

STONY POINT TOWN BOARD MEETING – October 14, 2025

The Town Board of the Town of Stony Point convened in Regular Session on Tuesday, October 14, 2025, at 7:00pm at the Stony Point Community Center, 19 Clubhouse Lane, Stony Point, NY. Supervisor Monaghan called the meeting to order and 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. Todd Rose	Councilman
	Mr. James Monaghan	Supervisor
	Mr. Paul Joachim	Councilman
	Mr. Matt Toal	Esquire

SUPERVISOR’S REPORT

Supervisor Monaghan reported as follows:

- Commended SPPAL on the Fall Festival held on October 11th. It was very successful and he thanked all the volunteers.
- The first meeting in November will be held on Wednesday, November 12th as Veterans Day falls on Tuesday, November 11th.

POLICE DEPARTMENT REPORT/BUSINESS

Chief Becker read the following report:

Police Department Report for the Month of September 2025.

Number of calls for service:	992
Number of reported accidents:	26
Number of arrests:	33
(4) Felonies (26) Misdemeanors (2) Violations (1) Warrants	
Fuel Usage :	1613.4 gallons
Sum Total of all traffic enforcement action:	118
Number of Youth Officer sponsored events:	7
Number of commercial vehicle enforcement details:	0
Number of traffic/special enforcement details:	11
Number of training hours:	232 hrs
Total fees collected:	\$115.00
(Foil \$0.00, Prints \$70.00, and Reports \$45.00)	

Youth events: 9/15, 17, 30 NR Youth Police Academy, 9/24 PAL Meeting, 9/17 Girl Scout Visit/Internet Safety, 9/29 Sextortion Forum at Fieldstone, 10/4 Fall Festival (Great Success).

Upcoming Youth Events: NRYPA 10/8,9,15,21,29 and 10/24 PAL Trunk or Treat/Movie at Kirkbride.

Chief Becker’s Time Record

A motion was made by Supervisor Monaghan, seconded by Councilman Joachim and unanimously carried by a voice vote of all board members present to approve Chief Becker’s time record for the month of September 2025 as presented.

Overtime and Sick Leave Reports

A motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the overtime and sick leave reports as presented for the month of September 2025.

Golf Course Report

The following report was presented for September 2025:

• Green Fees	\$	349,645.00
• Merchandise	\$	13,630.45
• Range Fees	\$	24,714.00
• Club Rental	\$	1,850.00
• Total	\$	389,839.45

PURCHASE ORDER REQUEST

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 following purchase orders:

Buildings & Grounds:

PO#3839	Global Industrial	\$1,632.42
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Golf Course Maintenance:

PO#3850	Carriere Materials LLC	\$7,290.00
PO#3851	Carriere Materials, LLC	\$3,148.30

Police Dept:

PO#3831	Amchar Wholesale Inc.	\$9,349.24
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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 Rose and unanimously carried by a voice vote of those board members present to approve the bills as presented for payment:

General – October 14, 2025

<u>FUND</u>	<u>CLAIM #</u>	<u>FUND TOTAL</u>
<u>General</u>	1212-1296	\$380,310.37
<u>Highway</u>	403-435	\$80,755.11
<u>Sewer</u>	513-531	\$25,114.04
<u>Special District</u>		
Ambulance	32-33	\$44,001.09
Enterprise	371-401	\$441,051.40
Highway Cap Proj	25	\$83,122.50
Sewer Cap Proj	23-24	\$23,232.30
Solid Waste	29-30	\$3,248.73
Streetlight	24	\$965.98

MINUTES

A motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the minutes of September 23, 2025.

DEPARTMENTAL REPORTS

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

Architectural Review Board

From: 9/01/2025	To: 9/30/2025
Applications Received	10
Applications Approved	10
Applications Pending	0

Fees Collected	\$1000.00
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Building & Zoning Department

<u>September 2025</u>	
Applications Received	35
Applications Returned/Withdrawn	0
Applications Denied	1
Building & Blasting Permits Issued	21
Applications Pending	13
Certificate of Occupancy	2
Certificate of Compliance	9
Fees Collected	\$15,380.00

Planning Board

From: 9/01/2025	To: 9/30/2025
Applications Received	0
Applications Approved	0
Applications Pending	
Amended Subdivision	0
Informal Discussion	1
Lot Line Change	1
Site Plan	3
Subdivision	2
Fees Collected	\$0.00

Submitted by the Planning Board Clerk

Zoning Board of Appeals

9/1/2025	to	9/30/2025
Applications Received		2
Applications Returned/Withdrawn		0
Applications Denied		0
Applications Pending		4
Applications Approved		0
Area Variance		1
Use Variance		1
Fees Collected		\$600.00

Town Clerk

September 2025

Amount Paid To NYS Agriculture & Markets	
For Spay/Neuter Program	\$ 24.00
Amount Paid To NYS Health Dept. For Marriage Licenses	\$ 180.00
Amount Paid To NYS Dept. Of Environmental Conservation	\$ 1,327.47
Amount Paid To Supervisor	\$ 2,753.84
TOTAL AMOUNT REMITTED	\$ 4,285.31

CORRESPONDENCE

None

PUBLIC INPUT

The following people stood up to ask the Town Board to support the small local businesses affected by the CHPE construction by sharing the monies received from CHPE in the Host agreement:

- Mari Morrison Rodriguez-12 River Road
- Deidre O’Connor-Crosscreek Lane
- Rocky Alexander-156 Route 210
- Pete Reilly-1 Hawknest Road
- George Potonavic-597 Old Gate Hill Road

Supervisor Monaghan explained that the monies could only be used for specific projects for Streetscaping and Capital Projects. It must be used to benefit the Town in whole and could not be used to benefit individual small businesses.

Open Public Hearing-Sewer Extension- 160 West Main Street

At 7:47 a motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to open the public hearing for a sewer extension at 160 West Main Street.

RESOLUTION 2025/12 OF TOWN BOARD ORDERING PUBLIC HEARING
ON PETITION FOR SANITARY SEWER DISTRICT #2

At a meeting of the Town Board held on **October 14, 2025**:

Present: **Councilman Michael Puccio**
 Councilman Keith Williams
 Councilman Paul Joachim
 Councilman Todd Rose
 Supervisor James Monaghan

In the matter of the Petition of **Michael Doherty** owner of more than one-half of the assessed valuation of all the taxable real property in the proposed Extension of Sanitary Sewer District #2 in the Town of Stony Point, County of Rockland and State of New York and according to the latest completed assessment roll of the said town.

WHEREAS, a written petition dated: **September 5, 2025** has been presented to and filed with the Town Board of the Town of Stony Point praying that all the land situate in the Town of Stony Point, County of Rockland and which proposed extension, to be known as: Sewer Extension **2025/3** more fully described in the Schedule "C", **15.03-5-28** annexed hereto, and

WHEREAS, the maximum amount proposed to be expended for the Extension of said district shall not exceed the sum of \$0.00 DOLLARS (\$0.00), and

WHEREAS, the expense occasioned by the creation of the Extension of Sanitary Sewer District #2 shall be assessed, levied and collected from the several lots and parcel of land within the said district in proportion as nearly may be to the benefit which each lot or parcel of land in said district will derive therefrom.

NOW on motion of MOVED: **Supervisor Monaghan**

SECONDED: **Councilman Puccio**

ORDERED that a meeting of the Town Board of the Town of Stony Point be held at Stony Point Senior and Community Center, 19 Clubhouse Lane in the Town of Stony Point on **October 14, 2025** at 7:00 PM to consider the said petition and to hear all persons interested in the subject thereof concerning the same, and for such other action on the part of the Town Board with relation to such petition as may be required by law, and it is

FURTHER ORDERED that the Town Clerk give notice of such hearing by publishing in the Town's Official Newspaper, a certified copy of this order and by the applicant posting certified copies of this order in five (5) places within said proposed Extension of Sanitary Sewer District #2 in the Town of Stony Point not less than ten nor more than twenty days before such hearing.

Schedule "C"

All that certain plot, piece or parcel of land situate, lying and being in the Town of Stony Point, County of Rockland and State of New York, and more particularly bounded and described as follows:

BEGINNING at a Rockland County Highway monument on the West line of State Highway No. 90 (Rte 210) at the intersection of Crickettown Road and said State Highway and

Running from THENCE the following courses and distances:

1. Along the West line of said State Highway, South 37 degrees 31 minutes 00 seconds East 99 feet, South 28 degrees 30 minutes East 133.60 feet and South 21 degrees 33 minutes 30 seconds East 17.67 feet; THENCE
2. Through lands now or formerly Adele Earnest South 32 degrees 42 minutes 30 seconds West 224.72 feet to a point in the center of Flora Falls Brook (also known as Cedar Pond Brook); THENCE
3. Along the approximate center line of said Brook North 27 degrees 57 minutes 58 seconds West 65.46 feet, North 42 degrees 12 minutes 00 degrees West 67.50 feet and North 73 degrees 42 minutes 00 seconds West 101.50 feet; THENCE
4. Along the easterly line of lands now or formerly of Gilmore Sloane Estates, North 31 degrees 48 minutes 00 seconds East 312 feet to the point or place of BEGINNING.

Said premises being known as and by 160 WEST MAIN STREET, STONY POINT, NEW YORK 10980.

Public Input

None

Close Public Hearing-Sewer Extension-160 West Main Street

At 7:47 a motion was made by Supervisor Monaghan, seconded by Councilman Puccio and unanimously carried by a voice vote of those board members present to close the public hearing for a sewer extension at 160 West Main Street.

Approve Sewer Extension-160 West Main Street

A motion was made by Supervisor Monaghan, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to approve the following resolution:

RESOLUTION AND ORDER OF TOWN BOARD APPROVING PETITION FOR SANITARY SEWER DISTRICT #2

RESOLUTION 2025/14

WHEREAS, a written Petition dated **September 5, 2025** signed and acknowledged by **Michael Doherty**, has been presented to and filed with the Town Board of the Town of Stony Point requesting the Extension of a sanitary sewer and laterals in a proposed Extension of District **#2** to be known as the Extension of Sanitary Sewer District **#2** as more particularly described in said Petition, and

WHEREAS, the map and plan aforesaid has been approved by the State Department of Health, and copies thereof filed with said Department, and with the Town Clerk, pursuant to Section 192 of the Town Law.

Now on motion of **Supervisor Monaghan**, seconded by **Councilman Joachim** all members present voting therefore, it is

FOUND, ORDERED AN DETERMINED that said petition dated **September 5, 2025** for the creation of the Extension of Sanitary Sewer District **#2** in the Town of Stony Point, Rockland County, New York, is signed, approved and acknowledged, as required by law, and is otherwise sufficient and complies with the provision of Section 191 of the Town Law, constituting Chapter 62 of the Consolidated Laws of the State of New York, and such other sections of said chapter as are applicable thereto; and that there is annexed to said petition a map and plans showing the boundaries of the proposed Extension of Sanitary Sewer District **#2** and a general plan of the proposed district, and it is

FOUND, ORDERED AND DETERMINED by the Town Board of the Town of Stony Point that it is in the public interest to grant the whole relief sought by said petition, and that all of the property, property owners and interested persons within said proposed Extension of District **#2** are benefited thereby, and that all property, or property owners benefited are included therein, and that no property or property owners or interested persons benefited thereby have been excluded therefrom, and it is

ORDERED that the petition for the creation of the extension of Sanitary Sewer District **#2** be established in said Town of Stony Point, as described in said petition, map and plan, to be known as the Extension of Sanitary Sewer District **#2** and to include the following property:

Schedule "C"

All that certain plot, piece or parcel of land situate, lying and being in the Town of Stony Point, County of Rockland and State of New York, and more particularly bounded and described as follows:

BEGINNING at a Rockland County Highway monument on the West line of State Highway No. 90 (Rte 210) at the intersection of Crickettown Road and said State Highway and

Running from THENCE the following courses and distances:

- 1. Along the West line of said State Highway, South 37 degrees 31 minutes 00 seconds East 99 feet, South 28 degrees 30 minutes East 133.60 feet and South 21 degrees 33 minutes 30 seconds East 17.67 feet; THENCE
- 2. Through lands now or formerly Adele Earnest South 32 degrees 42 minutes 30 seconds West 224.72 feet to a point in the center of Flora Falls Brook (also known as Cedar Pond Brook); THENCE
- 3. Along the approximate center line of said Brook North 27 degrees 57 minutes 58 seconds West 65.46 feet, North 42 degrees 12 minutes 00 degrees West 67.50 feet and North 73 degrees 42 minutes 00 seconds West 101.50 feet; THENCE
- 4. Along the easterly line of lands now or formerly of Gilmore Sloane Estates, North 31 degrees 48 minutes 00 seconds East 312 feet to the point or place of BEGINNING.

Said premises being known as and by 160 WEST MAIN STREET, STONY POINT, NEW YORK 10980.

Approve Tax Certiorari-Ba Mar Group LLC.

A motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the tax certiorari for Ba Mar Group LLC:

RESOLUTION

A meeting of the Town Board of the Town of Stony Point was convened on **October 14, 2025, at 7:00 p.m.**

The following resolution was duly offered and seconded to wit:

**RESOLUTION 2025/15
RESOLUTION AUTHORIZING SETTLEMENT**

WHEREAS, the Town of Stony Point, New York ("Town") in the year 2025 made assessments of real property by the Town Assessor; and

WHEREAS, litigation was commenced by property owners seeking a review of such assessments; and

WHEREAS, the Town Board is empowered and authorized to review any proposed settlement of tax certiorari matters and reject or approve such settlements as recommended by professionals employed by the Town; and

WHEREAS, Special Counsel Feerick Nugent MacCartney PLLC, for the Town has approved the settlement of this matter as recommended by the Town Assessor and all professionals employed by the Town recommend that it is in the best interest for the Town to resolve the litigation entitled Ba Mar Group LLC v. Board of Assessment Review et al. under Rockland County Supreme Court Index No.: 034800/25 pursuant to the terms and conditions set forth in the settlement documents annexed hereto as Exhibit "A".

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

Section 2. Special Counsel for the Town is hereby authorized to execute a Consent Judgment to resolve Ba Mar Group LLC v. Board of Assessment Review et al. upon the terms and conditions set forth in the settlement documents annexed as Exhibit “A” because such a settlement of the Litigation is in the best interest of the Town.

Section 3. This Resolution shall be effective immediately.

Reject Bids – Kirkbride Hall HVAC

A motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to reject all the bids for the Kirkbride Hall HVAC System.

Authorize Town Clerk to go out to Rebid Kirkbride Hall HVAC

A motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to authorize the Town Clerk to go out to rebid for the Kirkbride Hall HVAC System.

Approve Donation-North Rockland Soccer Association

A motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the donation in the amount of \$1000.00 to the North Rockland Soccer Association.

Approve Intern – Assessor’s Office

A motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the hire of Intern, Felix Salcedo to the assessor’s office at a rate of pay of \$15.50 per hour.

EXECUTIVE SESSION

At 7:50pm a motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to recess into Executive Session to discuss personnel matters with the Police Dept.

ADJOURN

At 8:30pm a motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board member present to close the October 14, 2025 Town Board Meeting. No further votes were taken.

Respectfully submitted.
Megan Carey, Town Clerk

