

STONY POINT TOWN BOARD MEETING – June 9, 2026

The Town Board of the Town of Stony Point convened in Regular Session on Tuesday, June 9, 2026, at 7:00pm at the Stony Point Community Center, 19 Clubhouse Lane, Stony Point, NY. Supervisor Stamm called the meeting to order and led the group in the Pledge of Allegiance.

Town Clerk Megan Carey called the following roll:

PRESENT:	Mr. Michael Puccio	Councilman
	Mr. Keith Williams	Councilman
	Mr. Paul Joachim	Councilman
	Mr. Todd Rose	Councilman
	Mrs. Amy Stamm	Supervisor
	Mr. Brian Nugent	Esquire

SUPERVISOR’S REPORT

Supervisor Stamm reported as follows:

America 250 events

- Brick sponsorship
- Patriotic Home Decorating contest
- Scavenger Hunt
- Merchandise sales
- Carnival

Comprehensive Plan Committee – first meeting last month, second meeting tomorrow. Also, a Stony Point site tour to observe areas around town. Meetings are open to the public. There will be opportunities for public input. All information regarding meeting dates and times and minutes are on our website stonypointny.gov

POLICE DEPARTMENT REPORT/BUSINESS

Chief Becker read the following report:

Police Department Report for the Month of May 2026.

Number of calls for service:	815
Number of reported accidents:	28
Number of arrests:	32
(4) Felonies (23) Misdemeanors (5) Violations (0) Warrants	
Fuel Usage :	1570.0 gallons
Sum Total of all traffic enforcement action:	159
Number of Youth Officer sponsored events:	8
Number of commercial vehicle enforcement details:	0
Number of traffic/special enforcement details:	11
Number of training hours:	144 hrs
Total fees collected:	\$105.00
(Foil \$5.00, Prints \$60.00, and Reports \$40.00)	

Youth events: May 5th, 6th, 12th, 19th & 26th NRYPA, and April 28th, May2nd NR Law Enforcement Day, 5/3 PAL Color Run/Walk 5K at Farley (130 Participants), 5/28 PAL Stony Point Day at Boulders Stadium.

Upcoming Youth Events: June 14th PAL Bike Safety and Touch a Truck and 6/21 Father’s Day Fishing Derby.

Chief Becker’s Time Record

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

Overtime and Sick Leave Reports

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

Golf Course Report

The following report was presented for May 2026:

• Green Fees	\$	380,327.00
• ID Cards	\$	2,650.00
• Merchandise	\$	18,699.23
• Range Fees	\$	24,477.00
• Club Rental	\$	1,950.00
• Total	\$	428,103.23

PURCHASE ORDER REQUEST

A motion was made by Councilman Puccio, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the following purchase orders:

Highway Department: Streetscaping
PO#3904 Dawn Enterprises \$10,928.00

Sewer Dept:
PO#3903 Tristate Epoxy \$11,255.63

AUDIT OF BILLS

Megan Carey, Town Clerk, presented the following bills to the Town Board for audit and a motion was made by Councilman Puccio, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the bills as presented for payment:

<u>General June 9, 2026</u>		
<u>FUND</u>	CLAIM #	FUND TOTAL
General	670-749	\$591,921.83
Highway	243-276	\$117,078.93
Sewer	196-216	\$38,375.37
Special District		
Ambulance	20-22	\$118,143.09
Capital Projects	16	\$4,750.00
Enterprise	195-230	\$174,067.68
Highway Cap	1	\$937.50
Liue of Land	5	\$8,715.00
Sewer Caps	21-24	\$22,495.10
Solid Waste	9	\$9,114.97
Streetlight	15	\$19,158.68

MINUTES

A motion was made by Supervisor Stamm, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the minutes of May 26, 2026.

DEPARTMENTAL REPORTS

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

Architectural Review Board

From: 5/01/2026	To: 5/31/2026
Applications Received	3
Applications Approved	3
Applications Pending	3
Fees Collected	\$300.00

Building & Zoning Department

May 2026

Applications Received	35
Applications Returned/Withdrawn	0
Applications Denied	0
Building & Blasting Permits Issued	29
Applications Pending	6
Certificate of Occupancy	8
Certificate of Compliance	16
Fees Collected	\$10,645.00

Planning Board

From: 5/01/2026 To: 5/31/2026

Applications Received	0
Applications Approved	0
Applications Pending	
Amended Subdivision	0
Informal Discussion	0
Lot Line Change	0
Site Plan	2
Subdivision	1
Fees Collected	\$0.00

Submitted by the Planning Board Clerk

Zoning Board of Appeals

5/1/2026 to 5/31/2026

Applications Received	0
Applications Returned/Withdrawn	0
Applications Denied	0
Applications Pending	2
Applications Approved	0
Fees Collected	\$0.00

Town Clerk

May 2026

Amount Paid To NYS Agriculture & Markets	
For Spay/Neuter Program	\$ 13.00
Amount Paid To NYS Health Dept. For Marriage Licenses	\$ 135.00
Amount Paid To NYS Dept. Of Environmental Conservation	\$ 368.46
Amount Paid To Supervisor	\$ 4,298.24
TOTAL AMOUNT REMITTED	\$ 4,814.70

CORRESPONDENCE

None

PUBLIC INPUT

Amanda Kuryla of W. Haverstraw spoke on the warehouse project on Beach Rd. in W. Haverstraw and how it will affect local traffic.

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

At 7:15pm a motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to open the public hearing for Local Law Amending Chapter 215-Regulating Oversized and Manor Residences, Non-Conforming Lots and Bulk Requirements.

No Public Input

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

At 7:15pm a motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present to Close the public hearing for Local Law Amending Chapter 215-Regulating Oversized and Manor Residences, Non-Conforming Lots and Bulk Requirements.

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

**RESOLUTION 2026/14
A RESOLUTION ADOPTING A LOCAL LAW ENTITLED “FAR, MANOR RESIDENCE
AND RESIDENCES ON NON-COMPLYING LOTS
LOCAL LAW OF 2026”**

WHEREAS, there has been introduced before the Town Board of the Town of Stony Point a proposed local law entitled “FAR, Manor Residence and Residences on Non-complying Lots Local Law of 2026,” which amends Chapter 215 (Zoning) of the Town Code to, among other things, regulate floor area ratio requirements, establish standards for Manor Residences, and regulate one-family detached residences on non-complying lots; and

WHEREAS, the Town Board has determined that said proposed local law is intended to address impacts associated with large residential structures, including neighborhood character, building scale, and site-related effects such as traffic, noise, and stormwater; and

WHEREAS, pursuant to General Municipal Law §§ 239-l and 239-m, the proposed local law was referred to the Rockland County Department of Planning for review and comment; and

WHEREAS, the Town Board received correspondence from the Rockland County Department of Planning, dated March 4, 2026, regarding the proposed local law), which recommended certain modifications and clarifications; and

WHEREAS, the Town Board has reviewed the recommendations of the Rockland County Department of Planning and has incorporated such recommendations into the final version of the local law, and therefore no override of County Planning recommendations pursuant to General Municipal Law § 239-m is required; and

WHEREAS, the Town Board has duly held a duly noticed public hearing on said proposed local law which was opened on February 24, 2026 at 7:00 p.m. and such public hearing was continued at the regular Town Board meetings of March 10, 2026, March 24, 2026, April 28, 2026, May 26, 2026 and June 9, 2026 and during such public hearings all interested persons were afforded an opportunity to be heard and such public hearing was closed on June 9, 2026; and

WHEREAS, the Town Board, as lead agency, has reviewed the Part I, Part 2 and Part 3 Environmental Assessment Forms; and

WHEREAS, the Town Board has carefully considered the comments received at such public hearing and all relevant materials and desires to present the question of adoption of such local law.

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 adopts the negative declaration as set forth in Part 3 Environmental Assessment Form.
- Section 3. The Town Board of the Town of Stony Point hereby adopts the local law entitled “FAR, Manor Residence and Residences on Non-complying Lots Local Law of 2026,” in the form attached hereto and made a part hereof.
- Section 4. The Town Clerk is hereby authorized and directed to file the adopted local law with the Secretary of State in accordance with the provisions of the New York Municipal Home Rule Law.
- Section 5. Upon the effective date of this local law, the pending Town moratorium on applications related to oversized houses shall be deemed lifted and such applications may be filed and processed in accordance with law.
- Section 6. The Town Clerk is further authorized and directed to transmit a copy of the adopted local law and a report of final action to the Rockland County Department of Planning in accordance with General Municipal Law § 239-m.
- Section 7. This Resolution shall be effective immediately.

TOWN OF STONY POINT
LOCAL LAW NO. 3 OF THE YEAR 2026

A LOCAL LAW AMENDING CHAPTER 215 (ZONING) TO CHANGE FLOOR AREA
RATIO REQUIREMENTS, REGULATE MANOR RESIDENCES AND REGULATE ONE-
FAMILY DETACHED RESIDENCES ON NONCOMPLYING LOTS

Be it enacted by the Town Board of the Town of Stony Point, County of Rockland, State of New York, as follows:

Section 1. Title.

This local law shall be known and may be cited as the FAR, Manor Residence and Residences on Non-complying Lots Local Law of 2026.

Section 2. Legislative Purpose.

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

A. Certain large detached residences have the potential to adversely impact the character of established neighborhoods. Residents select homes in neighborhoods with the expectation that the established pattern of structures will continue. These residents purchase and maintain their homes with the expectation that their neighborhoods will remain reasonably stable in terms of traffic, ambient noise level, population density, privacy of yards, distance between homes, setbacks from street, and the proportion of open space to building area.

B. Beyond a certain size threshold, very large, detached residences may result in building mass, scale, and site development characteristics that are incompatible with surrounding development patterns, particularly on small or nonconforming lots.

C. Larger residences may intensify site-related impacts such as traffic, parking demand, exterior lighting, stormwater runoff, and visual impacts, even where the residential use itself remains permitted.

D. The Town Board finds that these impacts arise primarily from building size, mass, and site development characteristics, rather than from residential use, and that such impacts are most appropriately addressed through bulk regulation and limited site

development plan review, while preserving reasonable residential use and neighborhood stability.

Section 3. Enabling Authority.

This local law is adopted pursuant to Section 10 of the New York Municipal Home Rule Law.

Section 4. Amendments to §215-5 (Definitions).

The following definitions are hereby added to §215-5:

- GROSS FLOOR AREA ABOVE GRADE PLANE.*
That portion of the gross floor area of a structure located within stories above grade plane.
- RESIDENCE, MANOR.*
A one- or two-family detached residence that has more than six thousand (6,000) square feet of gross floor area above grade plane.

The following existing definitions in §215-5 are hereby amended to read as follows:

- RESIDENCE, ONE-FAMILY (SINGLE-FAMILY)*
A residence containing one dwelling unit only.
- STORY ABOVE GRADE PLANE*
Any story having its finished floor surface entirely above grade plane as defined by the latest edition of the New York State Building Code, or in which the finished surface of the floor next above is:
 - A. More than six feet above grade plane; or*
 - B. more than 12 feet above the finished ground level for at least 25% of the perimeter of the story. This second provision intentionally varies from the New York State Building Code’s definition of “story above grade plane.”*

Section 5. Adding a New Provision Governing Floor Area Ratio of One- and Two-Family Detached Residences. The following paragraph shall be added to §215-16 (Special Requirements) of Article V (Bulk Requirements) of Chapter 215 (Zoning):

D. For one-family and two-family detached residences, the maximum gross floor area of all buildings on a lot shall be the lesser of: (1) the square footage listed in Column C of the table below that corresponds to the lot area as identified in column A, or (2) the square footage calculated by multiplying the lot area of the subject lot by the FAR listed in column B of the Table below that corresponds to the lot area as identified in Column A.

A Lot Area (SF)	Lesser of:	
	B FAR	C (SF)
<i>Less than 7,500</i>	<i>n/a</i>	<i>1,725</i>
<i>7,500 to 9,999</i>	<i>0.23</i>	<i>2,000</i>
<i>10,000 to 12,499</i>	<i>0.20</i>	<i>2,125</i>
<i>12,500 to 14,999</i>	<i>0.17</i>	<i>2,400</i>
<i>15,000 to 17,499</i>	<i>0.16</i>	<i>2,625</i>
<i>17,500 to 19,999</i>	<i>0.15</i>	<i>2,800</i>
<i>20,000 to 29,999</i>	<i>0.14</i>	<i>3,600</i>
<i>30,000 to 39,999</i>	<i>0.12</i>	<i>4,000</i>
<i>40,000 to 49,999</i>	<i>0.10</i>	<i>4,000</i>
<i>50,000 to 59,999</i>	<i>0.08</i>	<i>4,200</i>
<i>60,000 to 79,999</i>	<i>0.07</i>	<i>4,800</i>

80,000 or more	0.06	n/a
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Section 6. Amendment to §215-59 (Site Development Plan Review).

The first paragraph of §215-59 is hereby amended to read as follows:

No site development plan approval shall be required for single-family detached residential uses or for additions, alterations, or accessory structures thereto, except that Manor Residences and single-family detached residential uses on non-complying lots pursuant to §215-94D shall require Limited Site Development Plan approval pursuant to §215-66.1. Single-family detached residential uses may be subject to the requirements of the Town of Stony Point Stormwater Management and Erosion Control Law, which shall be reviewed to determine applicability to said uses. For uses other than single-family detached residences, site development plan approval shall be required prior to the issuance of a building permit, certificate of occupancy or certificate of use for the construction of a new principal structure, or external alteration or addition thereto or for the construction of any accessory structure used for a use permitted by conditional use or special permit use or external alteration or addition thereto. Modification of parking layouts, lighting, required landscaping or other site elements shall be deemed an external alteration. No lot or parcel of land shall be used except in conformity with an approved site development plan, when required. Any use permitted by right in the Waterfront Residential District shall not require site development plan approval from the Planning Board, provided that the Building Inspector verifies that the project meets bulk requirements. Any project in the R-W District which does not meet the bulk requirements will require Planning Board approval and Zoning Board approval. Minor repairs and/or minor additions shall be made without Planning Board approval if they meet all zoning requirements.

Section 7. Addition of §215-66.1 (Limited site development plan approval for certain uses).

The following section is hereby added as §215-66.1:

- §215-66.1. Limited site development plan approval for certain uses.*
- A. The following uses shall be subject to limited site development plan review:*
 - (1) Manor Residences. The Planning Board may waive the requirement for a public hearing for a manor residence, where it determines by reason of the large size of the lot relative to the residence and/or the remoteness of the proposed residence, a public hearing is not necessary.*
 - (2) One-family detached residences on vacant non-complying lots.*
 - B. Where a use listed in §215-66.1A receives a limited site development plan approval, or is an existing non-complying use on May 1, 2026, amended limited site development plan approval shall only be required where the gross floor area above grade plane for all structures on the lot is proposed to be expanded by more than ten percent (10%) or 250 square feet, whichever is greater.*
 - C. A limited site development plan shall not require the following site development plan elements unless determined by the Planning Board to be required in order to fulfill the objectives of §215-60. This provision shall not be deemed to prevent the Building Inspector or Town Engineer from requiring this information to be provided where necessary to meet code requirements under their jurisdiction:*
 - (1) Topographic data (§A220-4C(1))*
 - (2) Existing watercourses, water bodies, intermittent streams, wetland areas and springs that are beyond the lot lines (§A220-4C(4))*
 - (3) Location of structures that are beyond 25 feet from all lot lines (§A220-4D(1))*

- (4) *Elevations at the centerlines of streets (§A220-4D(2))*
- (5) *Dimensions and grades of existing sewers, culverts, waterlines and other underground utilities within the property (approximate location and flow direction still required); the exact location of all utilities in the adjacent street and connections to structures on the premises (approximate locations shall be provided); and invert and rim elevations at all manholes closest to the lot lines of the premises (§A220-4D(3))*
- (6) *All information required by §A220-4E (3) through (12)*
- D. *The procedure for limited site development plan approval shall be similar to those prescribed in §215-61 through 65, except that:*
 - (1) *No referral to the Architectural Review Board shall be required.*
 - (2) *No preliminary approval shall be required.*
 - (3) *A hearing on a limited site development plan shall be held within 45 days of receipt of a complete application.*
 - (4) *There shall be no requirement for open recreation space or fee-in-lieu pursuant to §215-63(C).*
- E. *Relationship to other laws.*
 - (1) *Nothing herein shall be construed to permit any use not otherwise permitted in the applicable zoning district. All applicable provisions of the Town Code, including stormwater, erosion control, noise, and short-term rental regulations, shall remain applicable and enforceable.*
 - (2) *The requirement for a use to undergo limited site development plan review shall not be deemed to have any effect on the classification of the “action” under State Environmental Quality Review pursuant to 6 NYCRR 617.*
 - (3) *A limited site development plan approval shall not be deemed to constitute a “site plan approval” requiring referral to Rockland County Planning Department pursuant to GML 239-m.*

Section 8. Amending §215-94D(1) (Buildings, structures or lots with noncomplying bulk: Noncomplying lots)

Paragraph 1 of §215-94D(1) is hereby amended to read as follows:

- (1) *A residential lot, separated from any other land in the same ownership and noncomplying as to bulk, whether or not located in and part of a subdivision plat approved by the Planning Board and filed in the office of the County Clerk and which has a minimum lot width of 100 feet, may be used for a one-family detached residence subject to limited site development plan approval pursuant to §215-94D and provided that such use shall comply with the bulk requirements as specified in the highest residential district having the same or less lot width. For all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:*

Section 9. Amending Table of General Use Requirements.

A note shall be added to each Table of General Use Requirements of Chapter 215 (Zoning) as follows:

Where a one- family detached residence meets the definition of a Manor Residence, it shall be subject to limited site development plan review by the Planning Board pursuant to §215-66.1.

Section 10. Amending Table of Bulk Requirements.

Column 11 (Floor Area Ratio) of Parts I, IA and II of the Table of Bulk Requirements of Chapter 215 (Zoning) are amended as follows:

The next available footnote shall be added to the column heading, “*Floor Area Ratio*” on each table which shall refer to the following note:

The Floor Area Ratio listed shall not apply to one-family and two-family detached residences which shall instead conform to the requirements of §215-16D.

Section 11. Severability.

If a court of competent jurisdiction determines that any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court’s order or judgment shall not affect, impair, or invalidate the remainder of this Local Law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 12. Inconsistency.

All other local laws and ordinances of the Town of Stony Point that are inconsistent with the provisions of this local law are hereby repealed; provided, however, that such repeal shall be in addition to such other local laws or ordinances regulating and governing the subject matter covered by this local law.

Section 13. Code Preparation.

The Town’s Code preparation contractor is authorized, without further action of the Town Board, to correct typographical errors, numbering and other related technical changes that do not affect or alter the substantive provisions of this local law.

Section 14. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State in accordance with the New York Municipal Home Rule Law.

Approve Hire Custodian I

A motion was made by Supervisor Stamm, seconded by Councilman Puccio and unanimously carried by a voice vote of those board members present to approve the hire of Alex Rose as Custodian I at Grade 11 as per CSEA contract with a start date of July 1, 2026.

Set Public Hearing to Consider a Local Law Adopting a Moratorium on Certain Residential Development for One Year while the Town’s Comprehensive Plan is Reviewed and Revised

A motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present to set a public hearing to Consider a Local Law Adopting a Moratorium on Certain Residential Development for One Year while the Town’s Comprehensive Plan is Reviewed and Revised for June 23, 2026 at 7PM at the Stony Point Senior and Community Center 19 Clubhouse Lane.

Set Public Hearing to Consider a Local Law to Adopt an 8 Month Moratorium on Battery Energy Storage Systems in the Town while the Town Reviews and Adopts a Local Law Regarding Such Systems

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to set a Public Hearing to Consider a Local Law to Adopt an 8 Month Moratorium on Battery Energy Storage Systems in the Town while the Town Reviews and Adopts a Local Law Regarding Such Systems for June 23, 2026 at 7PM at the Stony Point Senior and Community Center 19 Clubhouse Lane.

Approve Hires for Lifeguards – Town Pool

A motion was made by Supervisor Stamm, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to hire the following lifeguards for the Town Pool at a rate of pay of \$17.00/hr:

Ricky Paez
William Moran
Sophia Buckley
Sinead Ferry
Connor Rosario

EXECUTIVE SESSION

At 7:20pm a motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to adjourn into executive session to discuss matters regarding employment performance of a person providing services to the town.

ADJOURN

At 8:26pm a motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to close the June 9, 2026 Town Board Meeting. No further votes were taken.

Respectfully submitted.
Megan Carey, Town Clerk