

## **STONY POINT TOWN BOARD**

### **Agenda**

**7:00PM**

**November 25, 2025**

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Pledge of Allegiance  
Roll Call  
Supervisors Report  
Purchase Order Request  
Audit of Bills  
Minutes: November 12, 2025  
Correspondence  
Public Input-Limited to 3 minutes

\*Police Awards Ceremony

Continued Public Hearing - Local Law Regulating Oversized Residences

1. Approve Hire Seasonal Laborer Parks Department
2. Award Re-Bid HVAC- Kirkbride Hall
3. Accept Justice Court Audit
4. Approve Donation for Veterans Angels of Hope
5. Approve Auxiliary Police Officer Appointment

Executive Session - If Necessary

# Police Awards Ceremony

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

**A LOCAL LAW AMENDING CHAPTER 215 (ZONING) TO REGULATE OVERSIZE AND MANOR RESIDENCES**

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

**Section 1: Title.**

This local law shall be known and may be cited as the Oversize and Manor Residence Local Law of 2025.

**Section 2. Legislative Purpose.**

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

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

the neighborhood.

**Section 3. Enabling Authority.**

The adoption of this Local Law is enacted pursuant to Section 10 of the New York Municipal Home Rule Law.

**Section 4: Changes to §215-5 Definitions.**

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

**GROSS FLOOR AREA ABOVE GRADE**

That portion of the gross floor area of a structure located within stories above grade plane.

**RESIDENCE, MANOR**

A one- or two-family detached residence that has more than 6,000 square feet of gross floor area.

**RESIDENCE, OVERSIZED**

A one- or two-family detached residence that meets any of the following criteria:

1. It has a gross floor area above grade plane of more than 3,000 square feet and is located on a lot of less than 20,000 square feet.
2. It has a gross floor area above grade plane of more than 4,000 square feet and is located on a lot of less than one acre.
3. It has a gross floor area above grade plane of more than 5,000 square feet and is located on a lot of less than 1.25 acres.
4. It is proposed on an existing non-complying lot pursuant to §215-94(D)(1) and is not an addition to a structure that was in existence on January 1, 2026.

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

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

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

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

approval was previously granted for an Oversized Residence, an amended conditional use permit shall be required where expansion of the gross floor area is proposed by more than 10%.

#### **Section 6. Changes to §215-59.**

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

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

is hereby deleted and replaced by the following:

No site development plan approval shall be required for single-family detached residential uses or for additions, alterations or structures accessory thereto, except for manor residences and oversized residences pursuant to §219-19. However, single-family detached residential uses may be subject to the requirements of the Town of Stony Point Stormwater Management and Erosion Control Law and said law shall be reviewed to determine its applicability to said uses. For uses other than single-family detached residences, site development plan approval shall be required prior to the issuance of a building permit, certificate of occupancy or certificate of use for the construction of a new principal structure, or external alteration or addition thereto or for the construction of any accessory structure used for a use permitted by conditional use or special permit use or external alteration or addition thereto. Modification of parking layouts, lighting, required landscaping or other site elements shall be deemed an external alteration. No lot or parcel of land shall be used except in conformity with an approved site development plan, when required. Any use permitted by right in the Waterfront Residential District shall not require site development plan approval from the Planning Board, provided that the Building Inspector verifies that the project meets bulk requirements. Any project in the R-W District which does not meet the bulk requirements will require Planning Board approval and

Zoning Board approval. Minor repairs and/or minor additions shall be made without Planning Board approval if they meet all zoning requirements.

**Section 7. Changes to Article XIII:**

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

§215-92.8. Oversized Residences

- A. Purpose. The Town of Stony Point Town Board finds that certain detached residences have the potential to adversely impact on the character of established neighborhoods. Residents select homes in neighborhoods with the expectation that the established pattern of structures will continue. These residents purchase and maintain their homes with the expectation that their neighborhoods will remain stable in terms of traffic, ambient noise level, population density, privacy of yards, distance between homes, setbacks from street, and the proportion of open space to building area (openness). While flexibility should always be considered to allow for personal tastes and the needs of larger families, there is a rational limit beyond which the personal tastes of one resident may infringe on neighbors' expectations for family values, youth values and the blessings of quiet seclusion and clean air.
- B. Nothing herein shall be construed to allow a two-family residence in any district where two-family residences are not listed as an authorized use in the Table of General Use Requirements.
- C. An oversized residence shall conform with the bulk requirements and other zoning requirements prescribed in the Table of General Use Requirements except as modified by Article XIV.
- D. The Board shall not approve any oversized residence that it finds will significantly and adversely alter the established character of the neighborhood.
- E. The Board shall not approve any oversized residence that it finds will significantly and adversely impact the peaceful enjoyment of one or more neighboring residences.
- F. Oversized residences shall be subject to Architectural Review by the ARB except where the Planning Board finds it is not substantially visible from any substantial viewpoint.
- G. Oversized residences shall not have the ground story elevated in a manner that makes the lot appear inconsistent with predominant natural area topography.
- H. The Board may impose such reasonable conditions as are necessary to ensure that

the residence does not impact on the peaceful enjoyment of neighboring properties including but not limited to:

1. Landscape screens
2. Incorporation of architectural features and strategies to hide bulk
3. Increased setbacks
4. Decreased heights for all or portions of the structure
5. Terrain-adaptive design to reduce visibility of structures proposed on slopes
6. Limitations on the design, placement, shielding and hours of operation of exterior lighting.

#### §215-92.9 Manor Residences

- A. Purpose The Town Board further finds that beyond a certain size threshold, very large, detached residences begin to function in a manner beyond the typical detached residence within the Town. Such very large houses often are occupied by much larger populations due to the presence of live-in household staff, multiple generations of extended family living together (family compounds), and frequent guest visitors. Such larger populations may result in increased traffic, schoolchild generation, water usage, sewage generation refuse generation and demand for community services. Additionally, due to the presence of such larger populations, the definition of “dwelling unit” is often stretched, where household staff, guests, or certain family members have both separate and in-common cooking and sanitary facilities, thereby functioning sometimes as a single-dwelling unit and sometimes as a multiple residence. Frequent use of very large homes by guests may result in transient occupancy that is more like short-term rentals, which are not permitted in Stony Point. Such transient occupancy may impact the expectations of their neighbors for relative privacy and security. Lastly, very large homes tend to be used more often for group assemblies, including recreational, commercial and religious assemblies held by the homeowner. Even when such assemblies do not exceed the threshold for the Town’s Residential Gathering Place provisions, the frequency and intensity of use of the homes may result in significant traffic, noise and general disturbances upon the neighborhood.
- B. Nothing herein shall be construed to allow a two-family residence in any district where two-family residences are not listed as an authorized use in the Table of General Use Requirements.
- C. Notwithstanding the bulk requirements prescribed by the Table of General Use Requirements, a Manor Residence shall conform with the bulk requirements of use group d.0. in the APRP and SR-R zoning district and use group d.5 in all other districts.
- D. The Board shall not approve a Manor Residence on a lot of less than 5 acres where

it finds that significant adverse impacts to the established character of a neighborhood will result.

- E. The Board shall not approve a Manor Residence where it finds that it will result in significant adverse impacts upon the peaceful enjoyment of one or more neighboring residences located within 1,000 feet as measured from the neighboring residence to the proposed principal structure or any accessory structure, pool, parking or assembly area.
- F. Manor residences shall be subject to architectural review by the ARB except where the Planning Board finds it is not substantially visible from any substantial viewpoint.
- G. The Planning Board may impose such reasonable conditions as are necessary to ensure that the residence does not impact the peaceful enjoyment of neighboring properties including but not limited to:
  - 1. Landscape screens
  - 2. Incorporation of architectural features to hide bulk
  - 3. Increased setbacks
  - 4. Decreased heights for all or portions of the structure
  - 5. Terrain-adaptive design to reduce visibility of structures proposed on slopes
  - 6. Limitations on the design, placement, shielding and hours of operation of exterior lighting

#### **Section 8. Changes to Paragraph 1 of Subsection D of Section 215-94**

Paragraph 1 of subsection D (Noncomplying lots) of Section 215-94 (Building, structures or lots with noncomplying bulk) which currently reads:

(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, 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:

is hereby deleted and replaced by the following (highlights only for clarification during review and not to be codified):

(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 may be used for a one-family detached residence, provided that such residence shall be considered an “oversized



residence” and conditional use permit approval by the Planning Board pursuant to §215-92.8 shall be required. Further, such use shall comply with the bulk requirements as specified in the highest residential district having the same or less lot width for lots with at least 100 feet of lot width, or meeting the following minimum requirements for lots having less than 100 feet of lot width:

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

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

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

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

**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 in the office of the Secretary of State in accordance with Section 27 of the New York Municipal Home Rule Law.

Holli Finn

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#1

**From:** Veronica Granone  
**Sent:** Wednesday, November 12, 2025 8:50 AM  
**To:** Veronica Granone  
**Cc:** Amy Stamm; Holli Finn  
**Subject:** RE: Brian Mullen 845-826-5708

Good morning Karl,

As requested, I'll have a swipe card for him. Please let Brian know if haven't already to come to town hall. He'll need to fill out his paperwork before he starts.

Also, board meeting tonight. Agenda was finalized Monday. Just don't know if it would be added last minute. Next board meeting on the 9<sup>th</sup> (4 weeks).

Thanks,  
Veronica

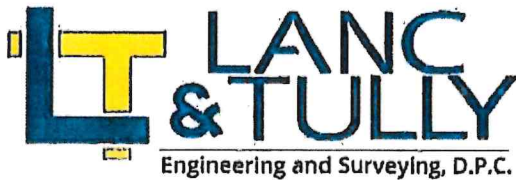
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**From:** Veronica Granone  
**Sent:** Monday, November 10, 2025 2:46 PM  
**To:** Karl Javenes <KJavenes@townofstonypoint.org>  
**Subject:** Brian Mullen 845-826-5708

Received the approval for his application.

Thanks,

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



#2

November 21, 2025

Supervisor Jim Monaghan  
Town of Stony Point  
74 East Main Street  
Stony Point, New York 10980

RE: Kirkbride HVAC Improvements  
Recommendation of Award

Dear Supervisor Monaghan and Board Members:

In response to the Advertisement for Bid for the above referenced project, a total of three (3) bid packages were obtained by prospective bidders and a total three (3) bids were submitted for consideration at the November 20, 2025 bid opening. The received bids are summarized below:

	BIDDER	BID AMOUNT
1	Van Natta	\$211,110.00**
2	Bertussi	\$216,416.00
3	TM Brennan	\$372,000.00

\*\* Total - \$211,150.00

Upon review of the bid packages submitted, it appears that Van Natta is the lowest responsible bidder for the above referenced project. However, there was a small mathematical error within the overall written total not matching the itemized bid costs by \$40.00. This would appear to be a clerical mistake which does not impact the overall low bid status of Van Natta. Our office has reviewed the bid submission and it is considered complete other than the mathematical mistake which results in an actual bid amount of \$211,150.00. Our office would recommend award of the project to Van Natta in the amount of \$211,150.00 based upon the itemized 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.



New York State  
Unified Court System

Hon. Joseph A. Zayas, J.S.C.  
Chief Administrative Judge

#3

March 21, 2025

Dear Supervisor:

Section 2019-a of the Uniform Justice Court Act requires that town justices annually provide their court records and dockets to the auditing board of the town, and that such records then be examined, and that fact be entered into the minutes of the board's proceedings.

The Unified Court System's Division of Internal Audit Services is responsible for monitoring town board compliance with Section 2019-a. Accordingly, I am requesting that you provide a copy of the audit of your local court's records for fiscal year ending in 2024 and a copy of your board resolution acknowledging that the required examination was conducted. Please email the report and resolution to [tvauditcompliance@nycourts.gov](mailto:tvauditcompliance@nycourts.gov) or mail to Carol Jones, Director of Internal Audit Services, NYS Unified Court System, 224 Harrison Street, Suite 504, Syracuse, NY 13202. Please respond by April 30, 2025.

If you have any questions, please contact Anna Dussing at (518) 453-4660 or at the email listed above. Thank you for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to be "CJ" or similar, written over a horizontal line.

/asd

c: Carol Jones, CPA, CIA  
Anna Dussing



Town of Stony Point  
and Veterans Angels of Hope

THANKSGIVING



#4

# FREE VETERANS DINNER BAGS

For Military and Veteran Families



Special "Thanks to Vets" food bags will  
include turkey, potatoes, and vegetables



FRIDAY

NOVEMBER 21, 2025

1PM-3PM

Drive thru pick up at  
Stony Point Town Hall  
74 East Main St., Stony Point  
Veterans ID Card Required.

\$1000<sup>64</sup>



RSVP TO SUPERVISOR ELECT  
AMY CONKLIN- STAMM  
845-786-2716 EXT.III

Sponsored by:

Schultz Ford

People to People, Durso Trucking



#5

# Approve Auxiliary Police Officer Appointment