee to the Rockland County Department of Personnel, 50 Sanatorium Road, Building A, Pomona, NY 10970.

2. **Application Filing Fee:** The exam announcement lists the required Application Filing Fee, which must be submitted with each application and received by the LAST DATE AND TIME FOR FILING listed on the announcement. Fees may be paid by Paypal, credit card, check or money order (payable to the Rockland County Commissioner of Finance and must include the examination number and the last four digits of your social security number). Fees are not refundable. Cash is not accepted. See Application Fee Filing Information*. For applicants who qualify, please review the Application for Fee Waiver*.

NOTICE: You should receive your admission notice one week preceding the examination date via email. If you do not receive it by the Thursday preceding the examination date, it is your responsibility to contact the Rockland County Department of Personnel by email at RCExams@co.rockland.ny.us or by calling 845-364-3737.

NON-EXAMINATION EMPLOYMENT OPPORTUNITY:

Before completing this application, carefully read the job specification for the title to ensure you understand the required minimum qualifications; job specifications are available at <https://mycivilservice.rocklandcountyny.gov/default/jobs/>. You may apply by completing this fillable application, which should be returned to the Department or Agency with which you are applying.

Notify this office IMMEDIATELY of any change to your contact information by completing a Name/Address Change Form*.

❖ 1A. EXAMINATION APPLICATION

- OR -

❖ 1B. NON-EXAMINATION EMPLOYMENT OPPORTUNITY

Title

Exam Number

Title

Department/Agency

office worker (student)
Town of Stony Point

❖ 2. NAME AND LEGAL RESIDENCE

Isaac

E

Caraballo

First Name

Middle Initial

Last Name

16 East Main St.

Stony Point

NY

10980

Number and Street Address

City

State

ZIP

❖ 3. State your actual permanent residence and indicate how long you have resided there continuously, up to and including the date of this application.

	Years	Mos
3A. State of NEW YORK	16	12
3B. County of ROCKLAND	9	7
3C. Town of Stony Point	9	7
3D. Village of		
3E. School District North Rockland	9	7

All of the above must be completed.

However, skip 3C, 3D, 3E, if legal residence is outside of Rockland County.

❖ 4. SOCIAL SECURITY NUMBER

If you are under 18 years old or applying for a law enforcement position, fill in your Date of Birth 12/22/2009

MM/DD/YYYY

Phone Number

Email Address

☐ YES, enroll me in email notifications from RC Dept. of Personnel regarding future examination announcements and/or job opportunities in Rockland County. I understand that if I am a provisional appointee, it is my responsibility to monitor exam announcements and apply for my position's examination when it is announced.

❖ 5. Check the appropriate box below if you require SPECIAL TESTING ARRANGEMENTS/REASONABLE ACCOMMODATIONS for testing.

- 5A. ☐ Religious observance. Request for Religious Accommodation Form* must be submitted.
- 5B. ☐ Disability - (e.g., Braille booklet, Amanuensis, Reader). Request for Accommodation Form* must be submitted.
- 5C. ☐ Active Military member - provide current orders and/or DD214. Request for Alternate Examination Date Form* must be submitted.
- 5D. ☐ Filing for examinations with other civil service jurisdictions being held on the same date. Cross-Filer Form* must be submitted.

❖ 6. Check the appropriate answer to each question 6A. Are you a United States Citizen? (US Citizenship is not a requirement for employment except for public officer positions.) YES ☒ NO ☐ (If YES, skip to question 6C) 6B. If NO to 6A, do you have the legal right to accept employment in the US? YES ☐ NO ☐ If YES, provide your ALIEN Registration Number _____	6C. Are you a retiree from New York State or any civil division thereof? YES ☐ NO ☒ 6D. Are you an Exempt Volunteer Firefighter as defined in NYS General Municipal Law Section 200? YES ☐ NO ☒ 6E. Are you a child or a sibling of a firefighter, police officer, emergency medical technician or paramedic killed in the line of duty? (In accordance with Section 85-a of the NY State Civil Service Law) (Provide necessary documentation for verification) YES ☐ NO ☒
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V E T E R A N S C R E D I T S	If you are making a claim for veterans credits with this application, please read Information on Veterans Credits*, which details eligibility requirements. In general, you must present documentary proof (DD214 Discharge Papers and Separation Documents) to our department prior to the establishment of the eligible list and you must meet the following criteria: 1. A citizen or an alien lawfully admitted for permanent residence (at the time of application for credits). 2. Served anywhere in the United States Armed Forces (see definition 3 below) as ordered by the federal government. 3. Expect to receive or have been honorably discharged or released under honorable circumstances from the Armed Forces of the United States; or received an other-than-honorable discharge or a general under honorable conditions discharge due to sexual orientation, gender identity, service-related post-traumatic stress disorder, traumatic brain injury, or mental health condition linked to military sexual trauma seeking benefits afforded through New York State law and are in possession of a letter from the Division of Veterans Services restoring access to such benefits. ARMED FORCES are defined as the Army, Navy, Air Force, Marines, Coast Guard, and all components thereof and the National Guard when in service for the United States pursuant to call as provided by law, "on a full-time duty basis other than active-duty training purposes". 4. Resident of New York State at the time of application and examination to claim veterans credit.
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❖ 7. EXTRA CREDIT FOR VETERANS (If you are not eligible or do not wish to claim veteran credits, skip to question 8.) 7A. Are you currently active in the military? (Proof of current service must be submitted) YES ☐ NO ☐ What was your date of entry? _____ What is your expected date of separation? _____ 7B. I expect to receive or have already received a discharge which was honorable or I was released under honorable circumstances from the Armed Forces of the United States and I otherwise meet the criteria set forth above. YES ☐ NO ☐	7C. I have used veteran credits for appointment to a position in New York State or Local government. YES ☐ NO ☐ 7D. I wish to claim additional credits as a NON-DISABLED veteran. (DD214 must be submitted with application) YES ☐ NO ☐ I wish to claim additional credits as a DISABLED veteran. (DD214 and Disability Documentation must be submitted with application) YES ☐ NO ☐
--	--

❖ 8. Check appropriate answer to each question 8A. Were you ever dismissed or discharged from any employment for any reasons other than lack of work or funds, disability or medical condition? YES ☐ NO ☒ 8B. Did you ever resign from any employment to avoid dismissal? YES ☐ NO ☒ 8C. Did you ever receive a discharge from the Armed Forces of the United States which was "other than honorable" or which was issued under "other than honorable" circumstances? YES ☐ NO ☒ 8D. Have you ever been convicted of any crime (felony or misdemeanor)? If YES, submit a Summary of Disposition/Certificate of Relief. YES ☐ NO ☒	8E. Are you now under charges for any crime? YES ☐ NO ☒ A "YES" response to questions 8A – 8E does not represent an automatic bar to employment. Each case is considered and evaluated on individual merits in relation to the duties and responsibilities of the position for which you are applying. If you answered "YES" to questions 8A – 8C, you may give specifics below. If you elect not to provide or if such explanation is insufficient, a Confidential Investigation Questionnaire will be forwarded to you under separate cover for your completion. Check HERE ☐ if you have provided this information previously with another application and there are no new occurrences or related information to report. Date of last incident _____
--	---

EXPLANATION (Include details such as dates, locations, circumstances and disposition, if applicable): _____

EDUCATION AND TRAINING

For questions 9-10, make certain you answer all questions which pertain to requirements listed on the announcement for the examination for which you are applying, or set forth in the job specification for the position applied for. If in doubt, answer all questions.

❖ **9. EDUCATION:** PLEASE INSTRUCT YOUR INSTITUTION TO EMAIL OR FORWARD SEALED OFFICIAL TRANSCRIPTS DIRECTLY TO OUR OFFICE. (Unsealed student copies or unofficial copies submitted by mail or email will not be accepted.)

Do you have a High School Diploma? YES ☐ NO ☒ If "YES", year graduated _____ If "NO", give highest grade completed 11

Name/Location of High School attended North Rockland High School

Or a High School Equivalency (GED) Diploma? YES ☐ NO ☐

If "YES", provide date received _____ and Issuing Governmental Authority Document Number _____

COLLEGE, UNIVERSITY, PROFESSIONAL OR TECHNICAL SCHOOLS

Name of School and Location	Attended Dates (Month/Year) from MM/YYYY to MM/YYYY	Did You Graduate? Y/N	Course of Study or Major Subject	Type of Degree Received	# of College Credits Received	Date Degree Received or Expected

OTHER SCHOOLS OR SPECIAL COURSES

If you have foreign educational credentials, they must be evaluated. See General Information Concerning Evaluation of Foreign Education and Training*.

Official transcripts previously filed YES ☐ NO ☐ Name of the institution _____

❖ **10. LICENSES, CERTIFICATES, OR PERMITS** If a license, certificate or other authorization to practice a trade or profession is listed as a requirement on the examination announcement or job specification for the position for which you are applying, complete the following and attach a copy of the document. If not licensed, do you have a temporary permit? YES ☐ NO ☐

Name of Trade or Profession	License Number	Granted by (Licensing Agency)	City or State of
Specialty	Date License First Issued	Registered From MM/DD/YYYY	To MM/DD/YYYY

Do you have a valid license to operate a motor vehicle in New York State? YES ☐ NO ☐ Class _____ Date License First Issued _____

Have you ever been employed by the County of Rockland or by any civil division therein? YES ☐ NO ☐

Agency Name _____ Dates of Employment _____

❖ **11. DESCRIPTION OF EXPERIENCE.** ALL SECTIONS MUST BE FILLED OUT COMPLETELY; A RESUME IS NOT A SUBSTITUTE FOR A BLANK FIELD

Carefully read the minimum qualifications for the examination/employment opportunity for which you are applying. Fees will not be refunded if you do not meet established qualifications. List below all relevant work experience. Be specific in describing your experience relating to the minimum qualifications of the examination or non-examination employment opportunity for which you are applying. Begin with your most recent employment. You are responsible for submitting an accurate and clear description of your experience. Omissions or vagueness will not be interpreted in your favor. Include military service experience when appropriate. Verified and documented volunteer (unpaid) experience will only be credited when specifically allowed by the job description or examination announcement. Volunteer Experience Form* must be submitted to claim that experience. If your title or duties changed materially in the course of your service in any one organization, indicate such change clearly and as a separate employment. If more space is needed, attach additional information on an electronic document/additional copies of page 4.

Length of Employment From: Mo. <u>7</u> Yr. <u>2025</u> To: Mo. <u>8</u> Yr. <u>2025</u>	Company/Type of Business <u>Haverstraw Elementary school</u>	Address <u>16 Grant St.</u>	City and State <u>Haverstraw, NY</u>
Provide a detailed description of your job duties.			
<u>I work as a custodian which my daily activities was to: clean classrooms; deliver packages to teachers, and; be assistant to the head Custodian.</u>			
Your Exact Title <u>Custodian</u>			
Supervisor's Name <u>Joe</u>			
Supervisor's Title <u>Head Custodian</u>			
Supervisor's Contact Number <u>(845)-200-8936</u>			
Hours worked per week (excluding overtime) <u>30</u>			

Length of Employment From: Mo. _____ Yr. _____ To: Mo. _____ Yr. _____ Your Exact Title Supervisor's Name Supervisor's Title Supervisor's Contact Number Hours worked per week (excluding overtime)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Company/Type of Business</td> <td style="width: 33%;">Address</td> <td style="width: 34%;">City and State</td> </tr> <tr> <td colspan="3">Provide a detailed description of your job duties.</td> </tr> </table>	Company/Type of Business	Address	City and State	Provide a detailed description of your job duties.		
Company/Type of Business	Address	City and State					
Provide a detailed description of your job duties.							
Length of Employment From: Mo. _____ Yr. _____ To: Mo. _____ Yr. _____ Your Exact Title Supervisor's Name Supervisor's Title Supervisor's Contact Number Hours worked per week (excluding overtime)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Company/Type of Business</td> <td style="width: 33%;">Address</td> <td style="width: 34%;">City and State</td> </tr> <tr> <td colspan="3">Provide a detailed description of your job duties.</td> </tr> </table>	Company/Type of Business	Address	City and State	Provide a detailed description of your job duties.		
Company/Type of Business	Address	City and State					
Provide a detailed description of your job duties.							
Length of Employment From: Mo. _____ Yr. _____ To: Mo. _____ Yr. _____ Your Exact Title Supervisor's Name Supervisor's Title Supervisor's Contact Number Hours worked per week (excluding overtime)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Company/Type of Business</td> <td style="width: 33%;">Address</td> <td style="width: 34%;">City and State</td> </tr> <tr> <td colspan="3">Provide a detailed description of your job duties.</td> </tr> </table>	Company/Type of Business	Address	City and State	Provide a detailed description of your job duties.		
Company/Type of Business	Address	City and State					
Provide a detailed description of your job duties.							

Have you answered all questions? An incomplete application may be disapproved.

THIS AFFIRMATION AND AUTHORIZATION FOR RELEASE OF PERSONAL INFORMATION MUST BE COMPLETED

Applicants are advised that all information provided by them in connection with their application for examination/employment is subject to investigation and verification, including a background investigation by the prospective appointing authority.

By my signature below, I hereby authorize the Rockland County Department of Personnel, the County of Rockland, and/or its respective Departments, Offices or Agencies to request records or verification of any or all information contained herein. I further authorize a review and full disclosure of all records concerning me and/or records related to this application whether said records are of a public, private or confidential nature. The intent of this authorization is to give my consent for full and complete disclosure of records. I further release the Rockland County Department of Personnel, the County of Rockland, and/or its respective Departments, Offices or Agencies, and their respective officers and/or employees from any and all liability which may be incurred as a result of collecting such information. Further, my signature below certifies I have read and fully understand the "Affirmation and Authorization for Release of Personal Information" and have acknowledged that a photocopy of the Application for Examination/Employment containing this release will be valid as an original thereof, even though said photocopy does not contain an original writing of my signature. I affirm that all statements made on this application (including any attached documents) are true under the penalties of perjury.

Isaac Caraballo
 Signature of Applicant
Name typed above is considered an Official Signature

Isaac Caraballo
 Print Name

Caraballo

5/13/2026
 Date

State any other name by which you have been known

Social Security Number

How did you hear of this examination/non-examination employment opportunity?

District Name: North Rockland Central School District
District Number: 500201
NORTH ROCKLAND H.S. Official Transcript
School CEEB Code: 332310 School Code: 020 Tel: (845)942-3300
106 Hammond Road, Thiells, NY 10984

Caraballo, Isaac
Student Number: 9001683 Grade: 11 Tel: (646)578-1463
16 East Main Street, Stony Point, NY 10980
Generated on 05/22/2026 10:13:36 AM Page 1 of 1

Student Information				Standard Tests	
Student Number:	9001683	Grade:	11	Score: 86	Date: 06/21/2024
Birthdate:	12/22/2009	Gender:	M	Regents Algebra II (Common Core)-Jun	
State ID:	1390230881			Score: 81	Date: 06/25/2025
Counselor:	Reyes, Difre			World Languages Pathway Exam - Spanish	
					Date: 06/23/2025
GPA Summary				Credit Summary	
Cumulative GPA (Weighted)		3.6935		Result: P	
2022-2023				HS Credits	
Course	Mark	Weight	Credit	Earned	
#015 FIELDSTONE MIDDLE SCHOOL					
Grade 08					
Algebra 1 H	A-	1.0000	1	Electives	1.500
Living Environment H	A-	1.0000	1	English	2.000
Spanish 1R	A	1.0000	1	Fine Art	1.000
Credit: 3.000 GPA: 3.7500				Mathematics	3.000
2023-2024				Physical Education	1.000
Course	Mark	Weight	Credit	Science	3.000
#020 NORTH ROCKLAND H.S.					
Grade 09					
Des&Draw/Prod	A	1.0000	1	Social Studies	2.000
Earth Science H	A-	1.0000	1	World Language	3.000
English 9-H	B+	1.0000	1	Total	16.500
Geometry H	A-	1.0000	1	Total Credits 16.500	
Global Hst. 9H	A	1.0000	1		
PE 9-12	A+	0.0000	0.5		
Spanish 2	B+	1.0000	1		
Credit: 6.500 GPA: 3.6667					
2024-2025					
Course	Mark	Weight	Credit		
#020 NORTH ROCKLAND H.S.					
Grade 10					
Alg. 2 H	B-	1.0000	1		
Career/Fin. I	A	0.5000	0.5		
Career/Fin. II	A	0.5000	0.5		
Chemistry H	B+	1.0000	1		
English 10 A.P. Seminar	A+	1.0000	1		
EURO. HST AP	B+	1.0000	1		
PE 9-12	A+	0.0000	0.5		
Spanish 3	A-	1.0000	1		
Credit: 6.500 GPA: 3.6667					
2025-2026					
Course	Mark	Weight	Credit		
#020 NORTH ROCKLAND H.S.					
Grade 11					
Computer Applications RCC AF	A	0.5000	0.5		
Credit: .500 GPA: 4.0000					
Standard Tests					
Regents Living Environment-Jun					
Score: 83		Date: 06/14/2023			
Regents Physical Setting/Earth Science-Jun					
Score: 91		Date: 06/20/2024			
Regents Physical Setting/Chemistry-Jun					
Score: 81		Date: 06/24/2025			
Regents NF Global History - Jun					
Score: 87		Date: 06/18/2025			
Regents Algebra I (Common Core)-Jun					
Score: 86		Date: 06/15/2023			
Regents Geometry (Common Core)-Jun					

Official's Signature _____

#2

RESOLUTION

A meeting of the Town Board of the Town of Stony Point was convened on **June 23, 2026 at 7:00 p.m.**

The following resolution was duly
offered and seconded to wit:

RESOLUTION 2026/_____

RESOLUTION AUTHORIZING THE SUPERVISOR TO RE-EXECUTE THE GRANT OF PUBLIC ACCESS & USE EASEMENT AGREEMENT FOR THE HUDSON RIVER ESPLANADE

WHEREAS, Breakers Stony Point LP is the owner of certain real property located at 22, 29 and 31-36 Hudson Drive, Stony Point, New York, identified as S/B/L 15.04-6.5, 15.04-6.4 and 15.04-6.3, respectively, and located in the Planned Waterfront zoning district; and

WHEREAS, by resolution dated April 28, 2022, the Town of Stony Point Planning Board granted final site plan approval for the development of the property, including the construction of 264 residential units and required public access to and use of the Hudson River frontage, including the Hudson River Esplanade, pursuant to the Town's Waterfront Mixed Use Development regulations; and

WHEREAS, on July 7, 2022, the Town Board granted a special permit allowing certain marina uses for the project; and

WHEREAS, the Grant of Public Access & Use Easement Agreement provides for public access to and use of the Hudson River Esplanade and related public improvements, including the public easement area, pedestrian access, public parking, and related amenities, and further provides for the construction, maintenance, repair, replacement, insurance, indemnification, and perpetual operation of said public access areas by the grantor; and

WHEREAS, the former Town Supervisor executed the original Grant of Public Access & Use Easement Agreement on behalf of the Town and delivered two copies to the applicant; and

WHEREAS, despite diligent efforts, no copy of the fully executed agreement can presently be located by the applicant and the Town Board desires to authorize the current Town Supervisor to re-execute the agreement so that the public access and use easement may be finalized, recorded, and preserved for the benefit of the Town and the public.

NOW THEREFORE BE IT RESOLVED that:

Section 1. The above "WHEREAS" clauses are incorporated herein as if set forth in full.

Section 2. The Town Board hereby authorizes the Supervisor to re-execute the Grant of Public Access & Use Easement Agreement, together with any documents necessary or appropriate to effectuate same, in substantially the same form as previously approved and executed, subject to review and approval by the Town Attorney as to form and substance.

Section 3. The Supervisor, Town Attorney, Town Clerk, and any other appropriate Town officials are hereby authorized to take all actions necessary to complete, deliver, and record the Grant of Public Access & Use Easement Agreement and to carry out the intent of this Resolution.

Section 4. This Resolution shall be effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Supervisor Stamm	[]	[]	[]	[]
Councilperson Puccio	[]	[]	[]	[]
Councilperson Joachim	[]	[]	[]	[]
Councilperson Rose	[]	[]	[]	[]
Councilperson Williams	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

#3

TOWN OF STONY POINT

FOOD AND BEVERAGE CONCESSION AGREEMENT

This Agreement is made as of _____, 2026, by and between the **Town of Stony Point**, a municipal corporation organized under the laws of the State of New York, with offices at 74 East Main Street, Stony Point, New York 10980 (the "Town"), and **The McFadden Group**, a New York corporation (DOS ID: 3591136), having a place of business at 295 Bulsontown Road, Stony Point, New York 10980, ("Vendor").

WHEREAS, the Town is conducting a Town Carnival from July 8, 2026 through July 11, 2026 on Patriot Hills Drive in the Town (the "Event"); and

WHEREAS, the Vendor desires to operate a food concession at the Event to provide food service to attendees; and

WHEREAS, the Town desires to permit the Vendor to operate such food concession under the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. Term and Hours of Operation

The Vendor is authorized to operate a food concession at the Event from July 8, 2026 through July 11, 2026, during the hours of 6:00 p.m. to 10:00 p.m. each day, unless otherwise directed by the Town.

2. Location and Facilities

The Town shall designate the location for the Vendor's concession operation at the Event site. The Town shall provide access to space, electrical power, and water for the Vendor's use during the Event.

3. No Fee or Revenue Sharing

The Vendor shall not be required to pay any fee to the Town for participation in the Event, and there shall be no revenue sharing between the parties. The Vendor is providing food services for the convenience of Event attendees.

4. Vendor Responsibilities

The Vendor shall:

- (a) Provide all equipment, supplies, personnel, and materials necessary for the preparation and sale of food;
- (b) Maintain its concession area in a safe, clean, and sanitary condition at all times;
- (c) Comply with all applicable federal, state, and local laws, rules, and regulations relating to food service, health, and safety;

- (d) Remove all trash, debris, and equipment at the conclusion of each day of the Event, unless otherwise permitted by the Town;
- (e) Operate in a manner that does not interfere with other Event activities or create unreasonable noise, nuisance, or safety hazards.
- (f) At the conclusion of the event, Vendor shall remove all equipment and property utilized on the site by Vendor and leave the site of the vendor location in substantially the same condition it was prior to the commencement of the Event.
- (g) In the event that a person operating the concession is not a responsible party to address concerns under this Agreement, Vendor shall provide the Town with a contact phone number for a representative who shall be available at all times during the Event operations.

5. Permits and Licenses

The Vendor shall, at its sole cost and expense, obtain and maintain all permits, licenses, and approvals required by any governmental agency having jurisdiction over the Vendor's operations, including but not limited to permits from the Rockland County Department of Health or any other applicable agency. The Town shall have no responsibility for securing any such permits or approvals.

6. Insurance

The Vendor shall maintain, at its sole cost and expense, commercial general liability insurance with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate. Such policy shall name the Town of Stony Point, its officers, employees, and agents as additional insureds. The Vendor shall provide a certificate of insurance to the Town prior to the commencement of the Event.

7. Indemnification

The Vendor agrees to defend, indemnify, and hold harmless the Town, its officers, employees, and agents from and against any and all claims, damages, losses, liabilities, costs, and expenses, including reasonable attorneys' fees, arising out of or related to the Vendor's operations, acts, or omissions in connection with this Agreement, except to the extent caused by the negligence or willful misconduct of the Town.

8. Utilities

The Town shall make available electrical power and water; however, the Vendor shall be responsible for all connections, hoses, cords, and equipment necessary to utilize such utilities, and shall ensure that all such equipment is safe and in compliance with applicable codes.

9. Safety and Inspection

The Town reserves the right to inspect the Vendor's concession at any time during the Event to ensure compliance with this Agreement and applicable laws. The Town may require corrective action or suspend operations in the event of unsafe or noncompliant conditions.

10. Termination

The Town reserves the right to terminate this Agreement or require the Vendor to cease operations immediately in the event of a violation of this Agreement or any applicable law or regulation, or if the Vendor's operations pose a threat to public health, safety, or welfare.

11. Independent Contractor

The Vendor is an independent contractor and not an employee, agent, or representative of the Town. The Vendor shall have no authority to bind the Town.

12. No Assignment

The Vendor shall not assign or transfer its rights under this Agreement without the prior written consent of the Town.

13. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of New York, without regard to Choice of Law provisions.

14. Entire Agreement

This Agreement constitutes the entire agreement between the parties and may be modified only by a written instrument signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

TOWN OF STONY POINT

By: _____
Amy Stamm, Town Supervisor

THE McFADDEN GROUP

By: _____

Name: _____

Title: _____

Holli Finn

#4

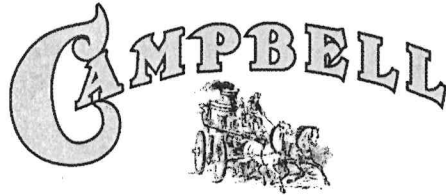
From: Veronica Granone
Sent: Thursday, June 18, 2026 9:52 AM
To: Holli Finn
Cc: Amy Stamm; Karl Javenes
Subject: New Hire

Hi Holli,

Karl would like to put on the agenda for the next meeting the hire of Brendan Mogg, Laborer (Student) - \$16.00/hr.

Thank you,

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



FIRE PROTECTION

P.O. Box 389, 43 Chestnut Street, Suffern, NY 10901
(845) 357-1441 * Fax (845) 357-1444
Website: campbellfire.com * email: jfinn@campbellfire.com

June 12, 2026

TOWN OF STONY POINT
74 East Main Street
STONY POINT NY 10980
mgonyea@townofstonypoint.org

Re: 5-6 Patriot Hills Lane, Stony Point

Campbell Fire Protection is pleased to provide you with the following proposal to repair the sprinkler system at the above location. Please accept this proposal for your review.

Scope of Work:

-Perform the 5th year maintenance on (4) fire sprinkler systems as required by NFPA, State and Local Fire Codes. The 5th year service consists of draining the system, replacing the gauges, internally inspecting/cleaning all check valves and refilling the system.

The total price to complete the listed work above is: \$10,000.00 plus tax if applicable

ACCEPTANCE OF PROPOSAL:

- This proposal payment terms are 50% Deposit/Mobilization Fee and 50% Final payment at the completion of the work. The job is not accepted until the deposit has been received.
- Upon acceptance of this proposal please email (above address) or fax (845-367-1444) approval with authorized signature and purchase order if required.
- Any unforeseen parts and materials needed to complete the work will bear an additional cost
- If the scope of work increases significantly a separate proposal will be provided
- Proposal is based on normal weekday hours and rates Mon-Fri 8am-4pm
- Any additional required work not listed will be noted and supplemented with an additional proposal
- This proposal excludes the cost of a lift if needed
- This proposal excludes any permit fees if needed
- This proposal excludes any drawings and calculations
- Campbell Fire Protection is not responsible for any patching of walls
- The customer must supply entry to all areas that require maintenance and work
- The customer is responsible for providing a safe and clean work environment in the area that the above work is required to be performed
- The customer is responsible for supplying a safe and properly functioning lift to perform the work described above if needed.
- At completion of work, we will supply a report stating that the work has been completed and forward a Copy to the Fire Inspector as required.

If the scope of work increases significantly, the cost estimate will increase. You will be notified if the scope of work increases before we do work over the estimated cost. By agreeing to this authorization, you grant CFP permission to perform the work described above, agree to our standard terms and conditions, and agree to pay for the work. All prices include travel time and work performed under Merit Labor. All prices exclude tax, permit acquisition, and permit fees.

Note: Our technicians are not engineers or design professionals. Comments contained in our reports and invoicing are for informational purposes only and shall not constitute a design analysis or an engineering review of the system(s). Any comments on our reports or invoicing are made strictly as a courtesy to the owner, who should contact a licensed design professional to follow up on any potential concerns.

We thank you for the opportunity to present this proposal. We look forward to serving your fire protection needs. If you have any questions, please feel free to contact me. Thank you.

Authorized Signature

Date Accepted

Sincerely,

Joann Finn
Sprinkler Dept.

1. Customer acknowledges receipt of copy and understands all of this agreement particularly paragraphs 2, 3, 4, and 5, which set forth the Company's maximum liability.
2. **LIMITED WARRANTY: ALL MATERIAL AND REPLACEMENT COMPONENTS INSTALLED ARE WARRANTED TO BE AS SPECIFIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND SHALL INCLUDE MANUFACTURER'S WARRANTY IF APPLICABLE. ALL WORK IN THE SERVICE AND MAINTENANCE OF THE FIRE EQUIPMENT SHALL BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. CUSTOMER SHALL ASSUME ALL RISK FOR LOSS OR DAMAGE TO PREMISES OR ITS CONTENTS AND EXCEPT AS EXPRESSLY SET FORTH HEREIN. COMPANY MAKES NO EXPRESS OR IMPLIED WARRANTIES AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE CONDITION OF THE FIRE EQUIPMENT, ITS MERCHANTABILITY OR ITS FITNESS FOR ANY PARTICULAR USE. CUSTOMER ACKNOWLEDGES THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WHICH EXTEND BEYOND THOSE ON THE FACE OF THE AGREEMENT HEREOF.**
3. **COMPANY'S LIABILITY, LIQUIDATED DAMAGES:** Company does not guarantee or insure the effect of the service, or that the service will in all cases provide the protection for which it is intended. Customer acknowledges that insurance, if any, shall be obtained by Customer; that payments provided herein are based solely on the value of the service and are unrelated to the value of Customer's property or the property of others located on Customer's premises; that Company makes no guarantee or warrantee, including any implied warranty of merchantability or fitness that the system or service supplied will avert or prevent occurrences or the consequence therefrom from which the system or service is designed to protect or avert. Customer acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein or the failure of the system to properly operate with a resulting loss to Customer because of, among other things:
 - a. The uncertain amount or value of Customer's property or the property of others kept on the premises which may be lost, destroyed, damaged or otherwise affected by occurrences which the system is designed to detect or avert.
 - b. The inability to ascertain that portion, if any, of any loss would proximately be caused by Company's failure to perform or the equipment to operate.
 - c. The nature of the service to be performed by the Company.

Customer understands and agrees that if Company or its agents, assigns or its employees should be found liable for loss or damage due to a failure of service or equipment in any respect whatsoever, Company and its agents, assigns, and employees liability shall be limited to the sum equal to the price of one service inspection, or Two Hundred Fifty Dollars (\$250.00), whichever is lesser as liquidated damages and not as a penalty and this liability shall be exclusive, and that provisions of this section shall apply if loss or damage, irrespective of causes or origin results directly or indirectly to persons or property from performance or non-performance of the obligations imposed by this contract, or from negligence, active or otherwise of Company, its agents, assigns or employees.

4. **SUBROGATION:** Customer hereby releases, discharges and agrees to hold Company harmless from any and all claims, liabilities, damages, losses or expenses, arising from or caused by any hazard covered by insurance in or on the premises of Customer whether said claim is made by Customer, its agents, or its insurance company or any other parties making a claim under or through Customer. Customer agrees to indemnify Company against, defend and hold Company harmless from any action for subrogation which may be brought against Company by any insurer or insurance company or its agents or assigns including the payment of all damages, expenses, costs and attorney's fees.
5. **INDEMNIFICATION:** In the event any person, not a party of the Agreement, including Customer's insurance company, shall make any claim of file any lawsuit against Company for any reason whatsoever, including but not limited to the installation, service, maintenance, operation or non-operation of the system, or related equipment, including the payment of all damages, expenses, costs and attorney's fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, or strict or product liability, on the part of Company its agents, assigns or employees.
6. **DELAY OR INTERRUPTION IN SERVICE:** Company assumes no liability for delay in service of the equipment or for interruption of service due to strikes, riots, floods, storms, earthquakes, fires, power failures, insurrection, acts of God or any other cause beyond the control of Company and will not be required to supply service to the Customer where interruption of service due to any such cause shall continue therein.
7. **CUSTOMER'S DUTIES:** Customer will extend to the Company all cooperation necessary to permit Company to perform the services provided herein. Customer agrees to keep the fire protection equipment and the surrounding area free and clear from any grease, dirt or other debris at all times. Customer shall immediately notify Company in the event the fire protection equipment is activated and discharged because of fire or any other reason.
8. **DELINQUENCY; INTEREST:** In the event any payment due hereunder is more than 10 days delinquent; Company may impose and collect from Customer a delinquency charge of 1-1/2% per month (or maximum allowed by law) of the amount due.

If Customer fails to pay any amount herein provided within 10 days after the same is due and payable or if Customer fails to perform any other provisions hereof of within 10 days after Company shall have requested in writing performance thereof or if any proceeding in bankruptcy, receivership or insolvency shall be commenced by or against Customer of his property or if Customer makes any assignment for the benefit of creditors, Company shall have the right but shall not be obligated to exercise any of one or more of the following remedies:

- a. Recover the existing amounts due from Customer and continue the service of the system in which case Company shall be entitled to recover in addition the amounts due under the contract for said services; or
 - b. Discontinue service at Customer's address listed above. If Company discontinues service, Company shall be entitled to recover the existing amounts due under this contract for services performed up to the date of discontinuing said services, and, in addition, damages computed by subtracting the anticipated cost of replacement materials, equipment and service over the unexpired term of the Agreement from the total sum Company would have received over the term of the Agreement. This cost of material, equipment and services is to be determined by Company in its sole discretion from its prior experience; or
 - c. Recover from the Customer all sums Company may be entitled to by law.
9. **ATTORNEY'S FEES:** In the event it shall become necessary for Company to instituted legal proceedings to collect the cost of any charge as set for herein, then and in such proceedings, the unsuccessful party shall pay for the successful party reasonable attorney's fees where permitted by law.
10. **INVALID PROVISIONS:** If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.
11. **CUSTOMER ACKNOWLEDGEMENT:** Customer acknowledges that fire protection equipment is intended to reduce the consequences of fire damage. Fire protection equipment does not guarantee mitigation of fire damages. Customer acknowledges that it makes the decision as to the types and designs of fire equipment protection, equipment installed, the need for upgrading or redesign, and the frequency of servicing (including grease removal, if applicable). Certain fire protection equipment such as fire extinguishers are not designed to put out all sizes of fires.
12. **ASSIGNMENT:** This Agreement may not be assigned by Customer; except upon the prior written consent of Company. This Agreement may be assigned by Company without the consent of Customer and Company shall have the further right to subcontract any service which it is obligated to perform hereunder.
13. **LIMITATION:** No action shall be commence or maintained against Company upon any claim based upon, arising out of, or related to this Agreement or performance thereunder, unless such action is commenced within one (1) year after the claim first arose.
14. **ENTIRE INTEGRATED AGREEMENT; MODIFICATIONS; ALTERATIONS; WAIVER:** This writing is intended by the parties as the final expressions of their Agreement and as a complete and exclusive statement of the terms thereof. This Agreement supersedes all prior representations, understandings of Agreements of the parties, and the parties rely only upon the contents of this Agreement in executing it. This Agreement can only be modified by a writing signed by the parties or their duly authorized agent. No waiver of a breach of any terms or condition of this agreement shall be construed to be a waiver of any succeeding breach.



#6



Ron Gerhold Jr., PGA

19 Clubhouse Ln, Stony Point, NY 10980

PHONE: (845) 947-7085

E-mail: rgerhold@patriothillsgolfclub.com

Mrs. Supervisor and Members of the Town Board,

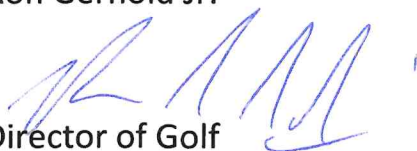
I am requesting for apporval that the following people be employed at the Patriot Hills Golf Club.

These indivivduals will work in operations, not maintenance.

Carts / Range	2026
Alex Saladini	\$16.00

Sincerely,

Ron Gerhold Jr.


Director of Golf

#7

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: June 18, 2026
Subject: Lifeguard Request Hire Request

Dear Members of the Town Board,

I am requesting approval to hire the following individuals to serve as Lifeguards for the upcoming season at the rate of \$17.00 per hour.

- Jenna Slamka
- Sean McGuiness
- Nikki Gaglio
- Mila Holdampf

Respectfully submitted,

Karenanne Nigro
Recreation Director

#8

TOWN OF STONY POINT
BUILDING & ZONING DEPARTMENT
74 EAST MAIN STREET 10980
(845) 786-2716 FAX (845) 786-5138

NOTICE OF VIOLATION AND HEARING DATE

Inspected Property: 74 Lakeview Dr
Section Block Lot: 10.02-1-30

Complaint No: 2026-146
Violation No: 2026-146V

Owner: Michael Douglas
74 Lakeview Dr
Tomkins Cove, NY 10986

TAKE NOTICE that there exists a violation(s) of:
Town of Stony Point Code Chapter 161 Property Maintenance.

§ 161-4 Maintenance of property; disposal of debris and litter.

A. It shall be an offense for any person to abandon, leave, dump, throw, drop, place, permit to be deposited or scattered, store or keep any nuisance, hazard, litter, debris or matter attractive to vermin upon any public street, public place or upon any privately owned property within the Town of Stony Point except as permitted by Subsections C and D hereof....

§ 161-5 Landscaping maintenance.

All owners, occupants or tenants of any privately owned property within the Town of Stony Point shall maintain grass or other ground cover, trees and shrubbery in a safe and attractive condition, free of noxious weeds, shrubbery, bushes or trees that are noxious, dead or diseased. For the purpose of this provision, all grass or other ground cover shall be kept trimmed to a height of no greater than 10 inches. The failure to maintain property as required by this section shall be deemed an offense.

§ 161-10 Removal by Town; charges.

A. Upon the failure of an owner, tenant or occupant to comply with a notice to correct a condition complained of concerning nuisance, hazard or litter, the Town Board may hold a public hearing. The public hearing shall be held upon notice posted conspicuously on the affected property and forwarded to the last known address of the property owner, as it appears on the current tax records of the Town, by certified mail, return receipt requested. Posting and service of such notice shall be not less than 15 days prior to the date of such hearing....

CONDITIONS OBSERVED:

1. Overgrowth of grass and vegetation exceeding 10" height.
2. Excess rubbish/garbage located on property requires removal.

ACTIONS REQUIRED:

1. Cut and trim grass and weeds and keep them maintained throughout the growing season.
2. Remove rubbish/garbage located on property.

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to remedy the conditions mentioned IMMEDIATELY.

Premises to be re-inspected for compliance in approximately 5 Days.

Required actions MUST be completed by June 10th, 2026.

PLEASE TAKE FURTHER NOTICE that the Town Board will hold a **HEARING on June 23, 2026 at 7:00 P.M. (or as soon as agenda allows)** at the Patriot Hills Community Center, 19 Clubhouse Lane, Stony Point NY, at which time the Board will determine whether the aforesaid violation has been properly remedied and whether to ORDER that corrective action be undertaken by the Town at your expense. You have the right to appear with or without an attorney and have the right to present evidence and examine witnesses to contest the accuracy and validity of the violations noticed herein.

Please contact the Town of Stony Point Building Department at (845)786-2716 to schedule a re-inspection once the corrective action has been completed.

ADDITIONALLY, note that continued failure to comply may result in direct action taken by the Town (or its contractors) to perform the necessary work at the property owner's expense, plus legal fees.

Issued on: 06-05-2026

Inspector: _____


Matt Trzpis

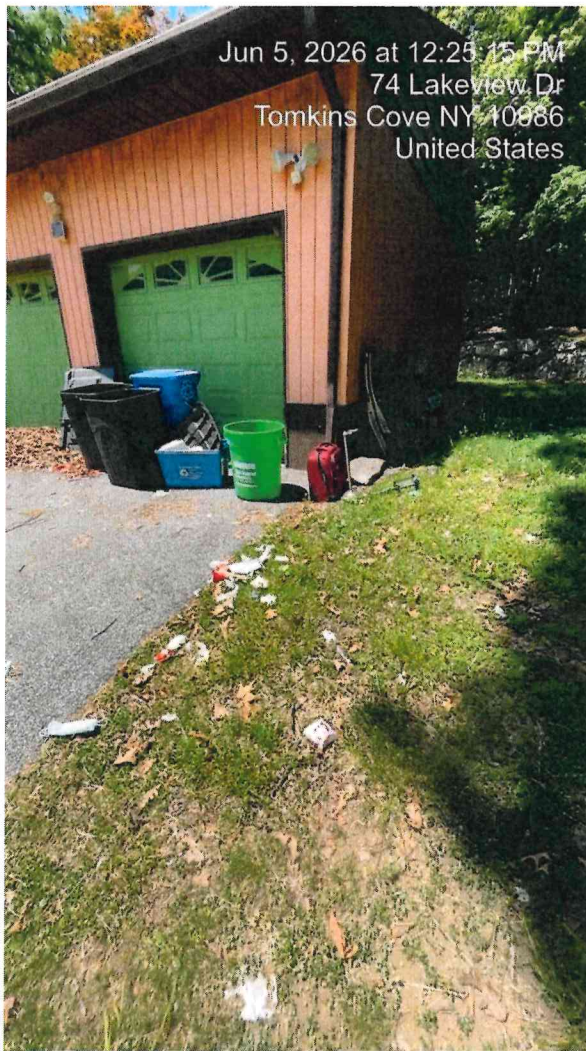
Code Enforcement Officer



Jun 5, 2026 at 12:25:32 PM
74 Lakeview Dr
Tomkins Cove NY 10986
United States



Jun 5, 2026 at 12:25:02 PM
74 Lakeview Dr
Tomkins Cove NY 10986
United States



#9

TOWN OF STONY POINT
BUILDING & ZONING DEPARTMENT
74 EAST MAIN STREET 10980
(845) 786-2716 FAX (845) 786-5138

NOTICE OF VIOLATION AND HEARING DATE

Inspected Property: 28 Benson Point Ct
Section Block Lot: 14.02-1-45

Complaint No: 2026-193
Violation No: 2026-193V

Owner: Sambou Camara
28 Benson Point Ct
Stony Point, NY 10980

TAKE NOTICE that there exists a violation(s) of:
Town of Stony Point Code Chapter 161 Property Maintenance.

§ 161-5 Landscaping maintenance.

All owners, occupants or tenants of any privately owned property within the Town of Stony Point shall maintain grass or other ground cover, trees and shrubbery in a safe and attractive condition, free of noxious weeds, shrubbery, bushes or trees that are noxious, dead or diseased. For the purpose of this provision, all grass or other ground cover shall be kept trimmed to a height of no greater than 10 inches. The failure to maintain property as required by this section shall be deemed an offense.

§ 161-10 Removal by Town; charges.

A. Upon the failure of an owner, tenant or occupant to comply with a notice to correct a condition complained of concerning nuisance, hazard or litter, the Town Board may hold a public hearing. The public hearing shall be held upon notice posted conspicuously on the affected property and forwarded to the last known address of the property owner, as it appears on the current tax records of the Town, by certified mail, return receipt requested. Posting and service of such notice shall be not less than 15 days prior to the date of such hearing....

CONDITIONS OBSERVED:

1. Overgrowth of grass and vegetation exceeding 10" height.

ACTIONS REQUIRED:

1. Cut and trim grass and weeds and keep them maintained throughout the growing season.

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to remedy the conditions mentioned IMMEDIATELY.

Premises to be re-inspected for compliance in approximately 5 Days.

Required actions MUST be completed by June 10th, 2026.

PLEASE TAKE FURTHER NOTICE that the Town Board will hold a HEARING on **June 23, 2026 at 7:00 P.M. (or as soon as agenda allows)** at the Patriot Hills Community Center, 19 Clubhouse Lane, Stony Point NY, at which time the Board will determine whether the aforesaid violation has been properly remedied and whether to ORDER that corrective action be undertaken by the Town at your expense. You have the right to appear with or without an attorney and have the right to present evidence and examine witnesses to contest the accuracy and validity of the violations noticed herein.

Please contact the Town of Stony Point Building Department at (845)786-2716 to schedule a re-inspection once the corrective action has been completed.

ADDITIONALLY, note that continued failure to comply may result in direct action taken by the Town (or its contractors) to perform the necessary work at the property owner's expense, plus legal fees.

Issued on: 06-05-2026

Inspector: _____


Matt Trzpis
Code Enforcement Officer



#10

TOWN OF STONY POINT
BUILDING & ZONING DEPARTMENT
74 EAST MAIN STREET 10980
(845) 786-2716 FAX (845) 786-5138

NOTICE OF VIOLATION AND HEARING DATE

Inspected Property: 15 Jerben Dr
Section Block Lot: 20.15-2-30

Complaint No: 2026-194
Violation No: 2026-194V

Owner: Margaret Black
15 Jerben Dr
Stony Point, NY 10980

TAKE NOTICE that there exists a violation(s) of:
Town of Stony Point Code Chapter 161 Property Maintenance.

§ 161-5 Landscaping maintenance.

All owners, occupants or tenants of any privately owned property within the Town of Stony Point shall maintain grass or other ground cover, trees and shrubbery in a safe and attractive condition, free of noxious weeds, shrubbery, bushes or trees that are noxious, dead or diseased. For the purpose of this provision, all grass or other ground cover shall be kept trimmed to a height of no greater than 10 inches. The failure to maintain property as required by this section shall be deemed an offense.

§ 161-10 Removal by Town; charges.

A. Upon the failure of an owner, tenant or occupant to comply with a notice to correct a condition complained of concerning nuisance, hazard or litter, the Town Board may hold a public hearing. The public hearing shall be held upon notice posted conspicuously on the affected property and forwarded to the last known address of the property owner, as it appears on the current tax records of the Town, by certified mail, return receipt requested. Posting and service of such notice shall be not less than 15 days prior to the date of such hearing....

CONDITIONS OBSERVED:

1. Overgrowth of grass and vegetation exceeding 10" height.

ACTIONS REQUIRED:

1. Cut and trim grass and weeds and keep them maintained throughout the growing season.

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to remedy the conditions mentioned IMMEDIATELY.

Premises to be re-inspected for compliance in approximately 5 Days.

Required actions MUST be completed by June 10th, 2026.

PLEASE TAKE FURTHER NOTICE that the Town Board will hold a **HEARING on June 23, 2026 at 7:00 P.M. (or as soon as agenda allows)** at the Patriot Hills Community Center, 19 Clubhouse Lane, Stony Point NY, at which time the Board will determine whether the aforesaid violation has been properly remedied and whether to ORDER that corrective action be undertaken by the Town at your expense. You have the right to appear with or without an attorney and have the right to present evidence and examine witnesses to contest the accuracy and validity of the violations noticed herein.

Please contact the Town of Stony Point Building Department at (845)786-2716 to schedule a re-inspection once the corrective action has been completed.

ADDITIONALLY, note that continued failure to comply may result in direct action taken by the Town (or its contractors) to perform the necessary work at the property owner's expense, plus legal fees.

Issued on: 06-05-2026

Inspector: _____



Matt Trzpis
Code Enforcement Officer



#11

TOWN OF STONY POINT
BUILDING & ZONING DEPARTMENT
74 EAST MAIN STREET 10980
(845) 786-2716 FAX (845) 786-5138

NOTICE OF VIOLATION AND HEARING DATE

Inspected Property: 3 Lenni Lenape Ct
Section Block Lot: 19.02-4-56

Complaint No: 2026-225
Violation No: 2026-225V

Owner: 3 Lenni LLC
20 Francis Place
Monsey, NY 10952

TAKE NOTICE that there exists a violation(s) of:
Town of Stony Point Code Chapter 161 Property Maintenance.

§ 161-5 Landscaping maintenance.

All owners, occupants or tenants of any privately owned property within the Town of Stony Point shall maintain grass or other ground cover, trees and shrubbery in a safe and attractive condition, free of noxious weeds, shrubbery, bushes or trees that are noxious, dead or diseased. For the purpose of this provision, all grass or other ground cover shall be kept trimmed to a height of no greater than 10 inches. The failure to maintain property as required by this section shall be deemed an offense.

§ 161-10 Removal by Town; charges.

A. Upon the failure of an owner, tenant or occupant to comply with a notice to correct a condition complained of concerning nuisance, hazard or litter, the Town Board may hold a public hearing. The public hearing shall be held upon notice posted conspicuously on the affected property and forwarded to the last known address of the property owner, as it appears on the current tax records of the Town, by certified mail, return receipt requested. Posting and service of such notice shall be not less than 15 days prior to the date of such hearing....

CONDITIONS OBSERVED:

1. Overgrowth of grass and vegetation exceeding 10" height.

ACTIONS REQUIRED:

1. Cut and trim grass and weeds and keep them maintained throughout the growing season.

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to remedy the conditions mentioned IMMEDIATELY.

Premises to be re-inspected for compliance in approximately 5 Days.

Required actions MUST be completed by June 13th, 2026.

PLEASE TAKE FURTHER NOTICE that the Town Board will hold a **HEARING on June 23, 2026 at 7:00 P.M. (or as soon as agenda allows)** at the Patriot Hills Community Center, 19 Clubhouse Lane, Stony Point NY, at which time the Board will determine whether the aforesaid violation has been properly remedied and whether to ORDER that corrective action be undertaken by the Town at your expense. You have the right to appear with or without an attorney and have the right to present evidence and examine witnesses to contest the accuracy and validity of the violations noticed herein.

Please contact the Town of Stony Point Building Department at (845)786-2716 to schedule a re-inspection once the corrective action has been completed.

ADDITIONALLY, note that continued failure to comply may result in direct action taken by the Town (or its contractors) to perform the necessary work at the property owner's expense, plus legal fees.

Issued on: 06-08-2026

Inspector: _____


Matt Trzpis
Code Enforcement Officer



Jun 8, 2026 at 12:21:20 PM
3 Lehigh Valley, PA
Stony Point NY 10980
United States