STONY POINT TOWN BOARD MEETING – October 13, 2026

The Town Board of the Town of Stony Point convened in Regular Session on Tuesday, October 13, 2026, at 7:00pm at the Stony Point Community Center, 19 Clubhouse Lane, Stony Point, NY. Supervisor Stamm called the meeting to order and stated the meeting would be opened and closed in memory of Donald "Ricky" "Cool Breeze" Branson, Jr.

Ricky, born and raised in Stony Point, was a true Stony Pointer and a proud veteran. He served in the US Army in Vietnam, was a Purple Heart recipient, and served for many years as Commander of our local VFW post. Ricky led our Memorial Day Parades for decades and participated in remembrance ceremonies at Mt. Rest Cemetery, the Spring Monument and Town Hall. He will be missed.

Supervisor Stamm then 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:

- The Comprehensive Plan meeting October 29, 2026 at 6:30pm is open to the public for input.
- West Haverstraw is holding a public hearing for the Grassy Point Bend warehouse project on October 14th. The Town Board has submitted comments on the project on the potential increase of trucking on E. Main Street and through out the Town.

POLICE DEPARTMENT REPORT/BUSINESS

Chief Becker read the following report:

Police Department Report for the Month of September 2026.

Number of calls for service:	796
Number of reported accidents:	25
Number of arrests:	37
(4) Felonies (26) Misdemeanors (3) Violations (4) Warrants	
Fuel Usage :	1225.50 gallons
Sum Total of all traffic enforcement action:	119
Number of Youth Officer sponsored events:	4
Number of commercial vehicle enforcement details:	0
Number of traffic/special enforcement details:	7
Number of training hours:	200 hrs
Total fees collected:	$132.75
(Foil $2.75, Prints $100.00, and Reports $30.00)	

Youth Events: NRYPA Sept. 15 & 29, PAL Meeting Sept. 17, NRCDAP Drunk Cart event at St. Greg's Sept. 23.

Upcoming Youth Events: Fall Festival, NRYPA, Trunk or Treat/Drive in Movie Oct. 23.

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 September 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 being absent to approve the overtime and sick leave reports as presented for the month of September 2026.

Golf Course Report

The following report was presented for September 2026:

• Green Fees	$	296,943.94
• Merchandise	$	13,388.97
• Range Fees	$	20,362.00
• Club Rental	$	1,710.00
• Total	$	332,404.91

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:

Buildings & Grounds-Streetscaping

PO#3920	SMK Properties	$29,000.00
PO#3921	SMK Properties	$22,000.00
PO#3927	Hitchcocks Hardscapes LLC	$22,200.00
PO#3928	J Krokus Nursery Inc.	$4,289.00
PO#3929	J Krokus Nursery Inc.	$4,340.00
PO#3930	J Krokus Nursery Inc	$2,246.00

Highway Department:

PO#3919	Britespan Building Systems Inc.	$31,661.78

Police Dept:

PO#3884	VJ Networks	$12,568.00

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 Joachim and unanimously carried by a voice vote of those board members present to approve the bills as presented for payment:

General October 13, 2026

FUND	CLAIM #	FUND TOTAL
General	1242-1323	$140,192.85
Highway	417-448	$69,869.70
Sewer	344-363	$26,648.74
Special District		
Ambulance	34-35	$46,591.15
Capital Projects	38-46	$27,435.88
Enterprise	378-406	$25,782.79
Highway Caps	3-5	$1,894.50
Lieu of Land	11-12	$28,777.27
Sewer Caps	58-60	$99,339.00
Streetlight	27	$18,996.49

MINUTES

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 minutes of September 22, 2026.

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

Architectural Review Board

From: 9/01/2026	To: 9/30/2026
Applications Received	2
Applications Approved	2
Applications Pending	0
Fees Collected	$200.00

Building & Zoning Department
September 2026

Applications Received	55
Applications Returned/Withdrawn	0
Applications Denied	0
Building & Blasting Permits Issued	40
Applications Pending	15
Certificate of Occupancy	5
Certificate of Compliance	18
Fees Collected	$27,380.00

Planning Board

From: 9/01/2026	To: 9/30/2026
Applications Received	0
Applications Approved	1
Applications Pending	
Amended Subdivision	0
Informal Discussion	1
Lot Line Change	0
Site Plan	1
Subdivision	1
Fees Collected	$150.00

Submitted by the Planning Board Clerk

Zoning Board of Appeals
9/1/2026 to 9/30/2026

Applications Received	1
Applications Closed	0
Applications Pending	1
Fees Collected	$500.00

Town Clerk
September 2026

Amount Paid To NYS Agriculture & Markets For Spay/Neuter Program	$	33.00
Amount Paid To NYS Health Dept. For Marriage Licenses	$	67.50
Amount Paid To NYS Dept. of Environmental Conservation	$	1,695.04
Amount Paid To Supervisor	$	3,516.98
TOTAL AMOUNT REMITTED	$	5,312.52

CORRESPONDENCE
None

PUBLIC INPUT
Anthony Licardi-15 Skinner Court, asked for an update on the Local Law for the Rental Registry.

Supervisor Stamm responded.

Open Public Hearing-Local Law-Rental Registry
At 7:22pm a motion was made by Supervisor Stamm, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to open the continued public hearing to consider a local law for a rental registry.

Public Input
Henry Burke, 15 Skinner Court, asked for a progress report.

Close Public Hearing-Local Law-Rental Registry
At 7:24pm 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 public hearing to consider a local law for a rental registry.

Adopt Local Law-Rental Registry
A motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present to adopt the following local law:

RESOLUTION NO. 29 ADOPTING LOCAL LAW NO. 6 OF 2026
LOCAL LAW ADDING CHAPTER 162 (PROPERTY RENTAL REGISTRATION),
OF THE TOWN CODE OF THE TOWN OF STONY POINT, NEW YORK

WHEREAS, the Town Board of the Town of Stony Point, New York ("Town Board") from time to time reviews its laws, rules and regulations to be certain the same are consistent with all current lawful practices as well as best practices to protect the health, safety and welfare of Town residents; and

WHEREAS, the Town Board desires to adopt a Local Law to add Chapter 162 (Property Rental Registration) to the Town Code of the Town of Stony Point, New York; and

WHEREAS, such introductory Local Law was introduced before the Town Board on August 31, 2026; and

WHEREAS, upon notice duly published and posted, a Public Hearing was opened on said Local Law on September 8, 2026 and continued on September 22, 2026 and October 13, 2026 whereat all interested persons were afforded the opportunity to comment concerning the merits of said Local Law, and the Town Board declared the public hearing closed.

NOW, THEREFORE, BE IT RESOLVED by the Town Board as follows:

Section 1. All "WHEREAS" paragraphs are incorporated herein by reference as though set forth in full.

Section 2. The Town Board hereby adopts Local Law No. 6 of 2026 entitled "A Local Law to Add Chapter 162 (Property Rental Registration) to the Town Code of the Town of Stony Point, New York" as attached hereto.

Section 4. The Town Clerk is hereby directed to enter said Local Law into the minutes of this meeting and in the Local Law book of the Town of Stony Point, and to give due notice of the adoption of said Local Law by filing the Local Law in the Office of the Secretary of State in the State of New York.

Section 5. This Resolution shall be effective immediately.

LOCAL LAW NO. 6 OF 2026
ADDING CHAPTER 162 (PROPERTY RENTAL REGISTRATION),
TO THE TOWN CODE OF THE TOWN OF STONY POINT, NEW YORK

A LOCAL LAW to add Chapter 162 (Property Rental Registration) to the Town Code of the Town of Stony Point, Rockland County, New York.

BE IT ENACTED by the Town Board of the Town of Stony Point, Rockland County, New York ("Town Board") as follows:

Section 1. Legislative intent.

(a) Residential properties are significant assets and represent a critical investment in the Town of Stony Point because of their impact on community character, property values and overall quality of life. To maintain the quality of Town neighborhoods, building safety and facilitate effective code enforcement, the Town must be able to efficiently communicate with property owners regarding maintenance and property conditions.

(b) In instances when residential properties are rented to others, rather than owner-occupied, the Town Board has determined that accurate and current contact information is needed to facilitate timely communication with property owners regarding potential issues related to property conditions and/or compliance with the Town Code and/or the laws of the State of New York. The Town Board has also determined that an inability to make timely contact with the owners of such residential rental properties may result in extended physical deterioration of housing stock and/or substandard living conditions for Town residents. The Town Board finds that establishing registration and inspection requirements for rental properties is in the best interest of public health, safety, and welfare and that the good order and governance of the Town will be promoted and enhanced by the enactment of registration and inspection requirements for such rental properties and their owners through the adoption of the provisions set forth in this article.

Section 2. Authority.

The Town Board adopts this local law pursuant to the authority vested in the Town under Municipal Home Rule Law § 10.

Section 3. Enactment of new Chapter 162

Article I Registration, Inspection and Maintenance of Residential Rental Properties

§ 162-1 Definitions.

As used in this article, the following terms shall have the meanings indicated:

APPLICANT or ENTITY

Shall mean any individual, sole proprietorship, partnership, limited partnership, limited liability partnership, limited liability company, corporation, business corporation, professional corporation, not-for-profit corporation, joint venture, trust, estate, association, syndicate, unincorporated organization, cooperative, governmental entity, public authority, municipal corporation, or any other legal or business entity of any kind, whether organized under the laws of the State of New York or any other jurisdiction.

CODE ENFORCEMENT OFFICER

(a) The Code Enforcement Officer shall be the Town's Code Enforcement Officer as described in Chapter 77 of the Code of the Town of Stony Point, as the same may, from time to time, be amended. Such officer shall have additional duties of registration and inspection, and issuance of certificates of inspection and maintenance compliance pursuant to this article and is hereby authorized and directed to enforce the provisions of this article.

(b) The Code Enforcement Officer shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of this article, but shall not have the effect of waiving requirements specifically provided for in this article.

(c) The term Code Enforcement Officer as used herein shall include the Town Building Inspector and any deputy or assistant inspectors or officers under his/her supervision.

DEPARTMENT, BUILDING
Town Building Department and Code Enforcement Officers.

DWELLING UNIT
A building or entirely self-contained portion thereof containing complete housekeeping facilities for only one family, including any domestic servants employed on the premises, having no enclosed space (other than vestibules, entrances or other hallways or porches) or cooking or sanitary facilities in common with any other dwelling unit. A house trailer, boarding or rooming house, convalescent home, dormitory, fraternity house, hotel, inn, lodging, nursing or other similar home or other similar structure shall not be deemed to constitute a “dwelling unit.”

OWNER
The person, persons, or Entity that has fee simple title or comparable rights to a dwelling unit or of a property including one or more dwelling units or rental units.

RENT
A return, in money, property or other valuable consideration (including payment in kind or services or other thing of value), for use and occupancy or the right to the use and occupancy of a rental unit, whether or not a legal relationship of landlord and tenant exists between the Owner and the occupant or occupants thereof.

RENTAL UNIT
A dwelling unit, or portion of a dwelling unit established, occupied, used or maintained for rental occupancy in a one-, two-, or multifamily home, equipped with, or having access to bathing room(s), and areas or rooms for cooking, dining, living and sleeping, occupied or to be occupied by one or more persons as a home or residence.

RENTAL OCCUPANCY
The occupancy or use of a rental unit by one or more persons other than the Owner as a home or residence under an arrangement whereby the occupant or occupants thereof pay rent or for such occupancy and use. There is a rebuttable presumption that any occupancy or use of a rental unit is to be deemed a rental occupancy if the Owner of the structure or building containing the rental unit does not reside in the same structure or building.

RENTAL PROPERTY
A property upon which is located a building or buildings or structure or structures which include one or more rental units.

§ 162-2 Exceptions.

(a) Rental registration exceptions. The rental registration requirements of this article shall not apply to owner-occupied one-family dwellings, hotels and motels, approved bed and breakfast uses operating exclusively as such, nursing homes, hospitals, adult homes, assisted living facilities, hospice residences, and other licensed residential health care facilities. Otherwise, all other rental units as defined above and in accordance with Town Code § 215-5, must be registered with the Town.

(b) Inspection exceptions. The inspection aspects of this article shall not apply to owner-occupied one-family dwellings; multifamily dwellings owned by a duly established public housing authority or leased directly to the U.S. government; any federal, state, or locality-owned or locality-managed buildings.

§ 162-3 Applicability; More Restrictive Provisions to Prevail.

(a) Scope. This article shall apply to all rental units located within the Town with the exception of those delineated in § 162-2(b).

(b) Applicability. The provisions of this article shall be deemed to supplement applicable state and local laws, ordinances, codes, rules and regulations, and nothing in this article shall be deemed to abolish, modify, limit, impair, supersede or replace any existing requirements of, or remedies under, any other applicable federal, state or local statute, laws, ordinances, codes, rules or regulations. In case of conflict between any provision of this article and any applicable federal, state or local statute, law, ordinance, code, rule or regulation, the more restrictive or stringent provision or requirement shall prevail. The acceptance of any registration, the filing of any application under this article or other compliance with the requirements of this article shall not cause, or be deemed to cause, any circumstance, condition, status, action, or statement of facts that is otherwise illegal, unlawful or noncompliant under any federal, state or local statute, law, ordinance, code, rule or regulation, including, but not limited to, the Town Code, to become or be deemed to be lawful, legal or in compliance.

(c) Issuance of a registration certificate shall not be deemed a determination that a dwelling unit or use is lawful under Chapter 215 (Zoning), nor create any vested rights.

§ 162-4 Rental Occupancy Registration Required; Transferability.

(a) It shall be unlawful and a violation of this article for any Owner of any rental property or rental unit in the Town to establish, maintain, use, let, lease, rent or suffer or permit the occupancy and use thereof as a rental occupancy without first obtaining and thereafter maintaining in full force and effect a certificate of registration from the Town, as herein provided.

(b) No certificate of registration shall be transferable to another person or to another rental property. Every person holding a certificate of registration shall give notice, in writing, to the Town Building Department within ten (10) business days after having legally transferred or otherwise disposed of the legal control of any registered rental property. Such notice shall include the name and address of the person succeeding to the ownership or control of such rental property.

(c) Registration Certificate Contents: Each registration certificate issued shall include the following information:

(1) The address, type of structure, and structure classification;
(2) The date of inspection;
(3) The date of issuance;
(4) The expiration date;
(5) Number of rental units; and number of bedrooms in each unit;
(6) A statement indicating whether the structure is equipped with a fire alarm system;
(7) A statement indicating whether the structure is equipped with a fire suppression system, or portable fire extinguishers;
(8) Local contact information, including name, address, and phone number for the Owner or Owner 's designated representative and emergency contact person;
(9) The maximum number of permanent and/or temporary occupants permitted.

(d) A certificate may be amended administratively by the Building Department to reflect updated contact information.

§ 162-5 Application Requirements for Rental Registration, Agent and Conditions.

(a) Application for a certificate of registration of a rental dwelling unit shall be made, in writing, on a required form provided by and to be filed with the Building Department for that purpose. A separate application shall be made for each building or structure containing one or more rental dwelling units. In the event that any rental dwelling unit or rental property is owned by more than one person, the application shall be executed by each such Owner. In those instances, in which it is owned by an Entity (not an individual), the application shall be executed by the chief executive officer of such Entity (e.g., president, general partner, managing member).

(b) Designation of a managing agent. If the Owner of the rental dwelling unit does not live within and/or maintain an office or a place of business within Rockland County, a managing agent must be designated. The name, address (street address and any post office address), telephone number and e-mail address of the local managing agent or agents or operator of each such intended rental property shall be provided. The agent shall be a person 18 years of age or older, who resides within the County of Rockland, New York, or conducts a business, the main office or branch of which is located in the County of Rockland. The agent shall be designated by such Owner as in control of and responsible for the maintenance and operation of such dwelling and who shall be designated as the person upon whom process and other notice may be served on behalf of the Owner. The Owner or designated Owner's agent must be available 7 days a week 24 hours per day to be contacted. Where a managing agent engages in activities that would require a license in New York State, the managing agent shall be required to be so licensed.

(c) Conditions to be met, acknowledgement.

(1) Such application shall include an acknowledgement by the Owner affirming that rental unit(s) meet the following conditions:

A. Rental properties and all rental units thereon shall comply with all applicable federal, state or local statutes, laws, ordinances, codes, rules or regulations, including the applicable provisions of the Code of the Town of Stony Point as the same may, from time to time, be amended.

B. Address numbers shall be posted in accordance with E-911 assignments and standards and must be readily visible to emergency responders.

C. Operational smoke and carbon monoxide detectors / alarms in quantities and locations as required by the Code of the Town of Stony Point. Minimum of one smoke alarm within each sleeping room, one smoke alarm and CO alarm outside of each sleeping room, one smoke alarm and CO alarm on each floor level including basements but not including crawl spaces and non-habitable attics.

D. Exterior walls, including foundations, shall be maintained. All exterior walls and foundations must be free of holes and crevices.

E. Exterior doors, windows, skylights and similar openings shall be maintained, secured and weathertight. Exterior surfaces shall be maintained in good condition.

F. Exterior stairs, porches, entrance platforms, fire escapes and the railings thereon shall be maintained in good repair and sound condition.

G. Roofs shall be maintained in a weathertight condition, secured by normal means.

H. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.

I. Electrical system shall not contain obvious defects or excess use of extension cords and multi-plug adapters.

J. Sufficient parking is provided on-site for occupants of any rental units and all such parking is located on paved or gravel surfaces, with no parking spot on grass or lawn areas on the property. The applicant must demonstrate availability of 2 parking spaces for each dwelling unit plus 1 space for each roomer or boarder up to a maximum of 6 spaces, not more than 3 of which shall be visible to the public way. Areas designated for parking shall not cause the maximum development coverage allowed for the zone of the lot to be exceeded.

K. The applicant must demonstrate that the owner or manager (not the tenant) has arranged a garbage and refuse collection contract with a currently Town licensed refuse hauling contractor.

(2) The rental unit has been inspected by the Town or by a licensed Engineer as set forth in § 162-12 of this Chapter.

(3) The applicant has disclosed the number of bedrooms within the rental dwelling unit.

(d) Interior living spaces, including kitchen(s), bathroom(s), and bedroom(s), must be in compliance with the Code of the Town of Stony Point.

(e) The unit must have an operable, permanently installed, heating system.

(f) The application for registration will also affirm that the Owner has received and read a copy of this Chapter as well as the following portions of the Town Code and understands the obligation and responsibility to comply with all applicable state and local laws, including but not limited to:

(1) Chapter 161, Property Maintenance
(2) Chapter 215-148 Prohibition on Short Term Rentals

(g) Such application shall be signed by the Owner(s).

(h) If the property Owner is an Entity, such Entity must be registered to do business in the State of New York and the Applicant shall be required to disclose the principals and/or beneficial Owners of the Owner Entity with more than a 5% in the Entity in order to ensure ethical compliance and conflict checking on the part of the Town. If another Entity has more than a 5% interest in the owning Entity, the principals of the Entity owning such share must also be disclosed. In the event that the Town adopts a law requiring Entity disclosure for Town applications, the provision of such law will control in place of this subparagraph.

§ 162-6 Registration application fees.

(a) Registration application fee. A non-refundable registration application fee shall be paid to the Town upon filing each application for a certificate of registration of a rental occupancy and/or for a rental unit, in an amount to be set from time to time by the Town Board by resolution as part of the Town fee schedule. The Town Board may, in its discretion, subject to applicable law, establish a schedule or schedules setting different application fees for different categories of Applicants or properties.

(b) The fees required by this section shall be waived for any Applicant that demonstrates to the satisfaction of the Code Enforcement Officer that it is a not-for-profit housing development corporation organized under the laws of the

State of New York and that it is providing housing for senior citizens or other designated special populations subject to income guidelines established by either federal or state regulation.

§ 162-7 Review of application.

The Code Enforcement Officer shall review each application for completeness and accuracy. The Code Enforcement Officer shall also review all available information to confirm that the rental property and all rental units thereon are in compliance with the provisions of the Code of the Town of Stony Point at the time the application is made. The application shall be reviewed, and a certificate of registration shall be issued if, based on all such available information, such application is found to be complete and accurate. Notice to the Applicant of acceptance or rejection of the application shall be made in writing.

§ 162-8 Term of certificate of registration.

A certificate of registration, pursuant to this article, shall be valid for as long as the information in the application remains complete and accurate, but in no case for more than a period of three years from the date on which the certificate is issued. The Owner shall file with the Department a renewal application in accordance with the requirements of this article, no less than sixty (60) days prior to:

1. The expiration of the then-current certificate; or

2. The date set forth in any contract of sale for the closing of transfer of title to the rental dwelling unit or rental property; or

3. The occurrence of any event or change in circumstances or change in the information provided in the application pursuant to § 162-5 requiring an update of such previously submitted application. If such event or change in circumstance could not be determine 60 days in advance, such renewal application shall be submitted no later than thirty (30) days following the occurrence of the event or change in circumstances requiring the updating of such information.

In the event a new application is not timely filed if and when required pursuant to this section, the existing certificate of registration shall be null and void and such rental unit shall be deemed in violation of this Chapter.

§ 162-9 Record of registrations.

It shall be the duty of the Code Enforcement Officer to maintain a record of registrations pursuant to this article. Such register shall be kept by parcel number and by street address, showing the name and address of the Owner, the number of rental units at such street address and the date of expiration of registration for such property. Each application shall be maintained in accordance with all record retention requirements applicable to the Town and shall be subject to public disclosure, inspection and copying in accordance with the requirements of the applicable law of the State of New York, including but not limited to the New York State Freedom of Information Law. Nothing herein shall prohibit the Code Enforcement Officer from distributing copies of registration records to other departments and agencies as determined necessary by the Code Enforcement Officer in the course of their duties.

§ 162-10 Presumptions applicable to rental registration enforcement and prosecutions.

(a) Within the context of this article, the presence or existence of any one of the following considered together with other facts and circumstances shall create a rebuttable presumption that a premises is being used as a rental property or a rental unit:

1. There exists a written or oral lease or rental arrangement, payment or agreement for all or any portion of any building or structure located on the

property by and between the Owner and any tenants, occupants and/or other persons or entities in possession thereof.

2. The property is occupied by someone other than the Owner, and the Owner represents in writing or otherwise, to any person or establishment, business, institution or government agency, that the Owner resides at an address other than the rental property.

3. Utilities, cable, phone or other services are in place or requested to be installed or used at the premises or any portion thereof in the name of someone other than the Owner.

4. There are separate entrances for segregated parts of any building or structure located on the property.

5. There are partitions or internal doors which may serve to bar access between segregated portions of any building or structure located on the property, including, but not limited to, bedrooms.

6. Any occupant or person in possession thereof does not have unimpeded and/or lawful access to all dwelling units in a building or structure.

7. Two (2) or more complete dwelling units, as defined herein or in the Residential Code of New York State, exist in any building or structure located on the property.

8. A premises has been advertised in any newspaper, magazine, local advertising publication, online site, or posted or billed as being available for rent in any manner.

9. There is more than one mailbox at the premises.

10. There is more than one gas meter at the premises

11. There is more than one electric meter at the premises.

(b) No single factor shall be dispositive and all presumptions shall be considered in conjunction with the totality of circumstances.

(c) The presumptions set forth above, subject to the limitations contained therein, shall also be applicable to enforcement and prosecution of illegal residential use and occupancy violations under other articles of the Town Code.

§ 162-11 Registration effective date and deadline.

The rental registration requirements of this article shall be effective immediately upon filing of this local law with the Secretary of State. However, current Owners renting in the Town of Stony Point, shall have sixty (60) days from the effective date of this law to apply for registration of rental properties. Nothing herein shall be interpreted to absolve any Applicant or Entity from compliance with any other law requiring registration of rental units, including but not limited to County or State laws.

§ 162-12 Inspections.

(a) No initial rental registration or renewal shall be issued until the Town Building Department has determined that the property is in compliance with this Chapter. Such determination shall be based on an inspection as described herein.

(b) Types of Inspections.

(1) Town Inspection on Consent. On the 31st day after this law becomes effective, upon the request of any rental unit Owner, managing agent, or tenant, the Code Enforcement Officer shall have authority to inspect the

subject rental property/rental unit(s). In doing so, the Code Enforcement Officer shall be entitled to rely upon the representation of said Owner or managing agent that the inspection of any occupied unit is with the consent of the tenant. Upon successful inspection, a certificate of inspection and maintenance compliance will be issued confirming that on the date and time of the inspection, the rental property complies with the provisions of this Chapter.

(2) Alternative to Town Inspection on Consent. If an Owner, manager or tenant does not consent to such inspection and no inspection has been performed pursuant to search warrant, the Owner shall, in the alternative, submit a certification by a NYS licensed professional engineer that the subject property is in compliance with this Chapter and in which case such certification shall be made on form prescribed by the Town Building Department and reviewed by a Code Enforcement Officer to determine compliance.

(3) Administrative Search Warrant.

a. At the request of the Town Building Inspector or Code Enforcement Officer, Town Legal Counsel is authorized to make application to the Justice Court of the Town of Stony Point or any other court of competent jurisdiction for the issuance of a search warrant to be executed by a police officer in order to conduct an inspection of any premises believed to be subject to this Chapter. The Building Inspector or Code Enforcement Officer may seek a search warrant whenever the Owner, managing agent, or occupant fails to allow inspections of any rental unit contained in the rental property where there is a reasonable cause to believe that there is a violation of the Code.

b. During regular business hours or in an emergency, the Code Enforcement Officer or his representative or any duly authorized Town representative, upon the showing of proper credentials and in the discharge of the Code Enforcement Officer's duties, may enter any building or rental unit within a building upon consent of the Owner, manager, tenant or with a duly executed search warrant, to make an inspection to determine whether there is any violation of the Town Code.

(4) Emergency Access. Nothing in this section shall prevent the entry into a building or dwelling unit by the municipal officer without the consent of the Owner, manager, tenant or a search warrant in response to an emergency.

(c) A certificate of inspection and maintenance compliance issued under Subsection (B) above will be valid for three (3) years from the last day of the month in which it is issued and therefore must be kept current to be effective.

(d) All certificates of registration issued by the Town shall indicate the type of inspection performed for such unit. Any person renting or considering renting a unit shall be provided with a copy of a current and valid rental registration permit upon their request.

(e) Nothing herein shall authorize inspection of occupied dwelling units without consent, an administrative search warrant, or other lawful authority.

§ 162-13 Inspections; Posting of certificate.

(a) Inspection procedures. A certificate of inspection and maintenance compliance may only be obtained after an inspection of the dwelling, including all dwelling units in a manner set forth in Section 162-12. Within fifteen (15) days after the date of inspection, the Building Department shall issue either a certificate of inspection and maintenance compliance or shall provide a notice of rejection to the Owner identifying the deficiency and the remedy to correct such deficiency.

(b) If deficiencies are found during the inspection, such deficiencies shall be corrected as instructed by the Code Enforcement Officer. If the deficiencies are not corrected, the Code Enforcement Officer may issue violations and/or appearance tickets and may order the rental unit to be vacated within a period of time ranging from ten (10) days to six (6) months, depending on the severity of the deficiencies and the physical requirements necessary to remedy such deficiencies, as determined by the Code Enforcement Officer. Unsafe, hazardous or conditions unfit for habitation shall warrant shorter or immediate vacate orders.

(c) A reinspection may be required any time during the period of the certificate of inspection and maintenance compliance, with a minimum of ten (10) days' notice to the Owner or his agent, if a signed complaint of noncompliance is received from a person or persons occupying a rental unit, or upon less notice if deemed necessary by the Code Enforcement Officer in case of emergency. Such reinspection shall have the same force as the original inspection. In the event that the Owner denies access for the purpose of the inspection, the current certificate of inspection and maintenance shall be deemed null and void by the Code Enforcement Officer.

(d) Further, an Owner refusal to permit inspection of a tenant's rental unit shall be admissible as evidence of a breach of the warranty of habitability in any landlord-tenant action in any court under the provisions of the New York Real Property Actions and Proceedings Law.

(e) Posting of certificate of inspection and maintenance compliance. The certificate of inspection and maintenance compliance issued pursuant to this article shall be posted in a conspicuous place adjacent to each exterior door serving a rental unit, within 48" of the door frame and maintained in a weather resistant and legible condition.

(f) Posted certificate of inspection must be kept up to date with current application information including current and valid emergency contact information.

§ 162-14 Prohibition on Retaliation.

(a) To the extent permitted by law, no person shall institute or maintain an action for eviction because the occupant has reported a violation of this law or any related provision of the Code to the Town Building Department or any other Town employee or official. This provision shall supplement and does not limit any rights or remedies under state law.

(b) No person shall cause any service, facility, equipment or utility required under this article to be removed, shut off or discontinued in retaliation for a complaint.

§ 162-15 Penalties for offenses.

Any rental unit not registered pursuant to the provisions of this article shall not, following the 60th day after the effective date of this law, be offered for rental. Any Owner whose failure to comply with the provisions of this article results in legal action by the Town to either compel compliance or to enjoin occupancy shall be liable to the Town, as part of any judgment obtained by the Town, for the Town's costs, including reasonable attorney's fees, in obtaining such judgment.

(a) Any person or Entity that shall violate any of the provisions of this article or who fails to comply with any of the requirements thereof shall be guilty of a violation, punishable by:

(1) A fine of not less than $1,000 and not exceeding $1,500 upon conviction of a first offense.

(2) A fine of not less than $1,500 nor more than $3,000 upon a conviction of the second of two (2) offenses, both of which were committed within a period of five years.
(3) A fine of not less than $3,000 nor more than $5,000 upon a conviction of the third of three (3) offenses, all of which were committed within a period of five (5) years.

(b) Each week a violation continues shall be deemed a separate offense subjecting the offender to additional weekly fines in the amount equaling the original fine.

Nothing herein shall preclude the Town from seeking injunctive relief in a court with jurisdiction or commencing an action under NYS Town Law § 268 or provisions of the NYS Executive Law.

Section 4. State Environmental Quality Review Act.

Pursuant to 6 NYCRR 617.5(26) and (33), this Local Law is classified as a Type II action which requires no further review under the State Environmental Quality Review Act.

Section 5. 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 6. Code Preparation.

The Town 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 7. Effective Date.

This Local Law shall be effective immediately upon filing with the Secretary of State.

Open Public Hearing-Local Law-Chapter 187(Street Requirements and Maintenance)

At 7:24pm a motion was made by Supervisor Stamm, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present being absent to open the continued public hearing to consider a local law on Chapter 187(Street Requirements and Maintenance).

Public Input

None

Close Public Hearing-Local Law-Chapter 187(Street Requirements and Maintenance)

At 7:25pm a motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to continue the public hearing to consider a local law on Chapter 187(Street Requirements and Maintenance).

Adopt Local Law-Chapter 187(Street Requirements and Maintenance)

A motion was made by Supervisor Stamm, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to adopt the following Local Law:

RESOLUTION NO. 30 ADOPTING LOCAL LAW NO. 7 OF 2026
LOCAL LAW TO REPEAL AND REPLACE CHAPTER 187 (STREETS AND SIDEWALKS) IN THE TOWN CODE

WHEREAS, the Town Board of the Town of Stony Point, New York ("Town Board") from time to time reviews its laws, rules and regulations to be certain the same are consistent with all current lawful practices as well as best practices to protect the health, safety and welfare of Town residents; and

WHEREAS, the Town Board desires to adopt a Local Law to Repeal and Replace Chapter 187 (Streets and Sidewalks) in the Town Code; and

WHEREAS, such introductory Local Law was introduced before the Town Board on September 22, 2026; and

WHEREAS, upon notice duly published and posted, a Public Hearing was opened on said Local Law on September 8, 2026 and continued on September 22, 2026 and on October 13, 2026 whereat all interested persons were afforded the opportunity to comment concerning the merits of said Local Law, and the Town Board declared the public hearing closed.

NOW, THEREFORE, BE IT RESOLVED by the Town Board as follows:

Section 1. All "WHEREAS" paragraphs are incorporated herein by reference as though set forth in full.

Section 2. The Town Board hereby adopts Local Law No. 7 of 2026 entitled "to Repeal and Replace Chapter 187 (Streets and Sidewalks) in the Town Code" as attached hereto.

Section 4. The Town Clerk is hereby directed to enter said Local Law into the minutes of this meeting and in the Local Law book of the Town of Stony Point, and to give due notice of the adoption of said Local Law by filing the Local Law in the Office of the Secretary of State in the State of New York.

Section 5. This Resolution shall be effective immediately.

TOWN OF STONY POINT

LOCAL LAW NO. 7OF 2026

LOCAL LAW TO REPEAL AND REPLACE CHAPTER 187 (STREETS AND SIDEWALKS) IN THE TOWN CODE

BE IT ENACTED by the Town Board of the Town of Stony Point, Rockland County, New York ("Town Board") as follows:

Section 1. Legislative Intent.
It is the intent of this Local Law to repeal and replace Chapter 187 (Streets and Sidewalks) in the Town Code.

Section 2. Authority.
This Local Law is enacted pursuant to the provisions of the State of New York and the New York State Municipal Home Rule Law § 10.

Section 3. Amendments.
Amendment to Chapter 187 is hereby repealed and replaced with the following amendments:

§ 187-1. Definitions.

A. The following words, when used in this Chapter, shall have the meanings ascribed to them in this section, except in those instances where the context clearly indicates otherwise:

APPLICANT — Any person who makes application for a permit.
DOUBLE POLE — Any damaged utility pole or old utility pole from which the Plant

has been removed, in whole or in part, which is attached or in close proximity to a new utility pole.

EMERGENCY — Any unforeseen circumstance or occurrence, the existence of which constitutes a clear and immediate danger to persons or properties, and, with respect to utilities only, sudden unforeseen interruption of preexisting service.

PERMITTEE — Any person who has been issued a permit and has agreed to fulfill all the terms of this article.

PERSON — Includes an individual, Entity or any other organized group of persons, or legal successor or representative of any of the foregoing.

PLANT — The cables, terminal, conductors and other fixtures necessary for transmitting electric, telephone, cable television or other telecommunications service.

SIDEWALK — That portion of the street between the physically established curblines and the designated property lines that is flagged, concreted or otherwise paved or laid.

STREET or HIGHWAY— A public street, public easement, public right-of-way, public highway, public alley, public way, sidewalk or public road accepted or maintained by the Town. The term "Street" includes Town Highways as that term is defined under New York State Highway Law..

SUPERINTENDENT — The person in charge of the Department of Highways or the highway operations in the Town, or his authorized deputy, representative or inspector.

TOWN — The Town of Stony Point, County of Rockland, State of New York.

B. In this article, the singular shall include the plural, and the masculine shall include the feminine and the neuter.

C. In this article, all approvals, consents, permissions or like authorizations of any kind or nature shall and must be in writing in order to be valid.

ARTICLE I
Street Maintenance and Requirements

§ 187-2. Permit required for placing material on streets.

No building material shall be placed upon or within any Town Street without a permit from the Superintendent of Highways. Such permit shall be for a period no longer than three months and shall not authorize the obstruction of any sidewalk or gutter or of more than 1/3 of the roadway immediately opposite the lot upon which the building is to be erected and shall be revocable for cause by the Superintendent of Highways or the Town Board. The Permittee shall at all times provide and maintain suitable site safety protections and barriers of the area where the material is placed as directed by the Town Highway Superintendent or Town agents. Upon revocation of such permit, all materials deposited pursuant to such permit shall be removed within 48 hours and the Street restored to its original condition.

§ 187-3. Permission required to string wires.

No Person shall attach or string any electric or other wire or adjust or carry the same into or over any Street, road, highway or public place except with permission of the Superintendent of Highways.

§ 187-4. Erection of signs.

No Person shall erect, maintain, or cause to be erected or maintained, any post, pole, guy line or attachment thereto for the purpose of supporting a sign or other display advertising device which is placed in, upon or over any sidewalk, square, public place, street or gutter, or attached or connected thereto in any manner whatever, or string or suspend across any street, square or public place within said Town any banner, sign or other device, or any ropes, guy lines or attachment thereto, without first obtaining permission from the Town Building Department and/or Highway Superintendent, which permission shall be approved, in writing, by the Building Department or, if in the right of way of a Town Street, by the Town Highway Superintendent.

§ 187-5. Permit required for permanent signs.

It shall be unlawful to hang any sign or other device or to attach the same to a building or other structure or support in such a way that any part of the same to any extent extends over any part of a sidewalk or Street without a permit therefor from the Building Department and the furnishing of insurance to the Town in an amount determined by the Highway Superintendent to protect the Town against all damages, including death claims, which might arise out of the erection or maintenance of said sign. Such insurance shall be kept in force by the Permittee as long as said sign shall be erected, and proof thereof furnished to the Town Clerk. A written plan must accompany each application, showing the type of sign, its dimensions, elevation from the sidewalk and distance back from the curb.

§ 187-6. Traffic hazards at street corners.

A. Preamble. The Town Board of the Town of Stony Point hereby finds that obstructions, such as shrubbery, hedges, trees, walls, fences signs, mailboxes, pillars and embankments, at intersections create Street hazards by interfering with proper sight distance at their corners. It is the aim of the Town Board to reduce such road hazards caused by the above and similar objects which are responsible for causing property damage, personal injury and fatalities due to vehicular accidents. Therefore, the regulations which follow are hereby adopted.

B. Scope.
   (1) No shrubbery, hedge or other natural growth (except a tree trunk which does not block sight distance), wall, fence (except a fence in which the solid area is not more than 5% of the total area of the fence), sign, mailbox, pillar or embankment, which is over three feet higher than the apex at the center line of the street, shall be located within the sight distance triangular areas as per NYSDOT standards.
   (2) No limbs or foliage of any tree shall be permitted to grow closer to the ground than eight feet where such limbs or foliage overhang or are over or upon land located within the sight distance triangular areas as per NYSDOT standards.
   (3) No tree shall be located within the triangular areas if the tree trunk is of such diameter that, when viewed from the stop line of the side Street, it shall block sight distance for the driver of a vehicle stopped at that stop line.

C. Enforcement.
   (1) Upon a determination by the Superintendent of Highways or the Town Code Enforcement Officer that a violation of this section of the Town Code exists, a written notice shall be sent to the property owner specifying the violations and requiring compliance within the number of days specified below, either by having the violation removed or by, agreeing, in writing, to permit the Town to remove the violation.
   (2) The number of days specified for compliance shall be as follows:
      (a) For a violation involving shrubbery, hedges or tree limbs, foliage or other natural growth, except tree trunks: 15 days.

      (b) For a violation involving tree trunks, walls or fences: 30 days.

      (c) For any violation involving embankment: 45 days. If the property owner does not grant a right of entry for removal of an embankment, the Town may first obtain, by condemnation or otherwise, an easement to permit it to remove the embankment.
   (3) In the event that the notice specified in Subsection C(1) of this section is not complied with after the period of time specified in Subsection C(2), then the Police Department or the Code Enforcement Officer shall issue a summons upon the filing of any information alleging the violation herein.

§ 187-7. Penalties for offenses.

Any Person found guilty of a violation of any provision of this article shall be punished by a fine of up to $2,500. Any Person found guilty of a second offense of any provision of this chapter within 18 months of the date of the first conviction shall be punished by a fine of not less than $2,500 and not more than $5,000. Any Person found guilty of a third offense of any provision of this chapter within 18 months of the date of the second conviction shall be punished by a fine of not less than $7,500 and not more than $10,000. Any Person found guilty of a fourth or subsequent offense of any provision of this chapter

within 18 months from the date of the third conviction shall be punished by a fine of not less than $10,000 and not more than $15,000. The continuation of an offense against the provisions of this article shall constitute, for each day the offense is committed, a separate and distinct offense hereunder.

ARTICLE II
Openings, Excavations and Pavement Cuts

§ 187-8. Permit required for excavations.

No Person, firm or corporation, public or private, including public service companies and transportation corporations, as defined in Article I of the Transportation Corporations Law, including but not limited to Verizon, , Orange and Rockland Utilities, Veolia, private and municipally owned water companies, community antenna television companies and municipal districts shall make any excavation, cut or breaking in or otherwise open any Street, road, highway or sidewalk under Town jurisdiction in the Town of Stony Point for any purpose whatsoever, including but not limited to the making of a driveway connection, widening existing driveway openings without first obtaining a permit therefor from the Superintendent of Highways of the Town of Stony Point as hereinafter provided; provided, however, that any Person maintaining pipes, lines or other underground facilities in or under the surface of any street may proceed with an opening without a permit upon consultation with the Town Highway Superintendent when Emergency circumstances demand the work to be done immediately, provided that the permit could not reasonably and practically have been obtained beforehand. The Person shall thereafter apply for a permit on the first regular business day on which the office of the Superintendent is open for business, and said permit shall be retroactive to the date when the work was commenced.

§ 187-9. Applications for permit; deposit; lead Permittee.

Application, in writing, shall be filed in triplicate with the Superintendent of Highways upon application blanks which he shall provide or in such other manner as he shall prescribe, which application shall be accompanied by a plan or map showing in detail the location of the proposed opening of the Street or Streets therein identified and the dimensions of the breadth or width, length and depth of such opening and contain a short statement of the purpose for which the street is to be opened and the name or names of the owners for whom the work is to be done and the name or names of the contractors who are to perform the work for which the street is opened, accompanied by the fee hereinafter provided to be paid to the Town of Stony Point. In addition, Applicants shall provide a sketch sheet showing the specification for milling, backfilling and paving.

A. All Applicants shall furnish a cash deposit or corporate surety bond in an amount to be determined by the Superintendent of Highways and to be based upon the estimated cost of restoring the pavement cut or other excavation to be made by the Permittee, which sum is to be deposited with the Finance Director of the Town of Stony Point to assure that, after completing the excavation, the Street, road, highway or sidewalk, pavement, curb or gutter is in a substantially similar condition as it was prior to the excavation. The Highway Superintendent and/or Town Engineer upon receipt of an application shall determine if the project is minor or major. Minor projects require a minimum deposit of $500.00 and major projects will require a minimum bond or cash deposit not less than $2,000. Said cash deposit or bond shall be returned to the Applicant upon final inspection and approval of the Superintendent of Highways. If the Permittee anticipates requesting more than one permit a year, he may file a continuing corporate surety bond conditioned for compliance with the specifications of the Town and the provisions of this article, in such amount as the Superintendent deems necessary. The amount of such bond shall be in relation to the cost of restoring pavement cuts to be made by the Permittee through the year.
B. In lieu of meeting the requirements of Subsection A of this section, an Applicant may, subject to approval of the Town, deposit the sum of $50,000 with the Town Finance Director or otherwise secure said amount in a form approved by the Town Board and enter into an agreement in a form approved by the Town Attorney which shall permit the Town of Stony Point to draw against such deposited funds in the event that the

Applicant fails to perform corrective work as determined by the Highway Superintendent within 10 days after notification of defect has been provided or within 24 hours after notification of defect if the existing condition is designated as a safety defect.

C. When a common trench shall be excavated which includes involvement by more than one firm or corporation, public or private, including public service companies and transportation corporations, as defined in Article I of the Transportation Corporations Law, those firms, corporations, public service and transportation corporations may together designate a lead Permittee. That lead Permittee shall then apply and take full responsibility for the permit that is issued. When a lead Permittee is so designated, no other permits for the designated excavations shall be required.

D. Cost Sharing.
   1. Upon review and approval of the plans, a construction Cost estimate shall be prepared by either the Town Engineer or Highway Superintendent and provided to the Applicant for the basis of a cost sharing agreement.
   2. A cost sharing agreement shall be required for significant or major projects as determined by the Highway Superintendent or Town engineer.
   3. If determined to be necessary as outlined within item 2, A Cost Sharing agreement will be created and executed by both parties.
   4. Only upon providing the cost sharing agreement payment, will a Street work permit be issued for the project.

E. Upon compliance with the foregoing requirements, a permit shall be issued in the name of the Superintendent of Highways of the Town of Stony Point.

§ 187-10. Permit fee.

Fees for an excavation permit, also known as a "Street opening permit," shall be established from time to time by resolution of the Town Board. Said fee shall be nonrefundable and in addition to any inspection fees or other schedule of charges established under § 187-39. Excavations associated with a single contiguous project shall be permitted under a single permit application fee, subject to the approval of the Superintendent of Highways.

§ 187-11. Required notices.

For every street opening hereunder, it shall be the duty of every Applicant to give at least 72 hours' advance written notice, including diagram, engineering drawings or the equivalent thereof, of a proposed excavation in any Town Street, road, highway or public place to Persons, corporations or municipalities engaged in the underground distribution of gas, gasoline, fuel oil, electricity, water, sewage, etc., via lines or mains within the vicinity of the proposed excavation. Proof of due notice shall be filed with the Superintendent at least 48 hours prior to the commencement of the proposed work. Required notifications shall also include all required regulatory markouts and agency notifications.

§ 187-12. Authorized work.

No Person to whom a permit has been granted shall perform any additional work not authorized by such permit. If additional work is proposed or required, this may be done under the provisions of the issued permit upon written approval or authorization from the Highway Superintendent. Such additional work as may be approved pursuant to this section may require additional fees and/or bonds provided based upon the cost of the work.

§ 187-13. Commencement of work.

Work for which a permit has been issued shall commence within 20 days after the issuance of the permit therefor. If not so commenced, the permit shall be automatically terminated. Permits thus terminated may be renewed upon the payment of an additional permit fee as originally required.

§ 187-14. Permits nontransferable.

Permits are not transferable from one Person to another, and the work shall not be done in any place other than the locations specifically designated in the permit.

§ 187-15. Expiration of permits.

Every permit shall expire at the end of the period of time which shall be set out in the permit. If the Permittee shall be unable to complete the work within the specified time, he shall, prior to the expiration of the permit, present in writing to the Superintendent a request for an extension of time, setting forth therein the reasons for the requested extension. If, in the opinion of the Superintendent, such an extension is necessary and not contrary to the public interest, the Permittee may be granted additional time for the completion of the work. Any such extension shall be in writing, signed by the Superintendent of Highways.

A. Town notification, time frame for removal.

(1) When the Town determines that a utility pole in a Town Street right-of-way is damaged and poses a potential threat to public safety, the Town shall notify any public utility with a Plant on the damaged pole that it must remove its Plant from the damaged pole within 15 days of receiving such notification from the Town.

(2) When the Town determines that a Double Pole is in a Town Street right-of-way, the Town will notify the public utility which owns the Double Pole that the pole must be removed within 90 days or be subject to penalty.

B. Permit requirements. The Town of Stony Point Highway Department shall include in all permits for the installation or removal of utility poles in Town's rights-of-way the following provision:
   (1) The Permittee shall have 90 days to remove a Double Pole following the installation of a new pole in its immediate vicinity. Failure to do so may result in penalties as provided by law.

§ 187-16. Streets and Highways under other jurisdictions.

The provisions of this article shall not be applicable in those instances where the Street or Highway is owned or maintained by the State of New York or by the County of Rockland.

§ 187-17. Rights of Town.

Every permit shall be granted subject to the right of the Town or of any other Person entitled thereto to use the Streets for any purpose for which such Street may lawfully be used, not inconsistent with the permit.

§ 187-18. Revocation of permit.

A. Any permit may be revoked by the Superintendent, after notice to the Permittee, for:
   (1) Violation of any condition of the permit or of any provision of this article.
   (2) Violation of any provision of any other applicable ordinance or law relating to the work.
   (3) Existence of any condition or the doing of any act constituting or creating a nuisance or endangering the lives or properties of others.

B. A Permittee may be granted one period of three days from the date of the notice to correct the violation and to proceed with the diligent prosecution of the work authorized by the permit before said permit is revoked.

C. Written notice of any such violation or condition shall be served upon the Permittee or his agent engaged in the work. The notice shall contain a brief statement of the grounds relied upon for revoking the permit. Notice may be given either by personal delivery thereof or registered United States mail addressed to the Person notified.

D. When any permit has been revoked and the work authorized by the permit has not been completed, the Superintendent shall do such work as may be necessary to restore the Street or part thereof to as good a condition as before the opening was made. All expenses incurred by the Town shall be recovered from the deposit or bond the Permittee has made or filed with the Town.

§ 187-19. Default in performance.
Whenever the Superintendent shall find that a default has occurred in the performance of any term or condition of the permit, written notice thereof shall be given to the principal and to the surety on the bond. Such notice shall state the work to be done, the estimated cost thereof and the period of time deemed by the Superintendent to be reasonably necessary for the completion of such work.

§ 187-20. Completion of work by surety.

After receipt of such notice the surety must, within the time therein specified, either cause the required work to be performed or, failing therein, indemnify the Town for the cost of doing the work as set forth in the notice.

§ 187-21. Protection of excavations.
Any Person making an excavation covered by this article shall erect a suitable barrier or guard for the protection of Persons using the Streets or Sidewalks and, in addition thereto, shall set up and maintain during the hours of darkness sufficient lights or flares to properly illuminate the area and shall also take all necessary precautions for the protection of the Town and of public service companies or municipal districts and adjoining property owners and other which might be endangered by such excavations or the work incident thereto and shall comply with all directions given by the Superintendent of Highways with respect to such barriers, lights, flares flaggers and protective measures. All signs used at night shall be standard NYSDOT reflectorized with wide-angle, flattop, reflective sheeting. All devices used both day and night shall be mounted a minimum of five feet above the crown of the pavement. Traffic control devices shall be placed at least 100 feet in advance of obstructions to adequately warn and direct traffic. The Superintendent of Highways reserves the right to order the correction of any unsafe condition and the installation of additional signs, lights or other traffic control devices. Any opening found not to be properly protected shall immediately be properly protected by the Town and the cost thereof charged against the cash deposit or bond hereinbefore provided for.

§ 187-22. Tampering with lights and barricades.
It shall be unlawful for any Person to break down, remove or interfere with any such barrier so erected, lights or any part thereof, or to remove said barrier or lights without the consent of the Town Highway Superintendent.

§ 187-23. Duties and responsibilities of Applicants.
It shall be the duty and responsibility of any Applicant to agree to save the Town, its officers, employees and agents harmless from any and all costs, damages and liabilities which may accrue or be claimed to accrue by reason of any work performed under said permit. The acceptance of any permit under this article shall constitute such an agreement by the Applicant, whether the same is expressed or not.

§ 187-24. Inspection of completed work release.
The Permittee shall notify the Superintendent of Highways when work has been completed, after which an inspection will be made by the Superintendent of Highways or his duly authorized agent, and upon approval of the work, a release will be granted to the Permittee. Until the granting of such a release, the Permittee shall remain liable for proper guarding and protection as provided herein.

§ 187-25. Refund of deposit.
Upon notification by the Permittee that all work authorized by the permit has been completed and after restoration of the opening, the Superintendent shall refund to the Permittee his deposit less all cost incurred by the Town in connection with said permit. In no event shall the permit fee or the inspection fees be refunded.

§ 187-26. Forfeiture of deposit.

A. In the event that the Street is not restored to an acceptable condition or the work has not been completed pursuant to the terms and conditions of the permit, within 10

days after notice from the Town Superintendent of Highways that the work has not been satisfactorily performed or the Street is not in proper acceptable condition, or within 24 hours if the existing condition is designated as a safety defect, the aforesaid deposit made with the Town Superintendent of Highways shall be forfeited to the Town.

B. The Town Board may thereafter order the Town Finance Director to provide funds out of the moneys deposited to the Highway Superintendent to repair or replace said Street, road, highway or Sidewalk, pavement, curb or gutter. In the alternative, the Superintendent of Highways may contract with the Applicant for the Highway Department to complete the pavement, Sidewalk, curb or gutter for a mutually agreed upon sum. Upon the completion of said excavation, where the Applicant has deposited cash in lieu of an undertaking, the moneys deposited hereunder are to be returned to the Applicant, provided that all or part have not been expended pursuant to the provisions herein.

§ 187-27. Regulations and specifications for permit.

A. Construction.

(1) When working on any Town Street, no pavement cuts or trenches are to be left uncovered or unfilled overnight except in emergencies, and in such cases adequate precautions must be exercised to protect traffic.

(2) Backfilling around completed structures shall be made of selected material NYSDOT Item 4, free from loose stones, as soon as the structure has attained sufficient strength to preclude injury, and shall be made in successive horizontal layers not exceeding six inches in depth. Each layer shall be thoroughly compacted by tamping to the satisfaction of the Superintendent of Highways. No frozen material shall be used in the backfill. Special care shall be taken to thoroughly compact the portion directly under the haunches, around the sides and for a depth of one foot over pipes or ducts. No rock shall be placed in the backfill within 12 inches of a pipe or duct. No backfilling of trenches by scrapers or other machinery will be allowed, except that on longitudinal trenches outside the pavement limits the use of power backfillers mounted on pneumatic tires may be used if provisions are made for adequate compacting of filled material. The work shall be so carried on that not over 300 linear feet of trench shall be open at any one time, unless otherwise authorized by the Superintendent of Highways.

(3) All pipes or mains crossing Street pavements shall, wherever possible, be driven beneath the roadway without disturbance to the pavement. The point of driving shall not be less than five feet from the edge of pavement. Such crossover pipes shall, whenever possible, be enclosed in sleeves or larger pipes so that repairs or replacements may be made without further disturbances of the roadway pavement.

(4) If the boring method in the driving of crossover pipes is found to be impracticable, the representative of the Highway Department shall be consulted to determine the manner of placing the pipe by the opening method. This request is to be made, in writing, to the Highway Department and may be granted by the Superintendent upon such conditions as he deems necessary and proper under the circumstances.

(5) All surplus excavated material and debris shall be cleaned up and removed from the site of the work upon the completion of the work by the Permittee, leaving the site of the work in an acceptable neat and orderly condition.

(6) Where topsoil, seeded areas or sod are disturbed in the excavating, the Permittee shall restore the ground surfaces to the same conditions.

(7) Manhole covers, frames and other structures placed within the roadway limits shall be of sufficient weight and strength and of a suitable type and stability rated for traffic loading approved by the Superintendent of Highways and shall be set flush with the surface of the pavement.

§ 187-28. Methods and types of openings.

A. Openings in concrete Streets shall have a minimum width of five feet.

B. No Streets are to be tunneled, but pipes may be driven or trenched across.
C. All openings are to be made either by trenching machines or hand labor, as specified in the permit.
D. Proper sheeting and bracing must be installed in trenches where there is a possibility of caving of the banks.
E. All Permittees shall comply with OSHA requirements for the work being performed.
F. No opening shall be permitted until New York State Code 53 requirements for notification and utility markouts are met.

§ 187-29. Insurance required.
No permit shall be issued by the Superintendent of Highways for the excavation in any Street unless the Person to whom the permit is to be issued shall have filed in the form of a certificate of insurance with the application for such permit a comprehensive general or commercial general liability insurance policy in full force and effect with minimum limits of coverage for bodily injury and property damage equal to $1,000,000 per occurrence, combined single-limit bodily injury and property damage, and $2,000,000 general aggregate and/or products completed, operations aggregate, commercial auto liability insurance covering the use of all owned, non-owned, and hired vehicles with combined bodily injury and property damage limit of at least $1,000,000; along with an umbrella liability policy equal to $2,000,000 each occurrence. All insurance carriers must be authorized to do business in the State of New York and have a Moody's A rating or higher. The umbrella must be excess over the general liability, automobile and employers liability. The general and umbrella policies must name the Town of Stony Point as an additional insured on a primary and noncontributory basis. Each Applicant shall also file with the Highway Department evidence, in the form of a certificate of insurance, that the statutory workers' compensation and disability insurance has been obtained by the Applicant for all employees engaged in the roadwork. The Town Attorney shall approve the policy or certificate for form.

§ 187-30. Enforcement officer.
The Superintendent of Highways, or his designee, is hereby authorized to enforce the provisions of this article.

§ 187-31. Winter work.

During the "winter work season," which is hereby defined as November 15 through April 1, Street opening permits may be issued only for Emergency work at the discretion of the Highway Superintendent. Subject to special precautions to allow for snow removal operations In the event that an Emergency exists and a permit is necessary, the backfill of all Street openings, including shoulder openings, shall be made in accordance with the procedures given in this section.
A. In shoulders, the final nine inches of material shall be approved and then thoroughly compacted to the contour of the road and shoulder.
B. For openings in the pavement, a temporary pavement restoration shall be made by placing two layers of NYSDOT Item 4, each of a compacted thickness of four inches, on the prepared subgrade, thoroughly compacting these layers in accordance with the proper procedures for a base course and then placing a layer of bituminous concrete winter mix, six inches in compacted thickness, on top. No frozen material shall be placed in the excavation. As early in the spring as weather and ground conditions permit, sufficient temporary pavement shall be removed as will allow for its replacement with the normally required pavement cross section.
C. Notwithstanding anything which may appear to the contrary in the permit application and regulations, the Applicant, by accepting the permit, assumes all responsibility for the safe maintenance of the subject opening(s) from November 15 through April 1 and further assumes all liability for damages resulting from or in any way connected with the subject opening(s) during this period.

§ 187-32. Notice of improvements by Town.
When the Town shall improve or pave any Street, the Highway Superintendent shall first

give notice to all Persons owning property abutting on the Street about to be paved or improved, and to all public utilities and authorities operating in the Town, and all such Persons, utilities and authorities shall make all connections as well as any repairs thereto which would necessitate excavation of the Street within 30 days from the giving of such notice. The time shall be extended if permission is requested in writing and approved by the Town after consultation with the Town Superintendent of Highways.

§ 187-33. Opening new Streets restricted.

No permit shall be issued by the Superintendent which would allow an excavation or opening in a paved and improved Street surface less than five years old unless the Applicant can clearly demonstrate that public health or safety requires that the proposed work be permitted or unless an Emergency condition exists as otherwise required by law. In the alternative, anAapplicant may be permitted to open an excavation in an improved Street surfacy less than five years old if the Applicant agrees, upon completion of the work, to pave the affected road area from curb to curb at the Applicant's expense.

§ 187-34. Abandoned facilities.

A. Whenever any pipe, conduit, duct, tunnel or other structure located under the surface of any Street, or the use thereof, is abandoned, the Person owning, using, controlling or having an interest therein shall, within 30 days after such abandonment, file with the Superintendent a statement, in writing, giving in detail the location of the structure so abandoned.
B. Each map or set of maps filed pursuant to the provisions of this section shall show in detail the location of all such structures abandoned subsequent to the filing of the last preceding map or set of maps.

C. When the Town plans to pave or improve Streets in which there are abandoned facilities, the owner of such facilities shall be notified to remove them if, in the opinion of the Superintendent, their removal is in the best interest of the Town. If the owner shall refuse to remove such facilities, the Town shall remove the abandoned facilities, and the owner shall reimburse the Town for such removal.

§ 187-35. Notice to other Persons affected.

A. If the work to be undertaken by the Permittee is such that it will affect the use of properties abutting or adjoining the project, the Superintendent shall require the Permittee to submit a list of the names and addresses of the owners and/or tenants of such properties. Upon receipt of such list, the Permittee shall notify the affected property owners and/or tenants of the proposed work to be done and submit proof of notification to the Highway Superintendent.
B. If the work to be undertaken by a Permittee will affect other subsurface installations in the vicinity of the proposed opening, the Permittee shall notify the owners of such facilities of the proposed work.

§ 187-36. Notice to police and fire authorities.

The Superintendent shall notify, in writing, the Town police and fire authorities of all Street opening permits he grants that may present an obstruction to Emergency responses in such Street. Such notification shall state the nature of the work to be done, the proposed beginning and completion dates and the location of such project. Minor Street openings not affecting the travel of emergency vehicles shall not require such notification.

§ 187-37. Adoption of regulations.

The Superintendent is hereby authorized and directed to adopt from time to time such written regulations as may be necessary for the implementation and enforcement of the provisions of this article. Such regulations shall include, but shall not be limited to:

A. Restrictions for the protection of existing subsurface installations, monuments and drainage systems.
B. Requirements for the storage and removal of excavated materials.
C. Designation of safety precautions to be taken by the Permittee.
D. Restriction as to the periods of the day when the work may be performed.
E. Supplemental requirements for backfilling, inspecting and restoring of openings.

§ 187-38. Schedule of costs.
The Superintendent is authorized to establish a schedule of charges for inspections, labor, materials and such other expenses as may be incurred by the Town in meeting the requirements of this article. The schedule shall be open to public inspection in the office of the Superintendent upon demand. In lieu of a separate schedule, such charges and fees may be incorporated into the Town fee schedule as amended from time to time by the Town Board. During the project there will be periodic inspections by the Highway Department that must be paid for by the Permittee. An escrow account shall be established and monies deposited with the Town. The amount shall be determined by the Highway Superintendent or Town engineer.

§ 187-39. Decisions on costs.
Any Person committing an offense against any provision of this article shall be guilty of a violation punishable by a fine not exceeding $1,000 or by imprisonment for a term not exceeding 15 days, or by both such fine and imprisonment. The continuation of an offense against the provisions of this article shall constitute, for each day the offense is committed, a separate and distinct offense hereunder.

§ 187-40. Penalties for offenses.
A. Any Person found guilty of a violation of any provision of this chapter shall be punished by a fine of up to $2,500. Any Person found guilty of a second offense of any provision of this chapter within 18 months of the date of the first conviction shall be punished by a fine of not less than $2,500 and not more than $5,000. Any Person found guilty of a third offense of any provision of this chapter within 18 months of the date of the second conviction shall be punished by a fine of not less than $7,500 and not more than $10,000. Any Person found guilty of a fourth or subsequent offense of any provision of this chapter within 18 months of the date of the third conviction shall be punished by a fine of not less than $10,000 and not more than $15,000. The continuation of an offense against the provisions of this article shall constitute, for each day the offense is committed, a separate and distinct offense hereunder.
B. The application of the above penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the exercise of any civil rights or remedies set forth in this article or in any other provision of law.
C. Any public utility found guilty of violating § 187-16A and that fails to remove its Plant from a damaged pole within 15 days of receiving notification from the Town, pursuant to § 187-16A(1), shall be punished by a fine of up to $250 for each such violation. Each day that the violation continues shall be deemed a separate violation.
D. Any public utility that fails to remove a Double Pole within 90 days of receiving notification from the Town, pursuant to § 187-16A(2), shall be punished by a fine of $1,000 per full calendar month that the violation continues.

ARTICLE III
Public Right of Way Maintenance

§ 187-41. Responsibility for maintenance.

Every owner, lessee, tenant, occupant or other Person having charge or control of any building or lot of land abutting upon any Street or public place where the Sidewalk is flagged, concreted or otherwise paved or laid shall keep the Sidewalk in front of the premises clean and free from papers, rags, scraps, sticks, leaves, yard waste, earth and any and all manner of rubbish, refuse and any hazardous materials, including snow and ice, except that in the case of school or arterial Sidewalks duly designated as such by the Town Board, the obligation to remove snow and ice shall be the responsibility of the Town. Every owner, lessee, tenant, occupant or other Person having charge or control of any building or lot of land abutting unpaved right of ways or easements shall maintain grass, weeds, bushes, trees and other growth in conformance with property maintenance standards.
A. Every owner, lessee, tenant or other Person having charge or control of any building or land abutting upon any public Street or public place which has a Sidewalk not

designated school or arterial shall remove any snow or ice which shall fall, form or accumulate on such Sidewalk within 36 hours after such snow or ice shall have fallen, formed or accumulated.

B. No owner, lessee, tenant or other Person having charge or control of any building or land abutting upon any public Street or public place shall place, sweep or otherwise deposit, or allow to remain upon such Street or public place, or any Sidewalk adjacent thereto, any papers, rags, scraps, sticks, lawn cuttings, leaves, yard waste, dirt, refuse or rubbish, snow, ice or any material, nor shall any such Person permit any overflow from cesspools or septic tanks, waste, or dirty or contaminated water to be poured, dumped or directed onto any part of any abutting Sidewalk, gutter, unpaved right of ways or, Street, nor shall any such Person grade, regrade or otherwise allow any surface water which accumulates on property abutting a public Street to be directed or otherwise allowed to flow upon any such Street, or direct water thereon from sump pumps, in such manner as to create any hazard, danger or risk thereof, resulting from the formation of ice, ponding or any other dangerous condition, to vehicles or Persons using said Streets.

§ 187-42. Obstructions prohibited.

Any encroachment upon or encumbrance of any part of the Sidewalk or Street by any stock of food, merchandise, produce, waste material or any other article or thing that obstructs the Sidewalk or Street is prohibited. Any reduction of the clear Sidewalk width to less than 3 feet shall be considered an obstruction.

§ 187-43. Penalties for offenses.

Any Person found guilty of a violation of any provision of this chapter shall be punished by a fine of up to $2,500. Any Person found guilty of a second offense of any provision of this chapter within 18 months of the date of the first conviction shall be punished by a fine of not less than $2,500 and not more than $5,000. Any Person found guilty of a third offense of any provision of this chapter within 18 months of the date of the second conviction shall be punished by a fine of not less than $7,500 and not more than $10,000. Any Person found guilty of a fourth or subsequent offense of any provision of this chapter within 18 months of the date of the third conviction shall be punished by a fine of not less than $10,000 and not more than $15,000. The continuation of an offense against the provisions of this article shall constitute, for each day the offense is committed, a separate and distinct offense hereunder.

§ 187-44. Enforcement.

The provisions of this article shall be enforced by the Superintendent of Highways, his designees, code enforcement officials of the Town of Stony Point and those other Town officials authorized to issue appearance tickets, pursuant to Chapter 4 of this Code.

ARTICLE IV
Notification Of Defects

§ 187-45. Purpose and intent.

This shall be a local law providing for written notification of defects and obstructions on Town highways, bridges, Streets, Sidewalks, crosswalks and culverts in the Town of Stony Point. The purpose of this article is to provide notification to the Town to ensure the safety, health, protection and general welfare of Persons in the Town of Stony Point.

§ 187-46. Title.

This article shall be known as “Notice of Street Defects.”

§ 187-47 Notification.

No civil actions shall be maintained against the Town of Stony Point or the Town Superintendent of Highways for damages or injuries to Person or property sustained by reason of any highway, Street, bridge, Sidewalk, crosswalk or culvert being defective, out of repair, unsafe, dangerous or obstructed unless written notice of such highway, bridge, Street, Sidewalk, crosswalk or culvert was actually given to the Town Clerk or

Town Superintendent of Highways and there was a failure or neglect within a reasonable time after the giving of such notice to repair or remove the defect, danger or obstruction complained of. No such action shall be maintained for damages or injuries to Person or property sustained solely in consequence of the existence of snow or ice upon any highway, bridge, Street, Sidewalk, crosswalk or culvert, unless written notice thereof, specifying the particular place, was actually given to the Town Clerk or Town Superintendent of Highways and there was failure or neglect to cause such snow or ice to be removed or to make the place otherwise reasonably safe within a reasonable time after the receipt of such notice.

§ 187-48 Procedures.

The Town Superintendent of Highways shall transmit, in writing, to the Town Clerk within 10 days after the receipt thereof all written notices received pursuant to this article and Subdivision 2 of § 65-a of the Town Law. The Town Clerk shall cause all written notices received pursuant to this article and Subdivision 2 of § 65-a of the Town Law to be presented to the Town Board within five days of the receipt thereof or at the next succeeding Town Board meeting, whichever shall be sooner. The Town Clerk shall keep a separate indexed record of all such notices received pursuant to Town Law § 65-a, Subdivision 4. The record shall state the date of receipt of such notice, the nature and location of the condition stated to exist and the name and address of the Person from whom the notice is received.

§ 187-49 Supersession of statutory provisions.

This article shall supersede, in its application to the Town of Stony Point, Subdivisions 1 and 3 of § 65-a of the Town Law of the State of New York.

ARTICLE V
Construction of Driveway Connections to Town Streets

§ 187-50. Purpose.

The purpose of these regulations is to regulate the construction of driveway connections to Town Streets, taking into consideration storm drainage, future expansion and safe access.

§ 187-51. Permit required.

It shall be unlawful for any Person, firm, corporation or municipality to make any type of connection or modification with any Town Street without a permit, in writing, from the Town Superintendent of Highways.

§ 187-52. Application.

To obtain a permit, an application must be made in writing on the form provided and signed by the Applicant undertaking the work. If the application is made by a municipality, the application shall be executed by its proper officers. In lieu of such execution, the municipality may, by resolution, a certified copy of which shall be filed with the town, designate an agent or officer to execute applications for permits.

§ 187-53. Definition.

Wherever the word "Town" is used in these regulations, it shall also mean the Town of Stony Point and/or the Town Superintendent of Highways or his representatives.

§ 187-54. Driveway connections.

Before construction of a driveway connection may begin, or modification to location or width of existing driveway connections the Permittee shall arrange a field conference with the Town at the site for the purpose of determining grades, drainage, line, sight distance, etc., acceptable to the Town.

Residential properties and dwellings shall not be approved for driveway widths exceeding 20 feet at the right of way boundary unless specifically authorized by the Highway Superintendent

§ 187-55. Application fees for Street connections; liability insurance required.

A. The application fee for each application for a new driveway application and for modification to existing driveway applications shall be pursuant to the Town Fee Schedule as amended from time to time by the Town Board. The application must be accompanied by cash or certified check in that amount payable to the Town of Stony Point.

B. Before a permit can be issued, the Applicant must first file with the Superintendent of Highways adequate and satisfactory evidence that he is covered by public liability insurance in the amounts of $1,000,000 to $2,000,000, and $250,000 for property damage, and that under this coverage, or by separate policies in the above amounts, the Town of Stony Point and/or the Superintendent of Highways are named and fully indemnified. The Applicant must also file with the Superintendent of Highways adequate and satisfactory evidence that he is fully covered for workmen's compensation insurance. The Permittee shall, at his own expense, entirely construct the connection up to the edge of the existing Town road pavement, including all drainage, as shown on his approved plan and profile.

C. If the work of the connection is to be performed by a contractor, the contractor must first file with the Superintendent of Highways adequate and satisfactory evidence that he is covered by public liability insurance in the amounts of $1,000,000 to $2,000,000, and $250,000 for property damage, and that under this coverage, or by separate policies in the above amounts, the Town of Stony Point and/or the Superintendent of Highways are named and fully indemnified. The Applicant must also file with the Superintendent of Highways adequate and satisfactory evidence that he is fully covered for workmen's compensation insurance.

D. Any opening in the Street beyond the limits of the connection shall not be started without first obtaining a Street opening permit from the Town.

§ 187-56. Driveway inspection rates.

The charge to be made by the Town for inspection of any openings, pavement restoration and maintenance shall be pursuant to the Town Fee Schedule as amended from time to time by the Town Board for each inspection.

§ 187-57. Authority to revoke permit; Permittee responsibilities; Town to be saved harmless.

A. The Town Superintendent of Highways reserves the right to at any time, revoke or annul this permit should the said Permittee fail to comply with the terms and conditions upon which it is granted.

B. The Permittee shall be held liable for any damage done to the Street in making connection. Any damage done shall be restored to acceptable condition at the expense of the Permittee.

C. The Permittee shall be responsible for the protection of traffic on the Street by the maintenance of lights, barricades, warning signs flaggers and so forth, where necessary.

D. The Permittee agrees, in accepting a permit for driveway, road and Street connection, to save harmless the Town of Stony Point, its officers and servants from and against any injury, loss, damage or legal action resulting from negligence or fault of the Permittee, its agents or servants in connection with work covered by the permit.

Section 4. State Environmental Quality Review Act.

Pursuant to 6 NYCRR 617.5 (26) and (33), this Local Law is classified as a Type II action which requires no further review under the State Environmental Quality Review Act.

Section 5. 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 6. 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 7. Effective date.

This Local Law shall be effective immediately upon filing with the Secretary of State.

Approve Employee Payout

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 employee payout to Andrew Roff, Parks Department for unused vacation time in the amount of $2,440.36.

Approve Hire-Parks Department-Part Time Seasonal

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 hire of Anthony Nigro to Parks Department as a part-time seasonal employee at a rate of pay of $16/hour.

Approve Hire-Parks Department

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 hire of Jake Strassburg as grounds worker at a grade 11 as per CSEA contract.

Approve Hire – Senior Citizen Bus Driver

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 John Fox as the Senior Citizen Bus Driver at a rate of pay of $25/hour.

Adopt Negative Declaration-Highway Garage

A motion was made by Supervisor Stamm, seconded by Councilman Puccio and unanimously carried by a voice vote of those board members present to adopt the Negative Declaration for the Highway Garage as follows:

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Town of Stony Point, Rockland County, New York

Name of Action: Town Highway Department Garage
Date: October 13, 2026

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Stony Point Town Board, as Lead Agency, has determined that the proposed action described in the project narrative and Environmental Assessment Form consistent with the procedures and criteria set forth in 6 NYCRR 617.7, analyzed the relevant areas of environmental concern using the SEQR standards and determined that the proposed Action will not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not be prepared.

SEQR Status: Unlisted
Conditioned Negative Declaration: No

Description of Action: The town proposes to construct at 20,000 square foot garage at their existing highway department property with access from Rose Street. The building will connect to municipal water and sewer services and be used to store highway department vehicles and equipment which is currently stored outside on the existing property.

Location: 15 Rose Street
Reasons Supporting This Determination:

The proposed action is not anticipated to result in any adverse environmental impacts based on the following:

1. The site is currently developed as the primary office and storage yard for the Town of Stony Point Highway Department. This project does not change the land use at the site, it will move vehicles and equipment which are currently stored outside, into a fully enclosed building.

2. The area of the site proposed for the garage is previously disturbed, paved and relatively flat. Only minor grading will be required, and the total amount of site disturbance will be less than the 1-acre threshold for preparation of a stormwater pollution prevention plan and therefore this report is not required.

3. No mature tree clearing is required for the project.

4. Erosion and sediment control measures will be installed during construction consistent with the NYSDEC stormwater design manual.

5. The site is considered a priority site under the NYS MS4 program due to the storage of fuel and other chemicals which have the potential to enter the storm-sewer and contaminate the watershed. The construction of a storage building will further reduce the potential for fuel or other chemicals and road salts to enter the watershed.

6. The site does not contain any historic properties, nor are any properties designated as historic or culturally significant immediately surrounding the site. The closest such structure, based on the NYS Office of Parks, Recreation and Historic Preservation online database is the William H. Rose House located approximately 500 feet from the subject property with several residential intervening structures. No impacts to this resources are anticipated. As so state or Federal permits are required for this project, formal SHPO coordination is not required.

7. The Project Site does not contain any wetlands or other surface water resources, and the site is not located in an area subject to flooding. No impacts to such resources will occur.

8. No additional employees will be hired as a result of the new garage and the garage is not otherwise anticipated to generate any additional traffic to the site.

9. Water and sewer generation at the site is anticipated to be minor. The site is currently served by municipal utilities. Service lines will be extended to site consistent with all applicable district specifications.

10. The Project is not located within a designated Critical Environmental Area and, therefore will have no impact on any such areas.

Approve Bond Resolution-Highway Garage

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 following bond resolution for the highway garage:

BOND RESOLUTION OF THE TOWN BOARD OF THE TOWN OF STONY POINT, ROCKLAND COUNTY, NEW YORK (THE "TOWN"), AUTHORIZING THE CONSTRUCTION AND RECONSTRUCTION OF A NEW TOWN HIGHWAY GARAGE; STATING THE MAXIMUM ESTIMATED COST THEREOF IS $2,300,000; APPROPRIATING SAID AMOUNT THEREFOR; AND AUTHORIZING THE ISSUANCE OF UP TO $2,300,000 IN SERIAL BONDS OF THE TOWN TO FINANCE SAID APPROPRIATION

WHEREAS, the Town Board (the "Town Board") of the Town of Stony Point, Rockland County (the "Town") proposes to authorize the issuance of $2,300,000 in serial bonds of the Town to finance the construction and reconstruction of a new Town Highway Garage (the "Project"), at an estimated maximum cost of $2,300,000; and

WHEREAS, by resolution adopted prior to this resolution, the Town Board determined pursuant to the State Environmental Quality Review Act and the regulations of the Department of Environmental Conservation promulgated thereunder (6 NYCRR Part 617.5(c)) (collectively, "SEQRA"), that said public improvement and purpose constitutes a "Type II" action under the New York State Environmental Quality Review Act and the regulations promulgated thereunder (6 NYCRR Part 617.5(c)) (collectively, "SEQRA") and, based on its coordinated review, determined that the Project will not cause a significant impact on the environment and adopted a "Negative Declaration" pursuant to SEQRA with respect thereto; and

WHEREAS, the Town Board now wishes to appropriate funds for the Project and to authorize the issuance of the Town's serial bonds and bond anticipation notes to be issued to finance the Project.

NOW THEREFORE BE IT RESOLVED, by the Town Board of the Town of Stony Point, Rockland County, New York (by the favorable vote of not less than two-thirds of all the members of such body), as follows:

SECTION 1. The Town is hereby authorized to undertake the construction and reconstruction of a new Town Highway Garage. It is hereby determined that the maximum estimated cost of the aforementioned class of object or purpose is $2,300,000, said amount is hereby appropriated therefor and the plan for the financing thereof shall consist of (i) the issuance of the $2,300,000 in serial bonds of the Town authorized to be issued pursuant to this resolution or bond anticipation notes issued in anticipation of such bonds and (ii) unless paid from other sources, the levy and collection of taxes on all taxable real

property of the Town to pay the principal of such bonds or notes and the interest thereon as the same become due and payable.

SECTION 2. Serial bonds of the Town (including, without limitation, statutory installment bonds) in the principal amount of $2,300,000 are hereby authorized to be issued pursuant to provisions of Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law") to finance the aforementioned class of object or purpose.

SECTION 3. It is hereby determined that the period of probable usefulness of the aforementioned class of object or purpose is thirty (30) years, pursuant to subdivision 11(a)(1). of paragraph a. of Section 11.00 of the Law.

SECTION 4. The final maturity of the bonds herein authorized to be issued shall not be in excess of five (5) years measured from the date of issuance of the first serial bond or bond anticipation note issued pursuant to this resolution.

SECTION 5. The temporary use of available funds of the Town, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Law, for the capital purposes described in this resolution. The Town shall reimburse such expenditures with the proceeds of the bonds or bond anticipation notes authorized by this resolution. This resolution shall constitute a declaration of "official intent" to reimburse the expenditures authorized herein with the proceeds of the bonds and bond anticipation notes authorized herein, as required by United States Treasury Regulations Section 1.150-2.

SECTION 6. Each of the serial bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds shall contain the recital of validity prescribed by Section 52.00 of the Law and said serial bonds and any bond anticipation notes issued in anticipation of said bonds shall be general obligations of the Town, payable as to both principal and interest by a general tax upon all the real property within the Town, subject to applicable statutory limitations, if any. The faith and credit of the Town are hereby irrevocably pledged to the punctual payment of the principal and interest on said serial bonds and bond anticipation notes and provisions shall be made annually in the budget of the Town by appropriation for (a) the amortization and redemption of the bonds and bond anticipation notes to mature in such year and (b) the payment of interest to be due and payable in such year.

SECTION 7. Subject to the provisions of this resolution and of the Law, pursuant to the provisions of Section 30.00 relative to the authorization of the issuance of serial bonds and bond anticipation notes or the renewals of said obligations and of Sections 21.00, 50.00, 54.90, 56.00 through 60.00, 62.10 and 63.00 of the Law, the powers and duties of the Town Board relative to authorizing serial bonds and bond anticipation notes and prescribing terms, form and contents as to the sale and issuance of bonds herein authorized, including without limitation the determination of whether to issue bonds having substantially level or declining debt service and all matters related thereto, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, are hereby delegated to the Town Supervisor, as the chief fiscal officer of the Town (the "Town Supervisor"). Such bonds and notes shall be of such terms, form and contents as may be prescribed by said Town Supervisor consistent with the provisions of Local Finance Law. Further, pursuant to paragraph b. of Section 11.00 of the Law, in the event that bonds to be issued for the class of object or purpose authorized by this resolution are combined for sale, pursuant to paragraph c. of Section 57.00 of the Law, with bonds to be issued for one or more object or purpose authorized by other resolutions of the Board, then the power of the Board to determine the "weighted average period of probable usefulness" (within the meaning of paragraph a. of Section 11.00 of the Law) for such combined objects or purposes is hereby delegated to the Town Supervisor, as the chief fiscal officer of the Town.

SECTION 8. The Town Supervisor is hereby further authorized to take such actions and execute such documents as may be necessary to ensure the continued status

of the interest on the bonds authorized by this resolution and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and to designate the bonds authorized by this resolution and any notes issued in anticipation thereof, if applicable, as "qualified tax-exempt bonds" in accordance with Section 265(b)(3)(B)(i) of the Code.

SECTION 9. The Town Supervisor is further authorized to enter into a continuing disclosure undertaking with or for the benefit of the initial purchasers of the bonds or notes authorized by this resolution in compliance with the provisions of Rule 15c2-12, promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

SECTION 10. The intent of this resolution is to give the Town Supervisor sufficient authority to execute those applications, agreements and instruments, or to do any similar acts necessary to affect the issuance of the aforesaid serial bonds or bond anticipation notes without resorting to further action of the Board.

SECTION 11. In the absence of the Town Supervisor, the Deputy Town Supervisor of the Town is hereby specifically authorized to exercise the powers delegated to the Town Supervisor in this resolution.

SECTION 12. The validity of the bonds authorized by this resolution and of any bond anticipation notes issued in anticipation of said bonds may be contested only if:

(a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money; or

(b) the provisions of law which should be complied with at the date of the publication of such resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or

(c) such obligations are authorized in violation of the provisions of the Constitution.

SECTION 13. The Town Clerk is hereby authorized and directed to cause a copy of this resolution, or a summary thereof, to be published in the official newspaper(s) of the Town for such purpose, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Law.

Approve Bond Resolution-Golf Course Irrigation Project

A motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present to approve the following bond resolution for Golf Course Irrigation Project:

BOND RESOLUTION OF THE TOWN BOARD OF THE TOWN OF STONY POINT, ROCKLAND COUNTY, NEW YORK (THE "TOWN"), AUTHORIZING CERTAIN IMPROVEMENTS TO THE TOWN'S MUNICIPAL GOLF COURSE; STATING THE MAXIMUM ESTIMATED COST THEREOF IS $1,100,000; APPROPRIATING SAID AMOUNT THEREFOR; AND AUTHORIZING THE ISSUANCE OF UP TO $1,100,000 IN SERIAL BONDS OF THE TOWN TO FINANCE SAID APPROPRIATION

WHEREAS, the Town Board (the "Town Board") of the Town of Stony Point, Rockland County (the "Town") proposes to authorize the issuance of $1,100,000 in serial bonds of the Town to finance the construction and reconstruction of certain improvements to the Town's Municipal Golf Course (the "Project"), at an estimated maximum cost of $1,100,000; and

WHEREAS, the Town Board now wishes to appropriate funds for the Project and to authorize the issuance of the Town's serial bonds and bond anticipation notes to be issued to finance the Project.

NOW THEREFORE BE IT RESOLVED, by the Town Board of the Town of Stony Point, Rockland County, New York (by the favorable vote of not less than two-thirds of all the members of such body), as follows:

SECTION 1. The Town is hereby authorized to undertake the construction and reconstruction of certain improvements to the Town's Municipal Golf Course. It is hereby determined that the maximum estimated cost of the aforementioned class of object or purpose is $1,100,000, said amount is hereby appropriated therefor and the plan for the financing thereof shall consist of (i) the issuance of the $1,100,000 in serial bonds of the Town authorized to be issued pursuant to this resolution or bond anticipation notes issued in anticipation of such bonds and (ii) unless paid from other sources, the levy and collection of taxes on all taxable real property of the Town to pay the principal of such bonds or notes and the interest thereon as the same become due and payable.

SECTION 2. Serial bonds of the Town (including, without limitation, statutory installment bonds) in the principal amount of $1,100,000 are hereby authorized to be issued pursuant to provisions of Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law") to finance the aforementioned class of object or purpose.

SECTION 3. It is hereby determined that the period of probable usefulness of the aforementioned class of object or purpose is fifteen (15) years, pursuant to subdivision 54. of paragraph a. of Section 11.00 of the Law.

SECTION 4. The final maturity of the bonds herein authorized to be issued shall not be in excess of five (5) years measured from the date of issuance of the first serial bond or bond anticipation note issued pursuant to this resolution.

SECTION 5. The temporary use of available funds of the Town, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Law, for the capital purposes described in this resolution. The Town shall reimburse such expenditures with the proceeds of the bonds or bond anticipation notes authorized by this resolution. This resolution shall constitute a declaration of "official intent" to reimburse the expenditures authorized herein with the proceeds of the bonds and bond anticipation notes authorized herein, as required by United States Treasury Regulations Section 1.150-2.

SECTION 6. Each of the serial bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds shall contain the recital of validity prescribed by Section 52.00 of the Law and said serial bonds and any bond anticipation notes issued in anticipation of said bonds shall be general obligations of the Town, payable as to both principal and interest by a general tax upon all the real property within the Town, subject to applicable statutory limitations, if any. The faith and credit of the Town are hereby irrevocably pledged to the punctual payment of the principal and interest on said serial bonds and bond anticipation notes and provisions shall be made annually in the budget of the Town by appropriation for (a) the amortization and redemption of the bonds and bond anticipation notes to mature in such year and (b) the payment of interest to be due and payable in such year.

SECTION 7. Subject to the provisions of this resolution and of the Law, pursuant to the provisions of Section 30.00 relative to the authorization of the issuance of serial bonds and bond anticipation notes or the renewals of said obligations and of Sections 21.00, 50.00, 54.90, 56.00 through 60.00, 62.10 and 63.00 of the Law, the powers and duties of the Town Board relative to authorizing serial bonds and bond anticipation notes and prescribing terms, form and contents as to the sale and issuance of bonds herein authorized, including without limitation the determination of whether to issue bonds having substantially level or declining debt service and all matters related thereto, and of

any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, are hereby delegated to the Town Supervisor, as the chief fiscal officer of the Town (the "Town Supervisor"). Such bonds and notes shall be of such terms, form and contents as may be prescribed by said Town Supervisor consistent with the provisions of Local Finance Law. Further, pursuant to paragraph b. of Section 11.00 of the Law, in the event that bonds to be issued for the class of object or purpose authorized by this resolution are combined for sale, pursuant to paragraph c. of Section 57.00 of the Law, with bonds to be issued for one or more object or purpose authorized by other resolutions of the Board, then the power of the Board to determine the "weighted average period of probable usefulness" (within the meaning of paragraph a. of Section 11.00 of the Law) for such combined objects or purposes is hereby delegated to the Town Supervisor, as the chief fiscal officer of the Town.

SECTION 8. The Town Supervisor is hereby further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and to designate the bonds authorized by this resolution and any notes issued in anticipation thereof, if applicable, as "qualified tax-exempt bonds" in accordance with Section 265(b)(3)(B)(i) of the Code.

SECTION 9. The Town Supervisor is further authorized to enter into a continuing disclosure undertaking with or for the benefit of the initial purchasers of the bonds or notes authorized by this resolution in compliance with the provisions of Rule 15c2-12, promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

SECTION 10. The Town Board hereby determines that the actions authorized by this resolution and the adoption hereof collectively constitute a "Type II" action within the meaning of the State Environmental Quality Review Act and the regulations of the New York State Department of Environmental Conservation thereunder (collectively, "SEQRA") and that no further action under SEQRA need be taken by the Town Board as a condition precedent to the adoption of this resolution.

SECTION 11. The intent of this resolution is to give the Town Supervisor sufficient authority to execute those applications, agreements and instruments, or to do any similar acts necessary to affect the issuance of the aforesaid serial bonds or bond anticipation notes without resorting to further action of the Board.

SECTION 12. In the absence of the Town Supervisor, the Deputy Town Supervisor of the Town is hereby specifically authorized to exercise the powers delegated to the Town Supervisor in this resolution.

SECTION 13. The validity of the bonds authorized by this resolution and of any bond anticipation notes issued in anticipation of said bonds may be contested only if:

(a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money; or

(b) the provisions of law which should be complied with at the date of the publication of such resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or

(c) such obligations are authorized in violation of the provisions of the Constitution.

SECTION 14. The Town Clerk is hereby authorized and directed to cause a copy of this resolution, or a summary thereof, to be published in the official newspaper(s) of

the Town for such purpose, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Law.

Rescind and Award Bid for Metal Building-Highway Garage

A motion was made by Supervisor Stamm, seconded by Councilman Puccio and unanimously carried by a voice vote of those board members present to rescind and award the bid for the Metal Building at the Highway Garage:

RESOLUTION NO. 31 AUTHORIZING AWARD OF THE BID FOR THE NEW HIGHWAY DEPARTMENT GARAGE METAL BUILDING

WHEREAS, the Town of Stony Point ("Town") published a notice dated August 2026 seeking bids for the Town of Stony Point New Highway Garage Metal Building Bid for Materials and/or Installation Services; and

WHEREAS, such notice required any and all proposals to be received by the Town of Stony Point at the office of the Town Clerk on or before September 17, 2026 at 10:00 a.m.; and

WHEREAS, the Town received two (2) bid submissions in response to the issued bid; and

WHEREAS, after review of the submitted bids, the Town Board desires to award the bid for the new Highway Garage Metal Building to the most responsible bidder and grant a waiver of apprenticeship program requirements as requested by the Superintendent of Highways.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Stony Point as follows:

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

Section 2. The Town Board hereby awards the Bid for the new Highway Metal Garage Building Project to Steelsmith Inc. Steel Buildings, subject to compliance with any and all requirements in the bid documents and subject to an executed Agreement in a final form to be approved by Town Special legal counsel.

Section 3. Based upon the request of the Highway Superintendent and representations communicated to the Town by Steelsmith Inc., the Town Board hereby grants Steelsmith Inc. a waiver from the applicability of the Town's Apprenticeship Program Policy for the new Highway Garage Metal Building Project.

Section 4. This bid award is contingent on the Town's receipt of bond funds to finance the proposed work and compliance with any other bid requirements.

Section 5. If Steelsmith Inc. Steel Buildings should decline to accept the award for the bid in the Town, the Town Supervisor is hereby authorized to re-bid the project as the list of bidders would be exhausted.

Section 6. The Town Supervisor and any officer, employee or consultant as directed by the Town Supervisor, is hereby authorized to take any and all actions necessary to carry out the provisions of this Resolution.

Section 7. This resolution shall take be effective immediately upon the receipt of the bond funds.

Award Bid for Concrete for Foundation-Highway Garage

A motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present to award the bid for the concrete for foundation at the Highway Garage:

RESOLUTION NO. 32 AUTHORIZING AWARD OF THE BID FOR THE NEW HIGHWAY DEPARTMENT GARAGE BUILDING CONCRETE FOUNDATION PROJECT

WHEREAS, the Town of Stony Point ("Town") published a notice dated August 2026 seeking bids for the Town of Stony Point New Highway Department Garage Building Concrete Foundation Bid; and

WHEREAS, such notice required any and all proposals to be received by the Town of Stony Point at the office of the Town Clerk on or before September 17, 2026 at 10:00 a.m.; and

WHEREAS, the Town received five (5) bid submissions in response to the issued bid; and

WHEREAS, after review of the submitted bids, the Town Board desires to award the bid for the new Highway Garage Department Concrete Foundation to the most responsive and responsible bidder willing to accept such award.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Stony Point as follows:

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

Section 2. The Town Board hereby awards the Bid for the new Highway Department Garage Concrete Foundation Project to Scaffidi Paving & Excavating, subject to compliance with any and all requirements in the bid documents and subject to an executed Agreement in a final form to be approved by Town Special legal counsel.

Section 3. This bid award is contingent on the Town's receipt of bond funds to finance the proposed work end compliance with any other bid requirements.

Section 4. If Scaffidi Paving & Excavating should decline to accept the award for the bid in the Town, the Town Supervisor is hereby authorized to offer the award to the next lowest responsive and responsible bidder willing to accept such bid, in succession, subject to compliance with all bid requirements and an executed Agreement in a final form approved by Town Special legal counsel.

Section 5. The Town Supervisor and any officer, employee or consultant as directed by the Town Supervisor, is hereby authorized to take any and all actions necessary to carry out the provisions of this Resolution.

Section 6. This resolution shall take be effective immediately upon the receipt of the bond funds.

Approve Property Maintenance – 51 Mountainview Drive Tomkins Cove

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to exercise Section 161- 5 and 161-10 of the Property Maintenance Law of the Town of Stony Point at 51 Mountainview Drive Tomkins Cove (10.02-1-47).

ADJOURN

At 7:31pm a motion was made by Supervisor Stamm, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to close the October 13, 2026 Town Board Meeting in memory of Donald “Cool Breeze” “Ricky” Branson, Jr. No further votes were taken.

Respectfully submitted.
Megan Carey, Town Clerk