

STONY POINT TOWN BOARD

Agenda

7:00PM

September 22, 2026

Pledge of Allegiance
Roll Call
Supervisors Report
Present Tentative Budget
Purchase Order Request
Audit of Bills
Minutes: September 8, 2026
Correspondence
Public Input-Limited to 3 minutes

*Continued Public Hearing- Local Law – Rental Registry

*Continued Public Hearing-Local Law – Chapter 187 (Street Requirements and Maintenance)

1. Accept 2027 Tentative Budget
2. Set Public Hearing-2027 Preliminary Budget
3. Set Public Hearing – Local Law to Override Tax Cap
4. Set Public Hearing-Sewer Extension-67 Park Road
5. Approve Hire-Parks Department
6. Set Public Hearing-Entity Disclosure Law
7. Reject Bid – General HVAC Services
8. Award Bid – Hardscaping
9. Award Bid – Highway Garage Metal Building
10. Award Bid – Highway Garage Concrete Foundation
11. Approve Budget Modifications
12. Approve Property Maintenance – 2 Freehill Rd.
13. Approve Hire-Patriot Hills Golf Course-Maintenance
14. Approve Resolution Authorizing Pedestrian Safety Improvements on Route 9W in Tomkins Cove
15. Set Public Hearing-Petition of South Liberty Partners, LP for a Variance from the Residential Development Moratorium

Executive Session - If Necessary

**TOWN OF STONY POINT
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town Board of the Town of Stony Point, Rockland County, New York, on **September 8, 2026 at 7:00 p.m.** or as soon thereafter as can be heard, at 19 Clubhouse Road, Stony Point, New York 10980 to consider the adoption of a Local Law Enacting Chapter 162 (Property Rental Registration) of the Town Code.

For any person unable to participate at the time of the Public Hearing, email comments may be submitted in advance to the Town Clerk, Megan Carey at MCarey@townofstonypoint.org.

Said Local Law will be made available for review in the Town Clerk's office, 74 East Main Street, Stony Point, New York 10980 and may be examined by any interested party from 9:00 a.m. to 4:00 p.m., Monday through Friday in advance of the meeting on or before August 31, 2026.

By Order of the Town Board dated August 11, 2026

Megan Carey – Town Clerk

**TOWN OF STONY POINT
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town Board of the Town of Stony Point, Rockland County, New York, on **September 8, 2026 at 7:00 p.m.** or as soon thereafter as can be heard, at 19 Clubhouse Road, Stony Point, New York 10980 to consider the adoption of a Local Law to Repeal and Replace current Chapter 187 (Streets and Sidewalks) with a new Chapter 187 (Street Maintenance and Requirements) in the Town Code.

For any person unable to participate at the time of the Public Hearing, email comments may be submitted in advance to the Town Clerk, Megan Carey at MCarey@townofstonypoint.org.

Said Local Law will be made available for review in the Town Clerk's office, 74 East Main Street, Stony Point, New York 10980 and may be examined by any interested party from 9:00 a.m. to 4:00 p.m., Monday through Friday in advance of the meeting on or before August 31, 2026.

By Order of the Town Board dated August 11, 2026

Megan Carey – Town Clerk

#1

ACCEPT 2027 TENTATIVE BUDGET

#2

**SET PUBLIC
HEARING-
2027 PRELIMINARY
BUDGET**

#3

SET PUBLIC HEARING- LOCAL LAW TO OVERRIDE TAX CAP

#4

PETITION FOR EXTENSION OF
SEWER DISTRICT # 2 IN THE TOWN OF STONY POINT
COUNTY OF ROCKLAND, STATE OF NEW YORK

TO: THE HONORABLE TOWN BOARD OF THE TOWN OF STONY POINT

The undersigned, being the owner of taxable real property known as Map 15.02, Block 4, Lot 42 situate in the proposed extension of Stony Point Sewer District # 2, hereinafter more fully described, and owning in the aggregate more than 51% of the assessed valuation of all taxable real property of said proposed extension of Sewer District # 2, as shown on the latest completed Assessment Roll, there being no resident owners in said proposed extension of said Sewer District # 2.

NOW HEREBY PETITIONS your Honorable Board to extend a sewer district known as Stony Point Sewer District # 2, to include the property hereinafter described, which is located in the Town of Stony Point, County of Rockland and State of New York, which said property is outside of any incorporated village, and is wholly within said Town of Stony Point, and to provide for the installation therein of a sewer system, and the furnishing of sewer services.

Your Petitioner requests the extension of such sewer district to include the area more particularly described in Schedule "A", attached hereto and made a part hereof.

Attached hereto is a copy of a map showing the boundaries of the proposed extension of said sewer district.

Pursuant to the provisions of the Town Law of the State of New York, as amended; the expense of the extension of said sewer district, and the installation of said sewer system, and of the furnishing of sewer services therein, and of the maintenance thereof, shall be assessed, levied and collected from year to year from the several lots and parcels of land within said sewer district in proportion as merely as may be to the benefit which each lot or parcel of land in said district will derive there from.

The extension of said sewer district, and the installation therein of the sewer system, being performed and furnished at the expense of the Petitioner, and at no charge or cost whatsoever to the Town of Stony Point, the maximum amount proposed to expended for the extension of said sewer district, and the installation therein of said sewer system, is NONE.

IN WITNESS WHEREOF, the undersigned has duly signed and set opposite his/her name, the assessed valuation of real property owned in the area comprising said

proposed extension of Stony Point Sewer District # 2, according to the latest Assessment Roll, to wit: the Assessment Roll for the Year 2026.

Dated: Stony Point, New York

SEPT. 11., 2026

BY: _____

Victoria Rivera

PETITIONER'S NAME VICTORIA RIVERA

PETITIONER'S ADDRESS 67 PARK RD STONY POINT, NY 10980

PETITIONER'S PHONE NO. 917-686-4175

STATE OF NEW YORK)

SS:

COUNTY OF ROCKLAND)

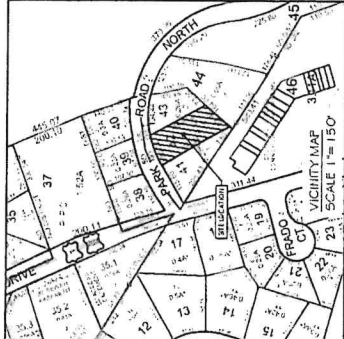
On the 11th day of Sept, 2026, before me personally came Victoria Rivera, to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that he/she executed the same for himself/herself ~~and as Agent for~~ _____.

MEGAN CAREY
Notary Public, State of New York
No. 01CA6104289
Qualified in Rockland County
Commission Expires Jan. 20, 2028

Megan Carey
NOTARY PUBLIC

INSTRUCTIONS TO APPLICANT

- Complete the "Petition for Extension of Sewer District."
- Submit completed form together with:
 - ☐ A copy of your "Schedule A" (property description from deed).
 - ☐ A sketch or map showing the proposed location of the sewer line.
 - ☐ A check in the amount of **\$250.00** made payable to Town of Stony Point.
 - ☐ A publication fee will be charged once the notice of the public hearing appears in the local newspaper.
- Form should be submitted to the Town Clerk's Office at 74 East Main St., Stony Point, NY, 10980.

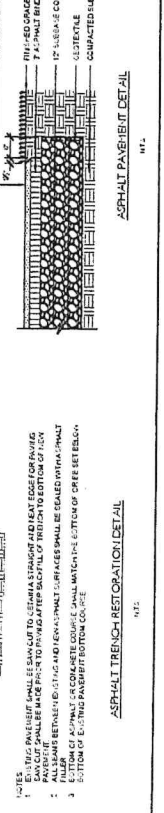
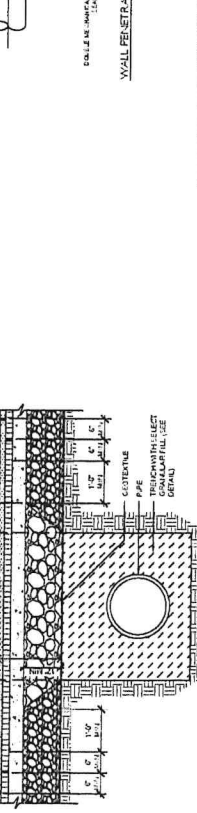
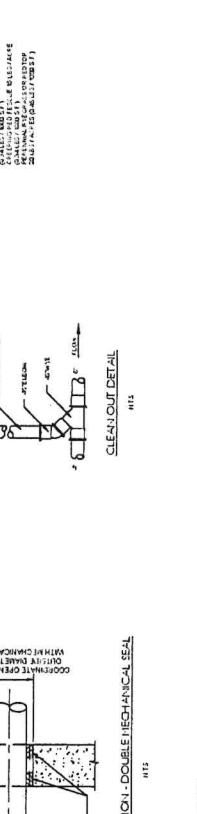
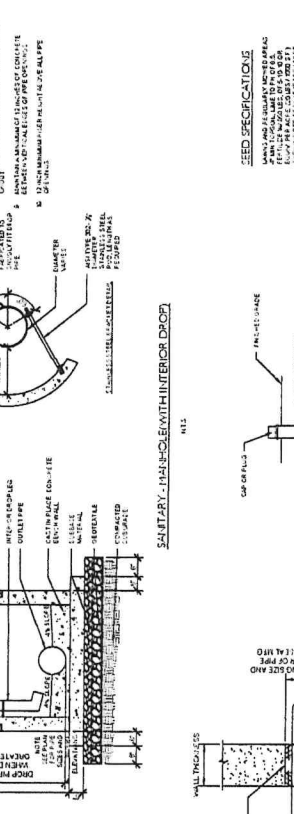
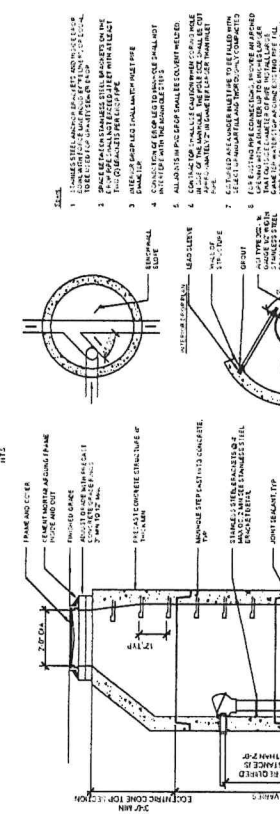
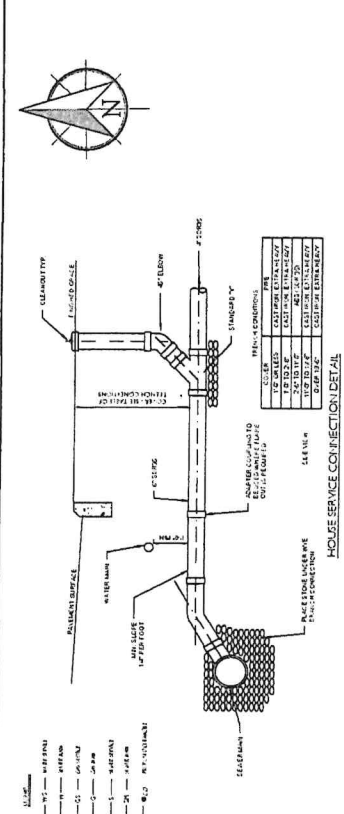


- REVISIONS:**
1. CORRECTED SECTION OF 67 PARK ROAD, SECTION 15.02, FROM 15.02 TO 15.03.
 2. 15.02 TO 15.03.
 3. 15.03 TO 15.04.
 4. 15.04 TO 15.05.
 5. 15.05 TO 15.06.
 6. 15.06 TO 15.07.
 7. 15.07 TO 15.08.
 8. 15.08 TO 15.09.
 9. 15.09 TO 15.10.
 10. 15.10 TO 15.11.

SEWER CONNECTION PLAN
FOR
67 PARK ROAD
LOCATED IN
TOWN OF STONY POINT
ROCKLAND COUNTY
NEW YORK STATE

BRADY ENGINEERING CONSULTING ENGINEER
POST OFFICE BOX 318
BLOOMING GROVE, NEW YORK 10914
TEL/FAX 815-498-0044

DATE: 01/20/06
DRAWN BY: SJB
JOB NUMBER: 26-10
SCALE: 1" = 30'
SHEET NO. L-1.0
SHEET 1 OF 2



NOTES:

1. ALL SEWER CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NEW YORK STATE ENGINEERING LAW, CHAPTER 10 OF THE VESSEL CODE, AND THE NEW YORK STATE ENGINEERING LAW, CHAPTER 10 OF THE VESSEL CODE.
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Holli Finn

#5

From: Veronica Granone
Sent: Tuesday, September 15, 2026 8:40 AM
To: Holli Finn
Cc: Amy Stamm; Karl Javenes
Subject: Hunter Keller Laborer (Seasonal)

Good morning,

Please add Hunter Keller to the agenda for the next Town meeting.

Thank you,
Veronica

From: Karl Javenes <KJavenes@townofstonypoint.org>
Sent: Monday, September 14, 2026 11:05 AM
To: Veronica Granone <vgranone@TownOfStonyPoint.org>
Subject: Re: Hunter Keller Laborer (Seasonal)

Sounds great. Yes \$16 per hour and let's get him approved by the Town board as soon as possible.

Get [Outlook for iOS](#)

From: Veronica Granone <vgranone@TownOfStonyPoint.org>
Sent: Monday, 14 September 2026 11:00:09
To: Karl Javenes <KJavenes@townofstonypoint.org>
Subject: Hunter Keller Laborer (Seasonal)

Good morning Karl,

Hunter has been cleared by Personnel. Are you officially hiring Hunter and if so, will it be \$16.00/hour?

Please confirm at your earliest convenience to add to the Town agenda for next meeting on 9/22.

Thanks,

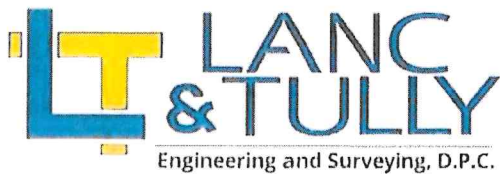
Veronica Granone
Town of Stony Point
Tel. 845-786-2716 x128

#6

SET PUBLIC HEARING- ENTITY DISCLOSURE LAW

#7

**REJECT BID-
GENERAL HVAC
SERVICES**



#8

September 21, 2026

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

RE: Town of Stony Point Park
Hardscape Improvements for
Monument, Patriot and Malloy Parks
Recommendation of Award

Dear Supervisor Stamm and Board Members:

In response to the Advertisement for Bid for the above referenced project, a total of eleven (11) bid packages were obtained by prospective bidders and a total five (5) bids were submitted for consideration at the September 17, 2026 bid opening. The received bids are summarized below:

	BIDDER	BID AMOUNT
1	Hitchcock's Hardscapes LLC	\$185,850.00
2	Danny Clapp Construction	\$202,900.00
3	Empire Cloud Construction	\$304,227.00
4	Atech Concrete Co.	\$360,000.00
5	Environmental Construction, Inc.	\$415,718.00

Upon review of the bid packages submitted, it appears that Hitchcock's Hardscapes LLC is the lowest responsible bidder for the above referenced project. Our office has reviewed the bid submission and it is considered complete. Our office would recommend award by the Town Board of the project to Hitchcock's Hardscapes LLC in the amount of \$185,850.00 based upon the submitted bid costs.

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

Very truly yours,

LANC & TULLY, P.C.

John Queenan, P.E.

Enc.

September 18, 2026

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

RE: Town of Stony Point Park
New Highway Department Metal
Building

Dear Supervisor Stamm and Board Members:

In response to the Advertisement for Bid for the above referenced project, a total of nine (9) bid packages were obtained by prospective bidders and a total of two (2) bids were submitted for consideration at the September 17, 2026 bid opening. The received bids are summarized below:

BIDDER	BASE*	ALT A	ALT B	ALT C	TOTAL A, B, C
Clearspan	\$361,389.36	\$693,229.00	\$90,701.09**	\$7,570.00	\$791,500.05
Steelsmith	\$377,092.00	\$663,964.00	\$164,730.00	\$22,492.00	\$851,186.00

* The Base bid amount was only for the supply of the building. Alt A is the supply of the building plus installation

**Mathematical error. The bid amount shown is the line items added together.

Upon review of the bid packages submitted, it appears that Clearspan Fabric Structures International is the lowest responsible bidder for the above referenced project. This is based upon awarding all alternatives as requested by the Highway Superintendent. The alternatives A, B and C include installation of the building, insulation and roof leaders and gutters. Our office has reviewed the bid submission and it is considered complete. Our office would recommend award by the Town Board of the project to Clearspan Fabric Structures International in the amount of \$791,500.09 based upon the submitted bid costs.

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

Very truly yours,

LANC & TULLY, D.P.C.

John Queenan, P.E.

Enc.

#10

TO: STONY POINT TOWN BOARD
FROM: MEGAN CAREY – TOWN CLERK
DATE: SEPTEMBER 17, 2026
RE: BID – NEW HIGHWAY DEPT. GARAGE CONCRETE FOUNDATION
CC: BRIAN NUGENT
JOHN QUEENAN
KARL JAVENES

As advertised, the above referenced bid was opened today at 10:00am at Town Hall.

Five (5) bids were received as follows:

Company Name	Bid Price
Scaffidi Paving & Excavating	\$525,000.00
Cioffi Excavating Services Inc.	\$595,000.00
Environmental Construction Inc.	\$596,700.00
Empire Cloud Construction	\$783,800.00
Tomar Construction	\$2,277,000.00

#11

2026 Budget Modifications

D2770A	Misc Income Highway	289,542.50	Raise Revenue/Expense lines re roadwork
D5110.4	Highway General Expense	289,542.50	Raise Revenue/Expense lines re roadwork
A3089	State Aid	3,584.62	Raise Revenue/Expense lines re grant
A3120.4	Police Expense	3,584.62	Raise Revenue/Expense lines re grant
A2770B	Misc Income	43,931.42	Raise Revenue/Expense lines re carnival
A7550.4	Celebrations	43,931.42	Raise Revenue/Expense lines re carnival

#12

TOWN OF STONY POINT
BUILDING & ZONING DEPARTMENT
74 EAST MAIN STREET 10980
(845) 786-2716 FAX (845) 786-5138

NOTICE OF VIOLATION AND HEARING DATE

Inspected Property: 2 Free Hill Rd
Section Block Lot: 15.02-1-5

Complaint No: 2026-379
Violation No: 2026-379V

Owner: US Bank Trust National
3501 Olympus Blvd Ste 500
Dallas Tx 75019

TAKE NOTICE that there exists a violation(s) of:
Town of Stony Point Code Chapter 161 Property Maintenance.

§ 161-4 Maintenance of property; disposal of debris and litter.

A. It shall be an offense for any person to abandon, leave, dump, throw, drop, place, permit to be deposited or scattered, store or keep any nuisance, hazard, litter, debris or matter attractive to vermin upon any public street, public place or upon any privately owned property within the Town of Stony Point except as permitted by Subsections C and D hereof....

§ 161-5 Landscaping maintenance.

All owners, occupants or tenants of any privately owned property within the Town of Stony Point shall maintain grass or other ground cover, trees and shrubbery in a safe and attractive condition, free of noxious weeds, shrubbery, bushes or trees that are noxious, dead or diseased. For the purpose of this provision, all grass or other ground cover shall be kept trimmed to a height of no greater than 10 inches. The failure to maintain property as required by this section shall be deemed an offense.

§ 161-10 Removal by Town; charges.

A. Upon the failure of an owner, tenant or occupant to comply with a notice to correct a condition complained of concerning nuisance, hazard or litter, the Town Board may hold a public hearing. The public hearing shall be held upon notice posted conspicuously on the affected property and forwarded to the last known address of the property owner, as it appears on the current tax records of the Town, by certified mail, return receipt requested. Posting and service of such notice shall be not less than 15 days prior to the date of such hearing....

CONDITIONS OBSERVED:

1. Overgrowth of grass and vegetation exceeding 10" height.
2. Excess rubbish/garbage located on property requires removal.

ACTIONS REQUIRED:

1. Cut and trim grass and weeds and keep them maintained throughout the growing season.
2. Remove rubbish/garbage located on property.

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to remedy the conditions mentioned IMMEDIATELY.

**Premises to be re-inspected for compliance in approximately 3 Days.
Required actions MUST be completed by September 21st, 2026.**

PLEASE TAKE FURTHER NOTICE that the Town Board will hold a **HEARING on September 22, 2026 at 7:00 P.M. (or as soon as agenda allows)** at the Patriot Hills Community Center, 19 Clubhouse Lane, Stony Point NY, at which time the Board will determine whether the aforesaid violation has been properly remedied and whether to ORDER that corrective action be undertaken by the Town at your expense. You have the right to appear with or without an attorney and have the right to present evidence and examine witnesses to contest the accuracy and validity of the violations noticed herein.

Please contact the Town of Stony Point Building Department at (845)786-2716 to schedule a re-inspection once the corrective action has been completed.

ADDITIONALLY, note that continued failure to comply may result in direct action taken by the Town (or its contractors) to perform the necessary work at the property owner's expense, plus legal fees.

Issued on: 09-18-2026

Inspector: _____



Matt Trzpis
Code Enforcement Officer



Holli Finn

#13

From: Evan Weymouth
Sent: Monday, September 21, 2026 11:46 AM
To: Holli Finn; Amy Stamm
Subject: Patriot Hills Maintenance New Hire

Holli,

Can you add onto the agenda the approval of New Hire Manuel Espinal- \$17/ hr

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

#14

RESOLUTION

A meeting of the Town Board of the Town of Stony Point was convened on **September 22, 2026 at 7:00 p.m.**

The following resolution was duly
offered and seconded to wit:

RESOLUTION 2026/_____

RESOLUTION REQUESTING THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION TO REVIEW AND AUTHORIZE PEDESTRIAN SAFETY IMPROVEMENTS ON ROUTE 9W IN TOMKINS COVE

WHEREAS, the Tomkins Cove Public Library has continuously served the community from its historic location at 419 North Liberty Drive (Route 9W) in Tomkins Cove since 1874; and

WHEREAS, the library building is located on the southbound (west) side of Route 9W, while its parking lot is located on the northbound (east) side of Route 9W, requiring library patrons to cross the roadway to access the library; and

WHEREAS, the crossing area is located approximately 200 feet from a sharp turn on Route 9W; and

WHEREAS, the posted speed limit at that location is 40 miles per hour, and the Town has received concerns regarding vehicles traveling through the area at excessive speeds; and

WHEREAS, the crossing presents particular safety concerns for library patrons, including young children and elderly persons; and

WHEREAS, the Tomkins Cove Public Library Board of Trustees has explored alternative parking solutions with architects and engineers but has been unable to identify a feasible alternative because of the library's historic location and limited resources; and

WHEREAS, the Town Board finds that pedestrian-safety improvements at this location would enhance the safety and accessibility of the Tomkins Cove Public Library for its patrons and the community; and

WHEREAS, the Town Board believes that it is in the public interest to request that the appropriate governmental agencies review the need for a marked crosswalk, pedestrian warning signage and/or a flashing pedestrian crossing beacon, and a reduction of the posted speed limit at or near the library crossing on Route 9W.

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 requests that the New York State Department of Transportation, acting through its appropriate offices and in coordination with any other governmental agencies having jurisdiction, review conditions on Route 9W in the vicinity of the Tomkins Cove Public Library at 419 North Liberty Drive, Tomkins Cove, New York, and authorize the installation of a marked crosswalk, pedestrian warning signage and/or a flashing pedestrian crossing beacon, subject to such engineering review, permitting requirements, inspections, and conditions as it deems appropriate.
- Section 3. The Town Board hereby requests that the New York State Department of Transportation conduct such review as may be required to consider reducing the posted speed limit on Route 9W at or near the library crossing.
- Section 4. The Town Clerk is directed to transmit certified copies of this Resolution to the New York State Department of Transportation, the Rockland County Executive, the Rockland County Department of Highways, the Tomkins Cove Public Library Board of Trustees, and such other persons or agencies as may be appropriate.
- Section 5. This Resolution shall be effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Supervisor Stamm	[]	[]	[]	[]
Deputy Supervisor Williams	[]	[]	[]	[]
Councilperson Puccio	[]	[]	[]	[]
Councilperson Joachim	[]	[]	[]	[]
Councilperson Rose	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

#15

RESOLUTION

A meeting of the Town Board of the Town of Stony Point was convened on **September 22, 2026 at 7:00 p.m.**

The following resolution was duly
offered and seconded to wit:

RESOLUTION 2026/ _____

**RESOLUTION SCHEDULING A PUBLIC HEARING ON THE PETITION OF
SOUTH LIBERTY PARTNERS, LP FOR A VARIANCE FROM THE
RESIDENTIAL DEVELOPMENT MORATORIUM**

WHEREAS, the Town Board of the Town of Stony Point adopted Local Law No. 4 of 2026, imposing a moratorium on the development of residential construction in the Town; and

WHEREAS, Section 3 of Local Law No. 4 of 2026 authorizes the Town Board, upon a showing of severe hardship and subject to the standards stated therein, to vary from the moratorium; and

WHEREAS, South Liberty Partners, LP (the “Petitioner”), has submitted a verified petition dated September 15, 2026, requesting a variance from the moratorium as it relates to a proposed residential development project on property known as 100 South Liberty Drive, Stony Point, New York, designated on the Town Tax Map as Section 20.02, Block 11, Lot 30 (the “Premises”); and

WHEREAS, the Town Board has determined that a public hearing should be held to receive public comment and consider the Petitioner’s request.

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 schedules a public hearing on October 27, 2026, at 7:00 p.m. to consider the petition of South Liberty Partners, LP, for a variance from the residential development moratorium imposed by Local Law No. 4 of 2026, relating to the Premises known as 100 South Liberty Drive, Stony Point, New York, designated on the Town Tax Map as Section 20.02, Block 11, Lot 30.

Section 3. The setting of the public hearing as required by Local Law 4 of 2026 is not an indication or concession that the applicant's moratorium petition is complete and the Town reserves the right to request additional information or otherwise require submissions in relation to the moratorium variance petition to extent required by Local Law 4 of 2026.

Section 4. The Town Clerk is directed to cause notice of the public hearing to be published at least five (5) days before the hearing date and to take such other actions as may be necessary or appropriate to provide notice of the public hearing.

Section 5. This Resolution shall be effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Supervisor Stamm	[]	[]	[]	[]
Deputy Supervisor Williams	[]	[]	[]	[]
Councilperson Puccio	[]	[]	[]	[]
Councilperson Joachim	[]	[]	[]	[]
Councilperson Rose	[]	[]	[]	[]

The Resolution was thereupon duly adopted.