

STONY POINT TOWN BOARD

Agenda

7:00PM

March 24, 2026

Pledge of Allegiance
Roll Call
Supervisors Report
Purchase Order Request
Audit of Bills
Minutes: March 10, 2026
Correspondence
Public Input-Limited to 3 minutes
Presentation-Comprehensive Plan

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

* Public Hearing-Amendment of Uses BU District

1. Approve Donation- Penguin Theatre
2. Award Bid for 9W Curbs and Sidewalks
3. Accept Irrevocable Offer of Dedication-Stormwater Drainage Easement
4. Approve Hire-Patriot Hills Maintenance
5. Authorize Town Clerk to Advertise for Bids – Day Camp Transportation
6. Authorize Police Department to Destroy Decommissioned Shotguns
7. Authorize Police Department to Surplus Patrol Rifles

Executive Session - If Necessary

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

TOWN OF STONY POINT
INTRODUCTORY LOCAL LAW NO. _____ OF THE YEAR 2026

A LOCAL LAW AMENDING CHAPTER 215 (ZONING) TO AUTHORIZE PUBLIC LIBRARIES ON CERTAIN LOTS
IN THE BU DISTRICT BY CONDITIONAL USE PERMIT OF THE PLANNING BOARD

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 Public Libraries in the BU District Local Law of 2025.

Section 2. Legislative Purpose.

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

- A. As a suburban/rural community, Stony Point relies on its US Route 9W corridor to provide easy access to neighborhood and regional commercial uses and to maintain an inventory of land available for job creation, commerce and diversification of the tax base..
- B. Land that is zoned BU providing direct highway access should continue to be reserved for such commercial use.
- C. Libraries would also benefit from location in the BU District, but only those lots without direct highway access.

Section 3. Enabling Authority.

The adoption of this Local Law is in accordance with Section 10 of the New York Municipal Home Rule Law.

Section 4: Amendment to Zoning Chapter Adding Public Libraries to BU District Table of General Use Requirements Subject to Certain Conditions.

The following shall be added Column C (Conditional Uses by Planning Board) of the Town of Stony Point Table of General Use Requirements: BU District:

"12. Public Libraries on lots that do not offer direct access to a NY State highway."

Section 5: Amendment to Zoning Chapter Assigning Bulk Use Group for Public Libraries.

The following shall be added to Column C-1 (Use Group) in the row corresponding with the newly added number 12 in Column C of the Town of Stony Point Table of General Use Requirements: BU District:

"H"

Section 12. Severability.

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

Section 13. Inconsistency.

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

Section 14. Code Preparation.

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

Section 15. Effective date.

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Section 27 of the New York Municipal Home Rule Law.

Holli Finn

#1

From: Amy Stamm
Sent: Thursday, March 19, 2026 10:14 AM
To: Holli Finn
Subject: FW: Letter to SP Supervisor Stamm

Please add to agenda to approve donation to Penguin Theatre for \$1000.

Amy Stamm
Supervisor
Town of Stony Point
(845) 786-2716 x111

From: Andrew Horn <andrew@penguinrep.org>
Sent: Wednesday, March 18, 2026 10:21 AM
To: Amy Stamm <supervisor@townofstonypoint.org>
Subject: Letter to SP Supervisor Stamm

Dear Supervisor Stamm:

I am writing on behalf of Penguin Players, Ltd., also known as Penguin Rep Theatre, to request support in the amount of \$2,500 for the company's upcoming 2026 season.

As you know, Penguin Rep Theatre now in its 49th year of operation is a not-for-profit professional theatre based in historic Stony Point (Rockland County), New York.

Under the leadership of founding artistic director Joe Brancato and executive director Andrew M. Horn, Penguin has grown from a summer theatre to become one of the Hudson Valley's most impactful cultural institutions by employing award-winning theatre artists to make top-notch professional theatre accessible and affordable to our community.

Our home facility is a repurposed 1880 hay barn, which has been lovingly converted into an intimate, handicapped-accessible theatre, from which new works, productions, readings, concerts, and special events are launched. Equipped with comfortable upholstered seats with a great view of the stage, air conditioning, heating, and plenty of free parking, "the converted barn, circa 1880, has never been more inviting" (*The New York Times*).

Each year Penguin reaches tens of thousands of theatergoers at our home in Rockland, in New York City, and beyond – with work developed and originally presented in "the barn" moving to Off Broadway and to stages across the country and around the world.

Last year alone, the company presented 155 performances of six productions – three world premieres – plus nine concerts, readings and special events for more than 18,000 attendees!

Delivering the magic of theatre has been our goal — and passion — since 1977! The magic of bringing new plays to life like *The Man Who Was Peter Pan*, which became the Broadway musical and film *Finding Neverland*, or the musical *The Devil's Music: The Life & Blues of Bessie Smith*, which has played to standing ovations throughout the U.S. and Canada.

Over the past four decades, Penguin has produced more than 2,000 celebrated shows for over 400,000 patrons, including premieres by accomplished and emerging playwrights, and featuring the talents of such professional artists as Bob Balaban (*The Exonerated, Gosford Park, The French Dispatch*), Joy Behar (*The View*), David Canary (Emmy Award winner), Regina Carter (MacArthur Genius Award winner), Ann Dowd (Emmy Award winner for *The Handmaid's Tale*), Edie Falco (Emmy Award winner for *The Sopranos* and *Nurse Jackie*), Barbara Feldon (Agent 99 on *Get Smart*), Tovah Feldshuh (Broadway: *Funny Girl*), Beth Fowler (SAG Award winner for *Orange is the New Black*), Celeste Holm (Academy Award winner), Bill Irwin (Tony Award winner), Richard Kline (*Three's Company*), Andrew McCarthy (*St. Elmo's Fire, Pretty in Pink*), Tom Pelphrey (*Ozark*), and Karen Ziemba (Tony Award winner).

The *New York Times* has dubbed Penguin "the gutsiest little theatre" and raved: "Guided by the skilled hand of Penguin's artistic director, Joe Brancato, the splendid performers get first-rate support, as always at Penguin, by an excellent design team." *Lohud* wrote that Penguin Rep is "where theatergoers experience magic time after time." And *Broadway World* wrote: "The audience is in thrall."

Penguin Rep Theatre is equipped with wheelchair accessible restrooms, lobby, entrance and seating, and assistive listening devices and hearing loop adaptors are available without charge for the hearing impaired. We also endeavor to address the needs of our mature population by providing discounted tickets to specially scheduled matinees.

Penguin's mission also includes the engagement of young people by helping educate and develop the stagecraft professionals of tomorrow through a paid internship program for local high school and area college students.

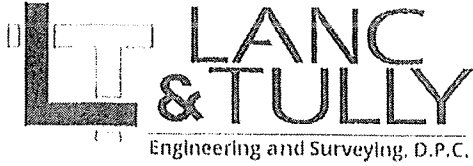
Each year, the company partners with local eateries and establishments in order to mutually promote our respective businesses. Last year, for example, more than a dozen local eateries and businesses offered theatergoers discounts, price fixed menus, free glasses of wine, and complimentary desserts, activities which were promoted on Penguin's website and in advertising, eblasts and press releases.

This is a critical year for Penguin Rep. Funding from Rockland County was cut on short notice by nearly 50% -- \$24,450. Specifically, funds (\$15,250) to market and advertise the theatre outside the County were entirely eliminated. To highlight the significance of the loss, last year's Tourism Grant enabled us to attract thousands from New York City, Nassau, Putnam, Suffolk and Westchester Counties, 23 other states, Washington, D.C. and Canada who came to the area and frequented local attractions, restaurants and businesses.

Thanking you in advance for your consideration. Please feel free to contact me if you have any questions or need any additional information.

Very truly yours,

Andrew M. Horn Executive Director



#2

March 23, 2026

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

RE: 9W Curb and Sidewalk Rehabilitation
Project
Recommendation of Award

Dear Supervisor Stamm and Board Members:

In response to the Advertisement for Bid for the above referenced project, a total of five (5) bid packages were obtained by prospective bidders and a total two (2) bids were submitted for consideration at the March 19, 2026 bid opening. The received bids are summarized below:

| | BIDDER | BID AMOUNT |
|---|----------------------------------|--------------|
| 1 | Environmental Construction, Inc. | \$950,444.50 |
| 2 | Consorti Bros. | \$951,727.10 |

Upon review of the bid packages submitted, it appears that Environmental Construction Inc. is the lowest responsible bidder for the above referenced project. Our office has reviewed the bid submission and it is considered complete. Our office would recommend award by the Town Board of the project to Environmental Construction Inc. in the amount of \$950,444.50 based upon the submitted bid costs.

We trust the above is sufficient for your needs; however, should you have any questions or required any additional information, please do not hesitate to contact me.

Very truly yours,

LANC & TULLY, P.C.

John Queenan, P.E.

Enc.

#3

RESOLUTION

A meeting of the Town Board of the Town of Stony Point was convened on **March 24, 2026 at 7:00 p.m.**

The following resolution was duly offered and seconded to wit:

RESOLUTION 2026/_____

**RESOLUTION ACCEPTING IRREVOCABLE OFFER OF DEDICATION -
STORMWATER DRAINAGE EASEMENT ON PROPERTY OF 22 DUNDERBERG
ROAD**

WHEREAS, JOSEPH P. CYMERMAN and ELIZABETH H. CYMERMAN (the “Owner”) submitted to the Town Board of the Town of Stony Point (“Town”) an Irrevocable Offer of Dedication, offering to dedicate to the Town a perpetual easement for the installation, maintenance, repair and replacement of a stormwater drainage system, including a detention pond, over the premises more particularly described in Schedule “A” annexed to said Offer of Dedication; and [[Section Block and Lot]] (“Subject Property”)

WHEREAS, such drainage detention basin already exists on the Subject Property and the Town Board desires to accept such Offer of Dedication and to continue to maintain such detention basis; and

WHEREAS, the Town Board has reviewed the Irrevocable Offer of Dedication and deems it to be in the best interests of the Town to accept the same, subject to the form of conveyance documents, title review, and any required releases being approved by the Town Attorney.

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 accepts the Irrevocable Offer of Dedication from JOSEPH P. CYMERMAN and ELIZABETH H. CYMERMAN for a stormwater drainage easement (including a detention pond) over the premises more particularly described in Schedule “A” attached to the Offer of Dedication.
- Section 3. The Town Supervisor is hereby authorized and directed to execute, and the Town Clerk and Town Attorney are hereby authorized and directed to take, any and all actions and execute any and all documents necessary to effectuate this acceptance, including, but not limited to, the review and approval of the form of conveyance documents, title matters, and releases,

and the recording of the appropriate instruments in the Office of the Clerk of the County of Rockland.

Section 4. This Resolution shall take effect 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.

IRREVOCABLE OFFER OF DEDICATION
(for road or easement)

OFFER OF DEDICATION, given _____, 2026, by JOSEPH P. CYMERMAN and ELIZABETH H. CYMERMAN, husband and wife, residing at 22 Dunderberg Road, Tomkins Cove, New York 10986, hereinafter referred to as "Owner," to the Town of Stony Point, a municipal corporation with its principal offices at 74 East Main Street, Stony Point, New York 10980, hereinafter referred to as "Town."

WITNESSETH:

In furtherance of performance of the conditions of final approval established by the Planning Board of the Town of Stony Point for the land development plan of the Owner's predecessor, Homsun Corp., which plan has been filed in its entirety in the office of the County Clerk, the Owner hereby irrevocably offers to said Town the dedication of the premises more particularly described in Schedule "A" annexed hereto and made a part hereof.

The Owner hereby delivers to the Town the proper conveyances in statutory form for recording, so as to convey to the Town an easement for the installation, maintenance, repair and replacement of a stormwater drainage system, including a detention pond, over the lands and other rights and interests in land described in Schedule "A," said instruments to be held by the Town Attorney's Office to be placed on record in the Office of the Clerk of the County of Rockland. This offer of dedication is in furtherance and reaffirmation of a certain agreement entered into between the Town and Owner's predecessor, Homsun Corp., pursuant to a resolution of approval by the Town Board of the Town approved November 12, 1996.

The Owner covenants and warrants that it is seized of said premises in fee simple and has good and unencumbered right to convey the same.

At the time of such offer to and acceptance by the Town, title to such lands shall be good and marketable and free from all liens and encumbrances except existing rights of public utility companies.

The Owner agrees to obtain good and valid releases of all owners, mortgages, lienors and others required to consent to such dedication at its expense, subject to approval of the Town Attorney.

The Owner, its heirs, successors and assigns covenant to pay all costs and expenses reasonably incurred by the Town to clear and accept title to the premises herein offered, including without limitation the costs and expenses of eminent domain proceedings if necessary.

IN WITNESS WHEREOF, the Owner has executed this Offer of Dedication the day and year first above written.

Joseph P. Cymerman

Elizabeth H. Cymerman

STATE OF NEW YORK)
COUNTY OF ROCKLAND) ss.:

On the day of in the year before me, the undersigned, personally appeared JOSEPH P. CYMERMAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
COUNTY OF ROCKLAND) ss.:

On the day of in the year before me, the undersigned, personally appeared ELIZABETH H. CYMERMAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

SECTION: 10.03
BLOCK: 2
LOT: 13
TOWN OF STONY POINT
COUNTY OF ROCKLAND
STATE OF NEW YORK

RECORD AND RETURN TO:
Town Attorney, Town of Stony Point
74 East Main Street
Stony Point, NY 10980

SCHEDULE "A"
DRAINAGE EASEMENT

BEGINNING at a point on the southeasterly bounds of Dunderberg Road marked by an iron pin set, said point being distant 283.38 feet on a course of South 49 degrees 41' 07" West from the intersection of said southeasterly bounds of Dunderberg Road with the southwesterly bounds of Fawn Drive; running thence the following courses and distances:

- 1.) Along the southwesterly bounds of Lot 14, South 40 degrees 18' 53" East, a distance of 195.00 feet to a point marked by an iron pin set; thence
- 2.) Along the northwesterly bounds of Lots 31 and 46, South 49 degrees 41' 07" West, a distance of 160.00 feet; thence
- 3.) Through Lot 13, North 40 degrees 18' 53" West, a distance of 194.33 feet; thence
- 4.) Along the Southeasterly bounds of Dunderberg Road, on a curve to the right having a radius of 25.00 feet, an arc length of 5.80 feet to a point of tangency; thence
- 5.) Along the same, North 49 degrees 41' 07" East, a distance of 154.26 feet to the place or point of beginning.

Containing 31,199 square feet of land more or less.

#4

Holli Finn

From: Evan Weymouth
Sent: Friday, March 20, 2026 7:47 AM
To: Amy Stamm; Holli Finn
Cc: Veronica Granone
Subject: New Hire Patriot Hills Maintenance

Please add onto the agenda for Tuesday, March 24th 2026:

Approve Patriot Hills Maintenance Hire: Angel Rivas Pena- \$17.50/ hour

Amy- This gentleman was an employee 2 years ago and wishes to come back to Patriot Hills for employment. His application was submitted with the county on Wednesday.

Evan Weymouth
Golf Course Superintendent
Patriot Hills Golf Course
Town of Stony Point

#5

Specification for Bus Transportation for Summer Recreation Program 2026

1. Summer program commences: June 29, 2026
Summer Program ends: August 7, 2026

FIVE (5) TRIPS: (Departure time 10:30am/3 pm return time unless otherwise noted)

JULY 1st : Round trip to The Castle Fun Center in Chester, NY-5 buses (4pm RETURN TIME)

JULY 8th : Round trip to Legoland NY in Goshen, NY – 5 buses (5pm RETURN TIME)

JULY 15th : Round trip to Splashdown Beach in Chester, NY-3 buses (4pm RETURN TIME)

Round trip to Skyzone in Spring Valley, NY – 2 Busses (Departure time 11:15)

JULY 22nd : Round trip to Clover (Boulder) Stadium in Ramapo – 4 buses

JULY 29th : Round trip to Darlington Beach, Mahwah, NJ-4 buses (4 PM RETURN TIME)

WEEKLY TRIPS TO ORANGE COUNTY:

- One (1) round trip each week (Thursday) for six (6) weeks to the movie theater (Monroe, NY) – 5 buses

BIDDERS WILL ALSO BE REQUIRED TO BE ABLE TO FURNISH ADDITIONAL OR REPLACEMENT BUSES WITHIN FORTY-FIVE (45) MINUTES OF BEING NOTIFIED

#6

Police Department

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

Memorandum

To: Supervisor Stamm and Members of the Town Board

From: Chief Greg Becker *GB*

Re: Request for Authorization to Surplus Patrol Rifles

Date: March 24, 2026

This is a request to the Town Board to designate the following Police Department property as surplus:

I request the following (7) police patrol rifles be designated as surplus.

- .223 Caliber Rifle Bushmaster XM-15 Ser. # L414192 Date of Purchase 05/03/2006
- .223 Caliber Rifle Bushmaster XM-15 Ser. # L414260 Date of Purchase 05/03/2006
- .223 Caliber Rifle Bushmaster XM-15 Ser. # L414224 Date of Purchase 05/03/2006
- .223 Caliber Rifle Bushmaster XM-15 Ser. # BK1000045 Date of Purchase 04/18/2007
- .223 Caliber Rifle Bushmaster XM-15 Ser. # BK1900052 Date of Purchase 04/18/2007
- .223 Caliber Rifle Bushmaster XM-15 Ser. # BK1000024 Date of Purchase 04/18/2007
- .223 Caliber Rifle Bushmaster XM-15 Ser. # ARG202328 Date of Purchase 04/18/2007

I would like to surplus the above listed patrol rifles to our vendor, Amchar Wholesale. These weapons are no longer serviceable for patrol use, as their operational lifespan has ended, and they were replaced with new patrol rifles in 2025. Amchar Wholesale has offered \$200.00 per rifle, for a total of \$1400.00. This amount will be provided as a credit, allowing us to purchase new weapons or ammunition as needed.

#7

Police Department

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

Memorandum

To: Supervisor Stamm and Members of the Town Board

From: Chief Greg Becker *GB*

Re: Request for Authorization to Destroy Decommissioned Shotguns

Date: March 24, 2026

This is a request to the Town Board to designate the following Police Department property as obsolete and non-serviceable, with no residual value:

12ga Pump Action Shotgun Remington, Model 870 Ser # W842117M
12ga Pump Action Shotgun Remington, Model 870 Ser # W842454M

I am requesting authorization from the Town Board to proceed with the destruction of two department issued shotguns that have reached the end of their serviceable life. These firearms are no longer operationally reliable and have no remaining functional or resale value. Retaining them does not serve any departmental or municipal purpose and may present unnecessary storage and liability concerns.

Upon approval, the weapons will be transferred to the R.C. Sheriff's Department which will coordinate destruction through their authorized vendor. This process ensures proper handling and compliance with all applicable regulations regarding the disposal of firearms.