

STONY POINT TOWN BOARD MEETING – September 8, 2026

The Town Board of the Town of Stony Point convened in Regular Session on Tuesday, September 8, 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 Coach Pete Warner. Coach Warner was a well-known, loved and respected teacher and coach for the North Rockland School District.

Supervisor Stamm then led the group in the Pledge of Allegiance.

Town Clerk Megan Carey called the following roll:

PRESENT:	Mr. Paul Joachim	Councilman
	Mr. Todd Rose	Councilman
	Mrs. Amy Stamm	Supervisor
	Mr. Brian Nugent	Esquire
ABSENT:	Mr. Michael Puccio	Councilman
	Mr. Keith Williams	Councilman

SUPERVISOR’S REPORT

Supervisor Stamm reported as follows:

- Town Pool is officially closed. Thank you to Karenanne and staff for a wonderful pool season. The dog swim is September 10th from 5-6:30pm.
- The 9/11 remembrance ceremony is being held Friday, September 11th at Town Hall at 6pm.
- The next shredding event is September 26th from 8am-12pm at Kirkbride Hall.
- SPPAL Fall Festival is being held October 3rd from 10am-4pm at Kirkbride Hall.
- The streetscaping continues around town with beautiful planters and benches throughout.

POLICE DEPARTMENT REPORT/BUSINESS

Chief Becker read the following report:

Police Department Report for the Month of August 2026.	
Number of calls for service:	808
Number of reported accidents:	25
Number of arrests:	52
(3) Felonies (31) Misdemeanors (11) Violations (7) Warrants	
Fuel Usage :	1360.0 gallons
Sum Total of all traffic enforcement action:	112
Number of Youth Officer sponsored events:	4
Number of commercial vehicle enforcement details:	0
Number of traffic/special enforcement details:	1
Number of training hours:	48 hrs
Total fees collected:	\$320.00
(Foil \$0.00, Prints \$290.00, and Reports \$30.00)	

Youth Events: NRYPA Fall 2026 Session recruitment, SP America 250 Carnival Recap Meeting, 8/11 Ronald McDonald Day at Krucker’s, and 8/26 PAL Meeting.

Upcoming Youth Events: Fall Festival 10/3, NRYPA Fall session beginning, and potential PAL Youth Pickleball League Summer 2027.

Chief Becker’s Time Record

A motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of all board members present with Councilman Puccio and Councilman Williams being absent to approve Chief Becker’s time record for the month of August 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 with Councilman Puccio and Councilman Williams being absent to approve the overtime and sick leave reports as presented for the month of August 2026.

Golf Course Report

The following report was presented for August 2026:

• Green Fees	\$	465,757.01
• Merchandise	\$	23,629.54
• Range Fees	\$	21,099.00
• Club Rental	\$	1,900.00
• Total	\$	512,385.55

PURCHASE ORDER REQUEST

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to approve the following purchase orders:

Buildings & Grounds- Streetscaping:

PO#3913	Francella Inc.	\$4,500.00
PO#3914	Francella Inc.	\$6,000.00
PO#3915	Francella Inc.	\$7,000.00

Police Dept:

PO#3883	Amchar	\$2,173.15
PO#3907	Cioffi Excavating	\$37,962.00
PO#3912	Pauli D's Molbile Welding INC	\$24,000.00

Sewer Dept:

PO#3926	Jack Doheny CO. Inc.	\$18,530.00
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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 Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to approve the bills as presented for payment:

Contractual August 25, 2026

<u>FUND</u>	<u>CLAIM #</u>	<u>FUND TOTAL</u>
General	1053-1105	\$74,759.16
Highway	364-376	\$14,810.95
Sewer	297-310	\$11,858.57
Special District		
Ambulance	29	\$187.92
Capital Projects	30-33	\$14,802.92
Enterprise	330-339	\$10,041.40
Highway Caps	2	\$1,385.00
Lieu of Land	7	\$390.00
Sewer Caps	42-45	\$38,924.00
Solid Waste	14	\$11,655.87
Streetlight	23-24	\$5,146.03

General September 8, 2026

<u>FUND</u>	<u>CLAIM #</u>	<u>FUND TOTAL</u>
General	1106-1183	\$479,520.45
Highway	377-399	\$76,853.09
Sewer	311-329	\$63,742.80
Special District		
Ambulance	30-31	\$46,549.35

Capital Projects	34-35	\$69,173.25
Enterprise	340-361	\$80,210.19
Lieu of Land	8-10	\$4,974.39
Sewer Caps	46-48	\$19,612.75
Solid Waste	15-16	\$19,419.37

MINUTES

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to approve the minutes of August 11, 2026.

DEPARTMENTAL REPORTS

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

Architectural Review Board

From: 8/01/2026	To: 8/31/2026
Applications Received	3
Applications Approved	3
Applications Pending	0

Fees Collected	\$300.00
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Building & Zoning Department

August 2026

Applications Received	35
Applications Returned/Withdrawn	0
Applications Denied	0
Building & Blasting Permits Issued	27
Applications Pending	8
Certificate of Occupancy	6
Certificate of Compliance	26
Fees Collected	\$28,135.00

Planning Board

From: 8/01/2026	To: 8/31/2026
Applications Received	0
Applications Approved	0
Applications Pending	
Amended Subdivision	0
Informal Discussion	0
Lot Line Change	0
Site Plan	2
Subdivision	1
Fees Collected	\$300.00

Submitted by the Planning Board Clerk

Zoning Board of Appeals

8/1/2026	to	8/31/2026	
Applications Received			0
Applications Closed			0
Applications Pending			0
Applications Withdrawn			1
Fees Collected			\$0.00

Town Clerk

August 2026

Amount Paid To NYS Agriculture & Markets	
For Spay/Neuter Program	\$ 13.00
Amount Paid To NYS Health Dept. For Marriage Licenses	\$ 112.50
Amount Paid To NYS Dept. of Environmental Conservation	\$ 2,265.70
Shelter Contribution	\$ 23.00
Amount Paid To Supervisor	\$ 2,233.40
TOTAL AMOUNT REMITTED	\$ 4,647.60

CORRESPONDENCE

None

PUBLIC INPUT

George Potonavic-597 Old Gate Hill Road spoke about the Planning Board public hearing on Rose Memorial Library.

Open Public Hearing-Local Law-Rental Registry

At 7:21pm a motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to open the public hearing to consider a local law for a rental registry.

Town Clerk Megan Carey presented the following Public Hearing Notice:

**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

Public Input

George Mulligan, 7 Higgins Drive, spoke on the law including LLC’s, but should also include partnership, corporations and ownership and interest.

George Potanovic, 597 Old Gate Hill Rd, SPACE Pres., spoke on sections, 162-4, 162-5h, 162-9 and 162-14a.

Joe Call, 18 Tomlins View, spoke on the County registry, fees and pre-sale inspections.

The following residents of Skinner Ct. spoke on certain rental properties on the street with construction work done at night, multiple unrelated tenants, excessive speeding and loud music:

- Henry Burke, 16 Skinner Ct.
- Anthony Scarconi, 15 Skinner Ct.
- Mike Churns, 20 Skinner Ct.
- Dennis Flood, 7 Skinner Ct.

Continue Public Hearing-Local Law-Rental Registry

At 7:56pm a motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to continue the public hearing to consider a local law for a rental registry to the September 22, 2026 Town Board meeting to be held at the Stony Point Senior and Community Center at 7pm.

Open Public Hearing for Verizon Franchise Agreement

At 7:56pm a motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to open the public hearing for the Verizon Franchise Agreement.

Town Clerk Megan Carey presented the following Public Hearing Notice:

**NOTICE OF PUBLIC HEARING
TOWN OF STONY POINT
Verizon New York Inc. Franchise**

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Stony Point, New York, will conduct a Public Hearing at the Town of Stony Point Town Hall, 74 East Main Street, Stony Point, 10980 on **September 8, 2026 at 7:00 pm**, or as soon thereafter as can be heard, to consider the granting of a cable franchise renewal agreement by and between the Town of Stony Point and Verizon New York, Inc.

A copy of the cable television franchise renewal agreement is available for public inspection during normal business hours at the Town of Stony Point Town Clerk's Office, 74 East Main Street, Stony Point, New York 10980. At such public hearing all persons will be given an opportunity to be heard. Written and oral statements may be submitted at that time. Written statements may also be submitted in advance of the public hearing to the Town Clerk at the above address or via email to Mcarey@townofstonypoint.org.

The Town of Stony Point will make every effort to ensure that the public hearing is accessible to persons with disabilities. Any person requiring special assistance and/or accommodations should contact the Town Clerk in advance of the hearing.

By Order of the Town Board, August 11, 2026
Town of Stony Point
Megan Carey–Town Clerk

Public Input

George Potanovic, 597 Old Gate Hill Rd., Pres. SPACE, questioned how the fees are used.

Close Public Hearing for Verizon Franchise Agreement

At 7:58pm a motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to close the public hearing for the Verizon Franchise Agreement.

Adopt Resolution for Verizon Franchise Agreement

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to adopt the following Resolution:

**RESOLUTION 2026/24
RESOLUTION OF THE TOWN BOARD FOR THE SUPERVISOR TO EXECUTE
FRANCHISE AGREEMENT WITH VERIZON NEW YORK, INC.**

WHEREAS, the Town Board of the Town of Stony Point ("Town Board") wishes to enter into a Franchise Agreement with Verizon New York, Inc. to renew the term of the agreement to operate a cable system in the franchise area for the benefit of the Town; and

WHEREAS, a public hearing notice was published by the Clerk and did conduct a public hearing on September 8, 2026, before a duly constituted Town Board, with respect the renewal of the Verizon Franchise Agreement and hearing no objection, the public hearing was closed; and

WHEREAS, the Town Board being satisfied with the terms and conditions of the Verizon Cable Franchise Renewal Agreement between Verizon and the Town as "franchising authority" under Title VI of the Federal Communications Act, 47 U.S.C. § 522(10), and as a franchising municipality under Article 11 of the New York Public Service Law, as amended, and Title 16, Chapter VIII, Parts 890.60 through 899 of the Official Compilation of Codes, Rules, and Regulations of the State of New York; and

WHEREAS, the Town Board desires to approve the franchise agreement and authorize the Supervisor to execute the documents necessary to complete the Franchise Agreement and transaction as presented to the Town Board.

NOW, THEREFORE, BE IT RESOLVED: that:

Section 1. All "Whereas" clauses are hereby incorporated by reference as though set forth in full herein.

Section 2. The Town Board hereby approves the Franchise Agreement as presented to the Town Board by Verizon New York, Inc. and authorizes the Supervisor to execute all documents necessary to finalize the Franchise Agreement as presented to the Town Board in a final form approved by legal counsel.

Section 3. The Supervisor or any other officer, employee or consultant as directed by the Supervisor, are authorized to take any and all necessary actions to carry out the provisions of this Resolution.

Section 4. This Resolution shall be effective immediately.

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

At 7:59pm motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to open the public hearing to consider a local law on Chapter 187(Street Requirements and Maintenance).

Town Clerk Megan Carey presented the following Public Hearing Notice:

**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

Public Input

None

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

At 8:02pm motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to continue the public hearing to consider a local law on Chapter 187(Street Requirements and Maintenance) to the September 22, 2026 Town Board meeting to be held at the Stony Point Senior and Community Center at 19 Clubhouse Lane at 7pm.

Appoint Emergency Operations Coordinator

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to appoint Dave Holdampf as the Town's Emergency Operations Coordinator effective immediately at a rate of pay of \$6,326.64 annually.

Resolution Authorizing Extension of the Intermunicipal Agreement for Wastewater Treatment Services with the Joint Regional Sewerage Board

A motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to approve the following resolution:

**RESOLUTION 2026/25
RESOLUTION AUTHORIZING EXTENSION OF THE INTERMUNICIPAL
AGREEMENT FOR WASTEWATER TREATMENT SERVICES WITH THE JOINT
REGIONAL SEWERAGE BOARD**

WHEREAS, the Town of Stony Point and the Joint Regional Sewerage Board are parties to an Intermunicipal Agreement for Wastewater Treatment Services dated September 11, 2024; and

WHEREAS, pursuant to Paragraph 6 of the original agreement, the Town requested a one-year extension, and the Joint Regional Sewerage Board has approved the requested extension, confirming that the term of the agreement is extended through July 4, 2027.

NOW THEREFORE BE IT RESOLVED that:

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

Section 2. The Town Board hereby authorizes the extension of the Intermunicipal Agreement for Wastewater Treatment Services with the Joint Regional Sewerage Board for a one-year period, through July 4, 2027, and further authorizes the Town Supervisor to execute any documents necessary to effectuate said extension.

Section 3. The JRSB has previously communicated approval of said extension on August 11, 2026.

Section 4. This Resolution shall be effective immediately.

Approve Donation to North Rockland Rotary Club “A Taste of North Rockland”

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to approve a donation to the North Rockland Rotary Club “A Taste of North Rockland” in the amount of \$100.00.

Approve the Hire of Senior Bus Driver

A motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent approve the hire of Edward Egan as a Senior Bus Driver at a rate of pay of \$20.60 per hour.

Approve Agreement with Canon

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to approve the agreement with Canon for the upstairs copier at Town Hall.

Approve Amended Resolution – Traffic Signal

A motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to adopt the following amended resolution:

Resolution 2026/26

RESOLUTION REQUESTING THE COUNTY OF ROCKLAND TO AUTHORIZE THE INSTALLATION OF A TRAFFIC CONTROL SIGNAL AT THE INTERSECTION OF TOMKINS AVENUE, DEPOT PLACE, AND HUDSON DRIVE/BEACH ROAD

WHEREAS, Breakers Stony Point LP has received approvals from the Town of Stony Point for the development of a residential housing project located in the Town of Stony Point; and

WHEREAS, as part of the environmental review and land use approval process, traffic studies were prepared evaluating the impacts of the proposed development upon the surrounding roadway network; and

WHEREAS, such studies concluded that a traffic control signal at the intersection of Tomkins Avenue, Depot Place, and Hudson Drive/Beach Road is warranted, or will become warranted upon completion and occupancy of the approved development, in order to promote the safe and efficient movement of vehicular and pedestrian traffic; and

WHEREAS, the Traffic Impact Study prepared by Colliers Engineering, dated August 2, 2019 (as supplemented in the FEIS Appendix D dated May 7, 2020, concluded that the installation of a traffic control signal at the intersection of Tomkins Avenue, Depot Place, and Hudson Drive/Beach Road satisfies or is projected to satisfy the warrants contained in the Manual on Uniform Traffic Control Devices ("MUTCD"), and recommended its installation as a mitigation measure for the approved development.

WHEREAS, Tomkins Avenue is a County highway under the jurisdiction of the County of Rockland; and

WHEREAS, the Town Board finds that the installation of the proposed traffic signal will enhance public safety for residents, visitors, pedestrians, cyclists, and emergency responders using the intersection; and

WHEREAS, Breakers Stony Point LP has agreed to design, permit, install, and pay all costs associated with the installation of a traffic signal and related appurtenances; and

WHEREAS, upon final acceptance of the installation by the Rockland County Highway Department and the Town of Stony Point, the Town shall assume the continuing maintenance thereof subject to the review and approval of the County of Rockland and any other governmental agencies having jurisdiction; and

WHEREAS, the Town Board believes it is in the public interest to support the installation of the proposed traffic signal.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Stony Point hereby respectfully requests that the County of Rockland, acting through its Department of Highways and any other appropriate departments or agencies, review the proposed traffic signal and authorize its installation at the intersection of Tomkins Avenue, Depot Place, and Hudson Drive/Beach Road, subject to such engineering review, permitting requirements, inspections, and conditions as the County deems appropriate.

BE IT FURTHER RESOLVED, that the Town Board acknowledges that Breakers Stony Point LP has agreed to bear all costs associated with the design, installation, inspection, and related improvements required for the traffic signal, and upon acceptance thereof the Town shall assume the maintenance thereof.

BE IT FURTHER RESOLVED, that the Town Clerk is directed to transmit certified copies of this Resolution to the Rockland County Executive, the Rockland County Commissioner of Highways, the Rockland County Department of Highways, and the Rockland County Legislature.

Renew Berry Burners Contract

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to authorize the Supervisor to enter into a contract with Berry Burners for the 2026-2027 Heating Equipment Service Contract for four buildings: Justice Court, Patriot Hills Club House, Patriot Hills Golf Club Maintenance Shop and the Sewer Plant at a cost of \$8,450.00.

Approve Hires Patriot Hills Operations

A motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to approve the following hires for Patriot Hills-Operations:

Carts/Range - \$16/hr

Jackson Onativia

Austin Dentz

Muhammad Haider

Approve Property Maintenance – 75 Lakeview Drive

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to exercise Section 161- 5 and 161-10 of the Property Maintenance Law of the Town of Stony Point at 75 Lakeview Drive Tomkins Cove (10.02-1-28).

Approve Property Maintenance – 6 Lake Road

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to exercise Section 161- 5 and 161-10 of the Property Maintenance Law of the Town of Stony Point at 6 Lake Road Stony Point (20.14-2-15).

Award Bid – General Electric

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to award the bid for the General Electric to H. Biehle Electric Inc. as recommended by Town Engineer, John Queenan of Lanc & Tully. The standard hourly rate of \$125.00 and overtime hourly rate of \$155.00.

Award Bid – General HVAC

A motion was made by Supervisor Stamm, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to table this to the September 22, 2026 Town Board meeting.

Award Bid – General Plumbing

A motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to award the bid for General Plumbing to EMFO Contractors, Inc. at the recommendation of Town Engineer, John Queenan of Lanc & Tully. The standard hourly rate is \$145.00 and overtime hourly rate is \$217.50.

ADJOURN

At 8:08pm a motion was made by Supervisor Stamm, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Puccio and Councilman Williams being absent to close the September 8, 2026 Town Board Meeting in memory of Coach Pete Warner. No further votes were taken.

Respectfully submitted.
Megan Carey, Town Clerk