

STONY POINT TOWN BOARD

Agenda

7:00PM

July 12, 2022

Pledge of Allegiance
Roll Call
Supervisors Report
Police Dept Report
Highway Superintendents Report
Purchase Order Request
Audit of Bills
Minutes: June 14th & 28th, 2022
Departmental Reports
Correspondence
Public Input-Limited to 3 minutes

*Presentation Proposed River and Rail Brownfield Redevelopment Floating Zone

Public Hearings

Continue Public Hearing-Special Use Permit-Eagle Bay
Public Hearing-Local Law Adopting Fats, Oils, and Grease Program

1. Approve Hire of Patriot Hills Golf Club Operations
2. Approve Hire of Lifeguards
3. Approve Adjusted Base Proportions
4. Authorize Town Clerk to go out to Bid for Refuse Pickup at Town Facilities
5. Approve Playground Program Refund
6. Approve Use of Soundstage-Stony Point Seals
7. Property Maintenance-5 Col. Conklin
8. Authorize Conveyance of Town Property Subject to a Ballot Proposal
9. Accept Resignation of Planning Board Member

Executive Session-If Necessary

Presentation Proposed River
and Rail Brownfield
Redevelopment
Floating Zone

Town of Stony Point

Department of Planning

74 EAST MAIN STREET
STONY POINT, NEW YORK 10980

PH#1

Tel: (845) 786-2716 x 113

planning@townofstonypoint.org

Fax: (845) 786-5138

RESOLUTION

RECOMMENDATION PURSUANT TO TOWN CODE § 215-128

SPECIAL PERMIT APPLICATION FOR MARINA

For The Project

EAGLE BAY MIXED USE DEVELOPMENT

**BY APPLICATION OF: Breakers Stony Point LP,
as Applicant and Owner (by Eliezer Herskowitz),**

WHEREAS, the Applicant has submitted to the Town Board an application for a Special Permit use for a new marina to be constructed and operated as part of the above designated project pursuant to the provisions of Town Code Chapter 215, Zoning, Article XVIII, Special Permits. § 215-128, and § 215-89, and:

WHEREAS, the Applicant has simultaneously submitted to the Planning Board the aforesaid application for a Special Permit and the Town Board at its meeting of June 14, 2022, referred the Eagle Bay Special Use Permit Application to this Board for review, comment and recommendation pursuant to Zoning Code § 215-128 (A), and;


WHEREAS, the Planning Board has previously reviewed the Applicant's site plan application and has issued a Resolution of Preliminary Site Plan Approval on December 9, 2021 and a Resolution of Final Site Plan Approval on April 28, 2022 for this project and the Final Site Plan includes plans for the new marina and waterfront development prepared by TMS Waterfront, dated February 15, 2022, and which are made a part of the instant application, and;

WHEREAS, this matter appeared as an agenda item at the Planning Board meeting of June 23, 2022 and again at a special meeting of this Board on July 7, 2022, at which times the sufficiency of the application, plans and submissions were reviewed and considered by this Board in light of the general considerations and specific standards for special permits.

NOW, THEREFORE, be it

RESOLVED that a recommendation of approval of the aforesaid Special Permit application is hereby made by this Planning Board to the Town Board, and the Chairman is hereby authorized to sign this Resolution of recommendation and to permit same to be filed in

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
<u>Members Present:</u>				
Mark Johnson, Chairman	X			
Gerry Rogers	X			
Jake Cataldo				X
Eric Jaslow	X			
Mike Ferguson	X			
Kerri Alessi	X			
Roland Biehle				X


 Chairman of the Planning Board
 Town of Stony Point


Filed in the Office of the Clerk of the Town of Stony Point this 11th day of July, 2022.


 Megan Carey, Town Clerk
 Town of Stony Point

STATE OF NEW YORK)
 ROCKLAND COUNTY) SS:
 TOWN OF STONY POINT)

I, HOLLI FINN, DEPUTY TOWN CLERK OF SAID TOWN OF STONY POINT, COUNTY OF ROCKLAND, HEREBY CERTIFY THAT I HAVE COMPARED THE FOREGOING COPY WITH THE ORIGINAL NOW ON FILE IN SAID OFFICE, AND FIND THE SAME TO BE A TRUE AND CORRECT TRANSCRIPT THEREFROM AND THE WHOLE OF SUCH ORIGINAL.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED THE SEAL OF SAID TOWN OF STONY POINT, THIS 11th DAY OF July, 2022.


 HOLLI FINN, DEPUTY TOWN CLERK

PH#2

May 17, 2022

Douglas McKenna, Chief
Water Compliance Branch
Enforcement and Compliance Assurance Division
U.S. Environmental Protection Agency -- Region 2
290 Broadway -- 21st Floor
New York, New York 10007-1866
mckenna.douglas@epa.gov

SUBMITTED VIA ELECTRONIC TRANSMISSION

RE: Town of Stony Point, Rockland County, NY
SPDES Permit No. NY0028851
Administrative Compliance Order
Docket No. CWA-02-2022-3026

Dear Mr. McKenna:

On behalf of the Town of Stony Point and in response to the referenced Administrative Compliance Order dated May 2, 2022, we are providing the following to demonstrate compliance with the Administrative Order in addressing the Areas of Concern listed in the Compliance Evaluation Inspection (CEI). We are reiterating the concerns as contained in Section III of the CEI and providing responses accordingly.

Areas of Concern:

1. *At the Beach Road Pump Station, the following observations were made:*
 - *The stairwell leading to the wet well is open to the environment and precipitation from storm events will further add flow at the station.*

The hatch to the wet well is in need of repair or replacement preventing its closure. The Town of Stony Point is working to obtain a replacement hatch.

- *The entrance to the wet well is not secure, and does not look safe. The Town has a single metal linked chain attached to posts around the stairwell. At the time of the CEI, snow was on the ground which made conditions slippery (field work photograph no. 2).*

The hatch to the wet well is in need of repair or replacement preventing its closure. The Town of Stony Point is working to obtain a replacement hatch. The replacement hatch will fully secure the wet well.

- *The Town uses a rock to help close the station's door. The door does not close all the way (field work photograph no. 2).*

The Town of Stony Point is working to repair the door to ensure proper closure and security.

- *The station's wet well has three bar screens, and every day the bar screens are cleaned. The wet well is a permit confined space. To clean the bar screens requires at least two people. One person is in the wet well cleaning the bar screens, while another is outside the station holding a gas meter. During the CEI, rags were observed on the stairwell.*

The Town of Stony Point sewer department staff have been counselled on effectively cleaning the bar screens, stairwell and wet well daily.

- *The station will be upgraded, and Eagle Bay will be paying for the upgrades. What type of improvements will be done to the station, when will this work start, and is expected to be completed?*

Improvements to the Beach Road pump station as part of the Eagle Bay project include new pumps, electrical upgrades, new standby generator, a larger wet well and new vertical screw. The Eagle Bay developer is obligated to provide the Town of Stony Point funds for the design of the proposed improvements. The project received final approval by the Town of Stony Point on April 28, 2022 and is currently coordinating with the Town to transfer the funding to allow the Town to hire an engineer to begin the design work for the proposed improvements.

It should be noted that in addition to the Beach Road pump station improvements, there are three (3) collection system sewer runs that will be repaired; the existing 10" ACP between manholes 27 and 36 on Hunter Place, the existing 12" ACP between manholes 37 and 38 on Hudson Drive, and the existing 10" ACP between manholes 107 and 125 on Tomkins Avenue.

2. *At the time of the CEI, an accumulation of grease was observed in the manhole on Highview Avenue behind Yummy's Restaurant (field work photograph no. 4). A grease blockage in the main also caused a basement backup on December 12, 2017. At the time of the CEI, the Town did not have a fats, oils, and grease (FOG) program. Does the Town plan to implement a FOG program to ensure that grease traps at restaurants are being maintained?*

The Town of Stony Point is in the process of implementing a FOG program to ensure grease traps are installed and maintained. A FOG Program Overview for residents' information, a FOG Program Manual (including Permit) and Sewer Code Amendment implementing the FOG program have been drafted. The aforementioned are included with this response for your review. As amending the Sewer Code requires adoption of a Local Law and is subject to Public Hearing, it is anticipated that the FOG program will be implemented by late summer/early fall 2022.

As required by the Administrative Compliance Order, copies of all are being submitted to:

Meena George, Regional Water Engineer
New York State Department of Environmental Conservation – Region 3
100 Hillside Avenue, Suite 1W
White Plains, New York 10603
meena.george@dec.gov

The Town of Stony Point acknowledges its responsibility with regards to its sanitary sewer system and is taking appropriate measures to ensure full compliance with the Clean Water Act and the issued SPDES Permit No. NY0028851.

We trust the above and enclosed satisfactorily addresses the requirements of the Ordered Provisions Section C. (3) of the Administrative Compliance Order. However, should further information be required, please do not hesitate to contact our office.

Very truly yours,

LANC & TULLY, PC

John O'Rourke, PE
Principal

Enc.

cc: James Monaghan, Supervisor, Town of Stony Point
Megan Cary, Town Clerk, Town of Stony Point
Brian Nugent, Esq.
Roy Rysinger, JCO

UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION 2

IN THE MATTER OF:

Town of Stony Point Sewage Treatment Plant
24 North Street
Stony Point, New York 10980

SPDES Permit No. NY0028851

Respondent.

Proceeding pursuant to Section 309(a) of the
Clean Water Act, 33 U.S.C. § 1319(a).

ADMINISTRATIVE COMPLIANCE ORDER

CWA-02-2022-3026

ACKNOWLEDGMENT OF RECEIPT OF
ADMINISTRATIVE COMPLIANCE ORDER

I, Jim Monaghan, an officer of the Town of Stony Point, with the
title of, Town Supervisor, do hereby acknowledge the receipt of copy of
the ADMINISTRATIVE COMPLIANCE ORDER, CWA-02-2022-3026.

DATE: 5/5/22

SIGNED: 



#1



DAVE FUSCO, PGA

19 Clubhouse Lane, Stony Point, NY 10980

PHONE: (845) 947-7085

FAX: (845) 947-7296

E-mail: dfusco@patriohillsgolfclub.com

July 8, 2022

Members of the Town Board,

I request for approval to **HIRE** the following people to be employed at the Patriot Hills Golf Club. These individuals will work in operations.

Carts and Range

James Woods	\$13.20
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Sincerely,


Dave Fusco

Director of Golf

#2

Stony Point Recreation

5 Clubhouse Lane Stony Point NY 10980

(845) 947-5261

July 10, 2022

Members of the Town Board,

I am requesting approval to hire the following 2 people to be employed at the Town Pool as lifeguards until Labor Day at \$16.00 per hour.

Lifeguards

Genesis Alarcon

Kevin Franco

Respectfully Submitted,

Karenanne Nigro

Recreation Facilities Supervisor

knigro@townofstonypoint.org

Local Adjustments to the Adjusted Base Proportions

See Real Property Tax Law 1903-4

Town of Stony Point (based on 2022 ABP calculations)

Current Percentage for Homestead Class	67.415600	(Non-Homestead Current Percentage is 32.5844)
Adjusted Base Proportion for Homestead Class	<u>41.435600</u>	(Non-Homestead Adjusted Base Proportion is 58.5644)
Difference	25.980000	

Take the Difference and multiply it by 10%, 20%, 25%, 30%, 40%, 50%, 60%, 70%, 75%, 80%, 90% and 100%. Add each increment to the Base Proportion.

Selected Percentage	Amount to be added to Homestead ABP	Possible tax shares for adoption	
		Homestead	Non-homestead
10%	2.598000	41.435600	58.564400
20%	5.196000	44.033600	55.966400
25%	6.495000	46.631600	53.368400
30%	7.794000	47.930600	52.069400
40%	10.392000	49.229600	50.770400
50%	12.990000	51.827600	48.172400
60%	15.588000	54.425600	45.574400
70%	18.186000	57.023600	42.976400
75%	19.485000	59.621600	40.378400
80%	20.784000	60.920600	39.079400
90%	23.382000	62.219600	37.780400
100%	25.980000	64.817600	35.182400
		67.415600	32.584400

#3

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE LEVY OF TAXES ON THE 2022 ASSESSMENT ROLL

Approved Assessing Unit Town of Stony Point, 392800
 Name of Portion Town of Stony Point, 392800

CERTIFICATION

DETERMINATION OF BASE PERCENTAGES

Section I	(A) 1989 Taxable Assessed Value	(B) 1989 Class Equalization Rate	(C) Estimated Market Value A/(B/100)	(D) Base Percentages (C/sum of C)
Homestead	140,672,246	29.47	477,340,502	55.8661
Nonhomestead	168,449,213	44.67	377,096,962	44.1339
Total	309,121,459		854,437,464	100.0000

DETERMINATION OF CURRENT PERCENTAGES

Section II	(E) 2021 Taxable Assessed Value	(F) 2021 Class Equalization Rate	(G) Estimated Market Value E/(F/100)	(H) Current Percentages (G/sum of G)
Homestead	209,670,011	12.27	1,708,802,046	67.4156
Nonhomestead	112,078,060	13.57	825,925,276	32.5844
Total	321,748,071		2,534,727,322	100.0000

DETERMINATION OF CURRENT BASE PROPORTIONS

Section III	(I) Local Base Proportion for the 1990 Assessment Roll	(J) Updated Local Base Proportion	(K) Prospective Current Base Proportion	(L) Adjusted Base Proportion used for Prior Tax Levy	(M) % difference between prior Adjusted Base Proportion and Prospective Current	(N) Maximum Current Base Proportion	(O) Current Base Proportion
Class	I*(H/D)	(J/sum of J)	(K/sum of K)	(L*1.05)			
Homestead	29.720	35.8642	40.8698	44.3631	-7.87		41.5813
Nonhomestead	70.280	51.8882	59.1302	55.6369	6.28	58.4187	58.4187
Total	100.000	87.7524	100.0000	100.0000			100.0000

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

_____ signature
 _____ title
 _____ date

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL
FOR THE 2022 ASSESSMENT ROLL

CERTIFICATION

Approved Assessing Unit Town of Stony Point, 392800
Name of Portion Town of Stony Point, 392800
Reference Roll 2021
Levy Roll 2022

Section I DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUANTITY CHANGES
EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

(A) Total Assessed Value on the Reference Roll Excluding Roll Sections 5&8 and Levy Roll	(B) Total Assessed Value of Physical and Quantity Increases between the Reference Roll and Levy Roll	(C) Total Assessed Value of Physical and Quantity Decreases between the Reference Roll and Levy Roll	(D) Net Assessed Value of Physical and Quantity Changes	(E) Net Surviving Total Assessed Value on the Reference Roll	(A-C) Class
217,263,732	1,031,135	98,000	933,135	217,165,732	Homestead
99,102,359	129,483	1,204,211	(1,074,728)	97,898,148	Nonhomestea

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on base percentages, current percentages, and assessment roll and portion as identified above.

(F) Total Assessed Value of Equalization Increases between the Reference Roll and Levy Roll	(G) Total Assessed Value of Equalization Decreases between the Reference Roll and Levy Roll	(H) Net Equalization Changes	(I) Net Change in Level of Assessment Factor	(H)/(E)-1
0	88,785	(88,785)	0.9996	0.9996
85,900	118,500	(33,000)	0.9997	0.9997

Section II COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

(J) Taxable Assessed Value on the Levy Roll less roll section 5	(K) Taxable Assessed Value on the Levy Roll at the Reference Level of Assessment	(L) Assessed Value of Special Franchise on the Levy Roll at the Reference Level of Assmnt	(M) Total Taxable Assessed Value on the Levy Roll at the Reference Level of Assessment	(N) Taxable Assessed Value on the Reference Roll	(O) Class Adjustment Factor
211,336,443	211,421,011	0	211,421,011	209,670,011	1.0084
99,001,312	99,031,021	14,662,881	113,693,902	112,078,060	1.0144

Section III COMPUTATION OF ADJUSTED BASE PROPORTIONS

(P) Current Base Proportions	(Q) Current Base Proportions adjusted for Physical and Quantity Changes	(R) Adjusted Base Proportions	(Q/sum of Q)
41.5813	41.9285	41.4356	
58.4187	59.2610	58.5644	
100.0000	101.1895	100.0000	
Total			

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND
 CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE
 LEVY OF TAXES ON THE 2022 ASSESSMENT ROLL

Approved Assessing Unit Town of Stony Point, 392800
 Name of Portion Light District

CERTIFICATION

DETERMINATION OF BASE PERCENTAGES				
Section I	(A) 1989 Taxable Assessed Value	(B) 1989 Class Equalization Rate	(C) Estimated Market Value A/(B/100)	(D) Base Percentages (C/sum of C)
Homestead	148,625,419	29.47	504,327,855	55.5453
Nonhomestead	180,301,215	44.67	403,629,315	44.4547
Total	328,926,634		907,957,170	100.0000

DETERMINATION OF CURRENT PERCENTAGES				
Section II	(E) 2021 Taxable Assessed Value	(F) 2021 Class Equalization Rate	(G) Estimated Market Value E/(F/100)	(H) Current Percentages (G/sum of G)
Homestead	217,216,563	12.27	1,770,306,137	68.3098
Nonhomestead	111,447,327	13.57	821,277,281	31.6902
Total	328,663,890		2,591,583,418	100.0000

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

DETERMINATION OF CURRENT BASE PROPORTIONS							
Section III	(I) Local Base Proportion for the 1990 Assessment Roll	(J) Updated Local Base Proportion	(K) Prospective Current Base Proportion Part (J) Prorated to 100.00	(L) Adjusted Base Proportion used for Prior Tax Levy	(M) % difference between prior Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-1)*100	(N) Maximum Current Base Proportion	(O) Current Base Proportion (L*1.05)
Homestead	33.060	40.6573	46.0047	49.5721	-7.20	52.9493	47.0507
Nonhomestead	66.940	47.7192	53.9954	50.4279	7.07	52.9493	52.9493
Total	100.000	88.3765	100.0001	100.00000			100.0000

signature _____
 title _____
 date _____

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL
FOR THE 2022 ASSESSMENT ROLL

CERTIFICATION

Approved Assessing Unit Town of Stony Point, 392800
Name of Portion Light District
Reference Roll 2021
Levy Roll 2022

DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUANTITY CHANGES,
EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

Section I	(A) Total Assessed Value on the Reference Roll	(B) Total Assessed Value of Physical and Quantity Increases between the Reference Roll and Levy Roll	(C) Total Assessed Value of Physical and Quantity Decreases between the Reference Roll and Levy Roll	(D) Net Assessed Value of Physical and Quantity Changes	(E) Surviving Total Assessed Value on the Reference Roll	(A-C) Surviving Total Assessed Value on the Reference Roll
Homestead	217,244,082	1,031,135	98,000	933,135	217,146,082	217,146,082
Nonhomestead	98,418,883	129,483	1,204,211	(1,074,728)	97,214,672	97,214,672

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

Section II	(J) Taxable Assessed Value on the Levy Roll less roll section 5	(K) Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment	(L) Assessed Value of Special Franchise on the Levy Roll at the Reference Roll Level of Assmnt	(M) Total Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assmnt	(N) Taxable Assessed Value on the Reference Roll	(O) Class Adjustment Factor
Homestead	218,103,536	218,190,812	0	218,190,812	217,216,563	1.0045
Nonhomestead	98,421,175	98,450,710	88,785	113,113,591	111,447,327	1.0150

COMPUTATION OF ADJUSTED BASE PROPORTIONS

Section III	(P) Current Base Proportions	(Q) Current Base Proportions adjusted for Physical and Quantity Changes	(R) Adjusted Base Proportions	(Q/sum of Q)
Homestead	47.0507	47.2624	46.7917	46.7917
Nonhomestead	52.9493	53.7435	53.2083	53.2083
Total	100.0000	101.0059	100.0000	100.0000

signature _____
title _____
date _____

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND
 CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE
 LEVY OF TAXES ON THE 2022 ASSESSMENT ROLL

Approved Assessing Unit Town of Stony Point, 392800
 Name of Portion Fire District

CERTIFICATION

DETERMINATION OF BASE PERCENTAGES

Section I	(A) 1989 Taxable Assessed Value	(B) 1989 Class Equalization Rate	(C) Estimated Market Value A/(B/100)	(D) Base Percentages (C/sum of C)
Homestead	148,625,419	29.47	504,327,855	55.5453
Nonhomestead	180,301,215	44.67	403,629,315	44.4547
Total	328,926,634		907,957,170	100.0000

DETERMINATION OF CURRENT PERCENTAGES

Section II	(E) 2021 Taxable Assessed Value	(F) 2021 Class Equalization Rate	(G) Estimated Market Value E/(F/100)	(H) Current Percentages (G/sum of G)
Homestead	217,216,563	12.27	1,770,306,137	68.3098
Nonhomestead	111,447,327	13.57	821,277,281	31.6902
Total	328,663,890		2,591,583,418	100.0000

I, the clerk of the legislative body of the approved
 assessing unit identified above, hereby certify
 that the legislative body determined on _____
 * base percentages, current percentages, and
 current base proportions as set forth herein for the
 assessment roll and portion as identified above.

DETERMINATION OF CURRENT BASE PROPORTIONS

Section III	(I) Local Base Proportion for the 1990 Assessment Roll	(J) Updated Local Base Proportion	(K) Prospective Current Base Proportion Part (J) Prorated to 100.00	(L) Adjusted Base Proportion used for Prior Tax Levy	(M) % difference between prior Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-1*100)	(N) Maximum Current Base Proportion (L*1.05)	(O) Current Base Proportion
Homestead	33.060	40.6573	46.0047	49.5712	-7.19		47.0498
Nonhomestead	66.940	47.7192	53.9954	50.4288	7.07	52.9502	52.9502
Total	100.000	88.3765	100.0000	100.0000		100.0000	100.0000

signature _____
 title _____
 date _____

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL
 FOR THE 2022 ASSESSMENT ROLL

Approved Assessing Unit Town of Stony Point, 392800
 Name of Portion Fire District
 Reference Rt 2021
 Levy Roll 2022

Section I DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

Class	(A) Total Assessed Value on the Reference Roll Sections 5&8 and Levy Roll	(B) Total Assessed Value of Physical and Quantity Increases between the Reference Roll and Levy Roll	(C) Total Assessed Value of Physical and Quantity Decreases between the Reference Roll and Levy Roll	(D) Net Assessed Value or Physical and Quantity Changes (B-C)	(E) Surviving Total Assessed Value on the Reference Roll (A-C)	(F) Total Assessed Value of Equalization Increases between the Reference Roll and Levy Roll	(G) Total Assessed Value of Equalization Decreases between the Reference Roll and Levy Roll	(H) Net Equalization Changes (F-G)	(I) Change in Level of Assessment Factor (H/E)+1
Homestead	217,244,082	1,031,135	98,000	933,135	217,146,082	0	88,785	(88,785)	0.9996
Nonhomeste.	98,418,883	129,483	1,204,211	(1,074,728)	97,214,672	85,900	118,900	(33,000)	0.9897

Section II COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

Class	(J) Taxable Assessed Value on the Reference Roll less roll section 5	(K) Taxable Assessed Value on the Reference Roll Level of Assesmei (J/I)	(L) Assessed Value of Special Franchise Levy Roll at the Reference Roll Level of Assmt (K+L)	(M) Total Taxable Assessed Value on the Levy Roll at the Reference Roll level of Assessment (K+L)	(N) Taxable Assessed Value on the Reference Roll	(O) Class Adjustment Factor (N/M)
Homestead	218,103,536	218,190,812	218,190,812	218,190,812	217,216,563	1.00449
Nonhomeste.	98,421,175	98,450,710	14,662,881	113,113,591	111,447,327	1.01495

Section III COMPUTATION OF ADJUSTED BASE PROPORTIONS

Class	(P) Current Base Proportions	(Q) Current Base Proportions adjusted for Physical and Quantity Changes (P*O)	(R) Adjusted Base Proportions (Q/sum of Q)
Homestead	47.0498	47.2608	46.7916
Nonhomeste.	52.9502	53.7419	53.2084
Total	100.0000	101.0027	100.0000

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

signature

title

date

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND
 CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE
 LEVY OF TAXES ON THE 2022 ASSESSMENT ROLL

Approved Assessing Unit Town of Stony Point, 392800
 Name of Portion Ambulance District

CERTIFICATION

DETERMINATION OF BASE PERCENTAGES

Section I	(A) 1989 Taxable Assessed Value	(B) 1989 Class Equalization Rate	(C) Estimated Market Value A/(B*100)	(D) Base Percentages (C/sum of C)
Homestead	148,625,419	29.47	504,327,855	55.5453
Nonhomestead	180,301,215	44.67	403,629,315	44.4547
Total	328,926,634		907,957,170	100.0000

DETERMINATION OF CURRENT PERCENTAGES

Section II	(E) 2021 Taxable Assessed Value	(F) 2021 Class Equalization Rate	(G) Estimated Market Value E/(F*100)	(H) Current Percentages (G/sum of G)
Homestead	217,216,563	12.27	1,770,306,137	68.3098
Nonhomestead	111,447,327	13.57	821,277,281	31.6902
Total	328,663,890		2,591,583,418	100.0000

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

DETERMINATION OF CURRENT BASE PROPORTIONS

Section III	(I) Local Base Proportion for the 1990 Assessment Roll	(J) Updated Local Base Proportion	(K) Prospective Current Base Proportion Part (J) Prorated to 100.00	(L) Adjusted Base Proportion used for Prior Tax Levy	(M) % difference between prior Adjusted Base Proportion and Prospective Current	(N) Maximum Current Base Proportion (L*1.05)	(O) Current Base Proportions
Homestead	33.060	40.6573	46.0047	49.5712	-7.19	0.0000	47.0498
Nonhomestead	66.940	47.7192	53.9954	50.4288	7.07	52.9502	52.9502
Total	100.000	88.3765	100.0000	100.0000			100.0000

signature _____
 title _____
 date _____

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPFL
 FOR THE 2022 ASSESSMENT ROLL

Approved Assessing Unit Town of Stony Point, 392800
 Ambulance District
 Name of Portion 2021
 Reference Rc 2022
 Levy Roll

DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUANTITY
 EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

(A)	(B)	(C)	(D)	(E)	(A-C)
Total Assessed Value on the Reference Roll Sections 5&8 and Levy Roll	Total Assessed Value of Physical and Quantity Increase Reference Roll and Levy Roll	Total Assessed Value of Physical and Quantity Decrease Reference Roll and Levy Roll	Net Assessed Value of Physical and Quantity Changes and Levy Roll	Surviving Total Assessed Value on the Reference Roll	(A-C)
Homestead 217,244,082	1,031,135	98,000	933,135	217,146,082	
Nonhomeste 98,418,883	129,483	1,204,211	(1,074,728)	97,214,672	

(F)	(G)	(H)	(I)
Total Assessed Value of Equalization Increases between the Reference Roll and Levy Roll	Total Assessed Value of Equalization Decreases between the Reference Roll and Levy Roll	Net Equalization Changes	Change in Level of Assessment Factor
0	88,785	(88,785)	0.9996
85,900	118,900	(33,000)	0.9997

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

signature _____
 title _____
 date _____

COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

(J)	(K)	(L)	(M)	(N)	(O)
Taxable Assessed Value on the Levy Roll less roll section 5	Taxable Assessed Value on the Levy Roll at the Reference Level of Assesmt	Special Franchise Assessed Value on the Levy Roll at the Reference Level of Assesmt	Total Taxable Assessed Value on the Levy Roll at the Reference Level of Assesmt	Taxable Assessed Value on the Reference Roll	Class Adjustment Factor
Homestead 218,103,536	218,190,812		218,190,812	217,216,563	1.00449
Nonhomeste 98,421,175	98,450,710	14,662,881	113,113,591	111,447,327	1.01495

COMPUTATION OF ADJUSTED BASE PROPORTIONS

(P)	(Q)	(R)	(Q/sum of Q)
Current Base Proportions	Current Base Proportions adjusted for Physical and Quantity Changes (P*O)	Adjusted Base Proportions	
Homestead 47.0458	47.2608	46.7916	
Nonhomeste 52.9502	53.7419	53.2084	
Total 100.0000	101.0027	100.0000	

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND
 CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE
 LEVY OF TAXES ON THE 2022 ASSESSMENT ROLL

Approved Assessing Unit Town of Stony Point, 392800
 Name of Portion School District North Rockland (Haverstraw-StonyPoint), 392201

CERTIFICATION

DETERMINATION OF BASE PERCENTAGES

Section I	(A) 1989 School Taxable Assessed Value	(B) 1989 Class Equalization Rate	(C) Estimated Market Value A/(B/100)	(D) Base Percentages (C/sum of C)
Homestead	147,312,684	29.47	499,873,376	56.9962
Nonhomeste:	168,475,305	44.67	377,155,373	43.0038
Total	315,787,989		877,028,749	100.0000

DETERMINATION OF CURRENT PERCENTAGES

Section II	(E) 2021 School Taxable Assessed Value	(F) 2021 Class Equalization Rate	(G) Estimated Market Value E/(F/100)	(H) Current Percentages (G/sum of G)
Homestead	213,267,786	12.27	1,738,123,765	67.7879
Nonhomeste:	112,080,057	13.57	825,939,993	32.2121
Total	325,347,843		2,564,063,758	100.0000

DETERMINATION OF CURRENT BASE PROPORTIONS

Section III	(I) Local Base Proportion for the 1990 Assessment Roll	(J) Updated Local Base Proportion	(K) Prospective Current Base Proportion Part (J) Prorated to 100.00	(L) Adjusted Base Proportion used for Prior Tax Levy	(M) % difference between prior Adjusted Base Proportion and Prospective Current	(N) Maximum Current Base Proportion	(O) Current Base Proportion
Homestead	32.640	38.8200	43.4830	47.0728	-7.63		44.4264
Nonhomeste:	67.360	50.4563	56.5170	52.9272	6.78	55.5736	55.5736
Total	100.000	89.2763	100.0000	100.00000		100.0000	100.0000

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

_____ signature
 _____ title
 _____ date

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL
 FOR THE 2022 ASSESSMENT ROLL

Approved Assessing Unit Town of Stony Point, 392800
 Name of Portion School District North Rockland (Haverstraw-StonyPoint), 392201
 Reference 1 2021
 Levy Roll 2022

CERTIFICATION

DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUANTITY CHANGES,
 EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

Section I	(A) Total Assessed Value on the Reference Roll Sections 5&8	(B) Total Assessed Value of Physical and Quantity Increases between the Reference Roll and Levy Roll	(C) Total Assessed Value of Physical and Quantity Decreases between the Reference Roll and Levy Roll	(D) Net Assessed Value of Physical and Quantity Changes (B-C)	(E) Total Surviving Assessed Value on the Reference Roll	(A-C) Net Change in Level of Assessment Factor
Homestead	217,263,732	1,031,135	98,000	933,135	217,165,732	
Nonhomestead	99,102,359	129,483	1,204,211	(1,074,728)	97,888,148	

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and assessment roll and portion as identified above.

COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

Section II	(J) School Taxable Assessed Value on the Levy Roll less roll section 5	(K) School Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment (J/I)	(L) Assessed Value of Special Franchise on the Levy Roll at the Reference Roll Level of Assmnt	(M) Total Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment (K-L)	(N) School Taxable Assessed Value on the Reference Roll	(O) Class Adjustment Factor (M/N)
Homestead	214,705,101	214,791,017		214,791,017	213,267,786	1.0071
Nonhomestead	99,002,475	99,032,185	14,662,881	113,695,065	112,080,057	1.0144

COMPUTATION OF ADJUSTED BASE PROPORTIONS

Section III	(P) Current Base Proportions	(Q) Current Base Proportions adjusted for Physical and Quantity Changes (P*O)	(R) Adjusted Base Proportions
Homestead	44.4264	44.7419	44.2482
Nonhomestead	55.5736	56.3738	55.7518
Total	100.0000	101.1157	100.0000

TOWN OF STONY POINT
NOTICE TO BIDDERS

PLEASE TAKE NOTICE that sealed bids will be received by the Town Clerk of the Town of Stony Point, 74 East Main St., Stony Point, NY 10980 up to and including **10:00 AM on May 9, 2019** for:

REFUSE PICKUP AT ALL TOWN FACILITIES

Bids, in accordance with the specifications on file in the Office of the Town Clerk, 74 East Main St., Stony Point, NY 10980 will be opened and read at **10:00 AM on May 9, 2019**. Specifications may be obtained at the Office of the Town Clerk between the hours of 8:30 AM and 4:30 PM Monday through Friday commencing April 18, 2019.

Bids need to be delivered in sealed form. The Town cannot guarantee unintended disclosure of any proposal submitted in other than a sealed envelope, directed to the TOWN CLERK, with "BID REFUSE PICKUP AT ALL TOWN FACILITIES" clearly marked on the outside of the envelope.

The Proposal from each bidder should contain a Certification as to non-collusive bidding as set forth in Section 103 of General Municipal Law. All bidders must be licensed to do business within the State of New York; out of State bidders must be registered with the Secretary of State.

The above requirements place Bidder or contractor available for any legal process that may be required by any resident in the State of New York or any Governmental Agencies.

The Stony Point Town Board reserves the right to reject any and all bids, and to accept any bid which in the opinion of the Stony Point Town Board will be in the best interest of the Residents of the Town of Stony Point.

Individuals or entities who obtained bid documents from a source other than directly from the Town Clerk's Office do so at their own risk of not receiving additional documents, updates and notices that may be issued in relation to this bid. No accommodations or waivers shall be granted by the Town for deficiencies in bid documents resulting from the submitting individual or entity failing to obtain the bid documents directly from the Town Clerk's Office.

By Order of the Town Board
April 9, 2019

Joan Skinner
Town Clerk

The Stony Point Town Board is requesting a bid for refuse pickup at the following Town facilities:

1. The Stony Point Town Hall
(74 East Main St.) 1-2 yard container 2x weekly
2. Patriot Hills Maint. Garage
(1 Turkey Hollow Rd.) 1-2 yard container 2x weekly
3. Patriot Hills Golf Course Cart
Garage (Pro Shop) 1-2 yard container 2x weekly
4. The Stony Point Police Dept.
(79 Central Drive) 1-2 yard container 2x weekly
5. Rho Building
(5 Clubhouse Lane) 1-4 yard container 2x weekly
6. Kirkbride Hall
(5 Patriot Hills Dr.) 1-4 yard container 2x weekly
7. Justice Court
(6 Patriot Hills Dr.) 1-2 yard container 1x weekly
8. Municipal Pool
(141 Bultontown Rd.) 1-4 yard & 1-6 yard container 2x weekly
(Seasonal-July 1-Sept. 15)
9. Stony Point Little League
(Veteran's Park-Turkey
Hollow Rd.) 1-4 yard container 2x weekly
1-6 yard container 2x weekly
10. Three Town Parks:
 - a. Riverfront Park
(25 Grassy Point Rd.) 1-4 yard container 2x weekly
(Seasonal-April 15-Oct. 15)
 - b. Lowland Park
(52 Lowland Hill Rd.) 1-6 yard container 2x weekly (April 15-Nov. 15)
1x weekly (Nov. 15-April 15)
 - c. Vince Clark Park
(Beach Rd.) 1-4 yard container 2x weekly
(Seasonal-April 15-Oct. 15)
11. Stony Point Highway Dept.
(Rose St.) 1-2 yard container 2x weekly

This bid is to furnish containers and remove refuse as indicated above. The contract will be awarded for three (3) years and prices should reflect as such. Some of these dumpsters are seasonal. Pick-up may vary on a weekly basis. Location, size and number of containers may vary, subject to notice to carter.

Holli Finn

#5

From: Supervisor
Sent: Monday, July 11, 2022 9:14 AM
To: Holli Finn; Megan Carey
Subject: FW: Autumn Fisher change in camp weeks

Follow Up Flag: Follow up
Flag Status: Completed

Please add to the agenda,
TY,
Jim

Jim Monaghan
Supervisor
Town of Stony Point
845-786-2716
845-786-3248 - Fax
www.townofstonypoint.org

-----Original Message-----

From: Karenanne Nigro <KNigro@townofstonypoint.org>
Sent: Sunday, July 10, 2022 7:19 PM
To: Supervisor <supervisor@townofstonypoint.org>
Subject: FW: Autumn Fisher change in camp weeks

Jim~

Please see the email from Debbie Fisher below. I received an email from Debbie Fisher two days after she signed her daughter Autumn up for the Playground Program. She has been sending her daughter to our camp for several years. She signed Autumn up for three weeks but is only able to attend 1 week this year. The family is involved in the community, they come to all of our events as well as the town pool. I am hoping we can make an exception and give her a refund of \$200 dollars for the 2 weeks Autumn will not be attending.

I mistakenly thought I sent this to you before the last town board meeting so Mrs. Fisher has been patiently been waiting.

Thank you,
Karenanne Nigro
Recreation Dept.
Town of Stony Point
845 947-5261 office
845 786-2220 fax
knigro@townofstonypoint.org
LIKE US ON FACEBOOK
<https://www.facebook.com/StonyPointRecreation>

-----Original Message-----

From: Deb Fisher <debfisher927@aol.com>

Sent: Thursday, June 2, 2022 5:13 PM

To: Karenanne Nigro <KNigro@townofstonypoint.org>

Subject: Autumn Fisher change in camp weeks

Good evening. I had paid for three weeks for Autumn for the Lowland Camp on 5/31 (wks 2, 3, 6) and now she's unable to attend all except week 6. Is there any way please to refund the two weeks she's now unable to go please? I would greatly appreciate help and consideration of this. I apologize for the inconvenience and trouble.

Deb Fisher
845-893-1010

Sent from my iPhone

STONY POINT SEALS INC.

#6

www.stonypointseals.com

P.O. Box 654 Stony Point NY 10980

July 11, 2022


*Town Board of Stony Point
74 East Main St.
Stony Point, NY 10980*

Dear Town Board,

The Stony Point Seals will be having a 300 Club Raffle Picnic on July 16, 2022. The Stony Point Seals are respectfully appealing for the use of the towns sound stage and mobile restrooms at Riverfront Park.

We understand that if required, an insurance certificate with the Town of Stony Point being named on the policy.

Sincerely,



John R. Fox Trustee

TAKING THE PLUNGE FOR THE COMMUNITY
THE STONY POINT SEALS ARE A REGISTERED 501 © CHARITY

TOWN OF STONY POINT
BUILDING DEPARTMENT

74 EAST MAIN ST
STONY POINT, NY 10980
Ph. 845-786-2716 FAX 845-786- 5138

#7

NOTICE OF FAILURE TO REMEDY VIOLATION
And
NOTICE OF HEARING

July 7, 2022

No. 2022-0090

Section Block Lot # 14.04-1-64

Inspected Property: **5 Colonel Conklin Rd. Stony Point NY**

David Lee
5 Colonel Conklin Rd.
Stony Point N.Y. 10980

RE: Order of Remedy

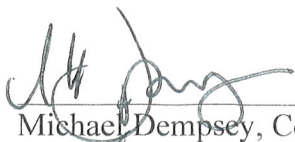
PLEASE TAKE NOTICE that you have failed to remedy the violation set forth in a Notice of Violation and Order to Remedy Violation dated **June 30, 2022** by the required compliance date. The premises located at **5 Colonel Conklin, Stony Point NY 10980** designated as **Tax Map No. 14.04-1-64**, continues in violation of the Stony Points **Property Maintenance Code 161-5**

The failure to maintain property

In violation of **Chapter 161-5** of said laws.

PLEASE TAKE FURTHER NOTICE that the Town Board will hold a hearing on **July 12th, 2022 at 7:00 P.M.**, at the Rho Building 5 Clubhouse Lane in the Town of Stony Point, at which time the Town 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 TAKE FURTHER NOTICE that all costs incurred by the Town, including but not limited to costs of corrective action, attorney's fees and administrative costs, if not paid within thirty (30) days of notification, shall be a lien on the premises and shall be assessed against such premises and shall be levied and collected in the same manner as real property taxes.



Michael Dempsey, Code Enforcement Officer

**TOWN OF STONY POINT
BUILDING DEPARTMENT
74 East Main Street
Stony Point, New York 10980
Ph. 845-786-2716, Fax 845-786-5138**

NOTICE OF VIOLATION AND ORDER TO REMEDY

Date: June 30, 2022

No: 2022-090

Section Block Lot # 14.04-1-64

Inspected Property: **5 Colonel Conklin Drive, Stony Point, NY 10980**

Owner: David Lee
5 Colonel Conklin Drive
Stony Point N.Y. 10980

TAKE NOTICE that there exists a violation(s) of:

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.

**NYS/ICC 2020 Property Maintenance Code of NY State
Section 302 EXTERIOR PROPERTY AREAS**

302.1 Sanitation. “Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

**NYS/ICC 2020 Property Maintenance Code of NY State
Section 302 EXTERIOR PROPERTY AREAS**

302.5 Rodent Harborage. “Structures and exterior property shall be kept free of rodent harborage and infestation.”

**TOWN OF STONY POINT
BUILDING DEPARTMENT
74 East Main Street
Stony Point, New York 10980
Ph. 845-786-2716, Fax 845-786-5138**

CONDITIONS OBSERVED:

- 1. High grass property not maintained.**
- 2. Shrubs overgrown**

ACTION REQUIRED:

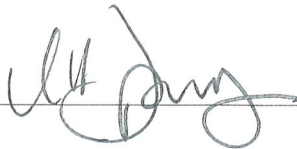
- 1. Cut grass and maintain property throughout growing season.**
- 2. Maintain shrubs/bushes continuously**
- 3. Remove piles of dried leaves and lawn debris**

Premises to be re-inspected for compliance in approximately 10 days. Required actions MUST be completed by July 8th, 2021.

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. Once compliance is verified this violation can be closed.

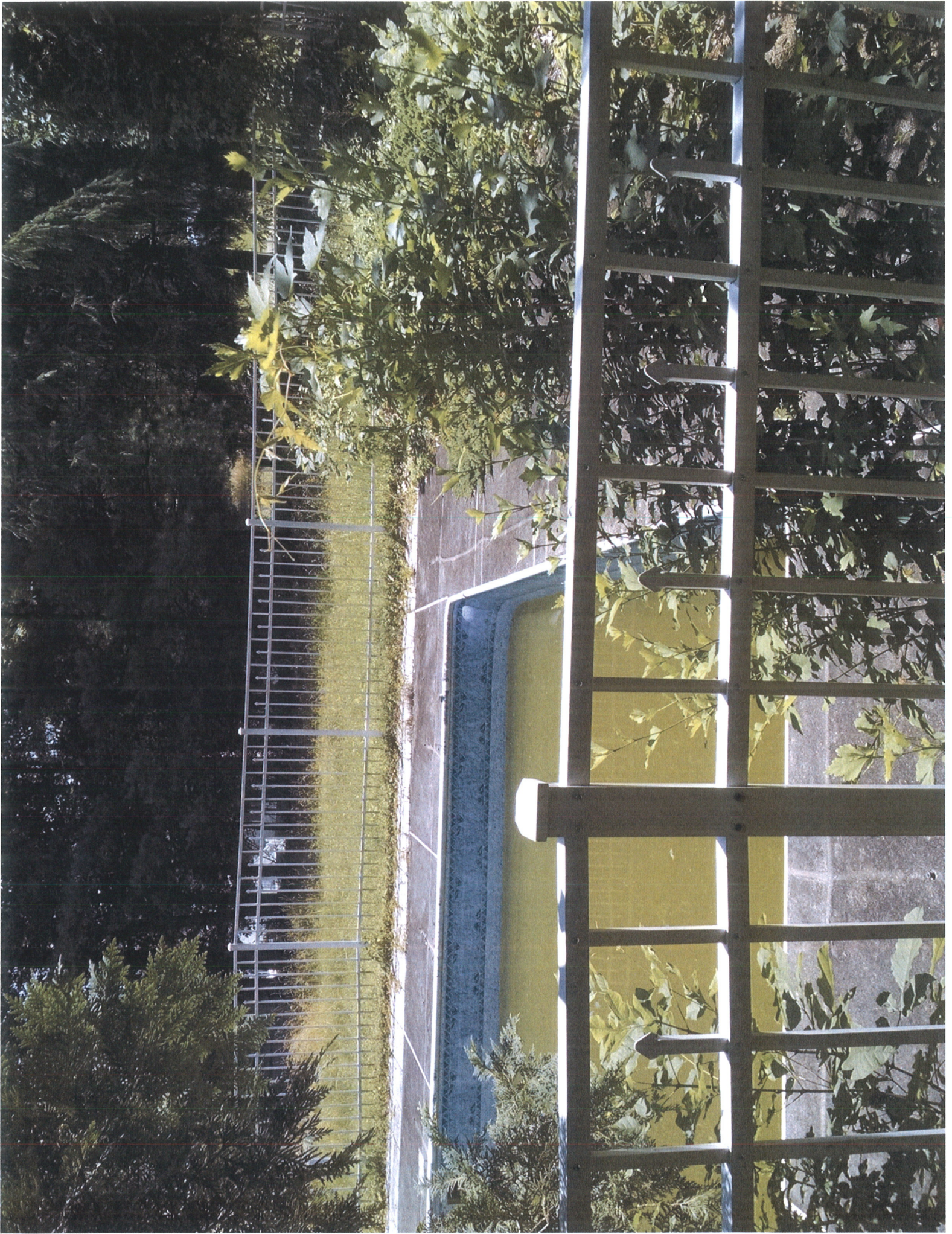
NOTE: failure to remedy the conditions aforesaid and to comply with applicable provisions of law may constitute an offense for which an appearance ticket may be issued and in the event of a conviction or plea of guilty, such offense is punishable by fines or imprisonment or both. Each day that a violation continues may be considered a separate offense punishable by separate fines.

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 property owner's expense, plus legal fees.



Code Enforcement Officer





RESOLUTION

A meeting of the Town Board of the Town of Stony Point was convened on **July 12, 2022, at 7:00 p.m.**

The following resolution was duly offered and seconded to wit:

RESOLUTION 2022/ _____

RESOLUTION AUTHORIZING CONVEYANCE OF TOWN PROPERTY SUBJECT TO A BALLOT PROPOSAL FOR NOVEMBER 2022 GENERAL ELECTION

WHEREAS, the Town Board is engaged in negotiations with the Hudson Park Group, LLC for the conveyance of a Town parcel known as Tax Lot 19.02-1-3 established as per subdivision map #8494 prepared by Atzl, Nasher & Zigler, P.C., filed in the Rockland County Clerk’s Office on February 5, 2020 consisting of approximately 23.4 acres, in addition to a portion of Tax Lot 19.02-1-1.1 to the east of Tax Lot 19.02-1-3 of approximately 4 acres and a portion of Tax Lot 19.02-1-1.1 to the west of Tax Lot 19,02-1-3 of approximately 3.8 acres and described more specifically in a Proposed Site Reconfiguration document, dated June 15, 2022 and prepared by BCT Design Group (collectively “the Town Property”); and

WHEREAS, the Town Board desires to convey such property to the Hudson Park Group, LLC, subject to finalization of a contract of sale with terms acceptable to the Town Board and legal counsel; and

WHEREAS, any such conveyance of the Town Property shall be subject to Town Board approval of a Purchase and Sale Agreement (“Agreement”) by the Town Board in a final form approved by Town legal counsel, the terms of which shall be made available to the public sufficient in advance of the referendum vote; and

WHEREAS, the approval of the ballot referendum authorizing the conveyance of the Town Property shall not require that such conveyance be completed, but shall be deemed to approve the conveyance of the Town Property; and

WHEREAS, any such Agreement with the Hudson Park Group, LLC shall, among other provisions, require that the required reconfiguration of the Town’s Patriot Hills Golf Course shall be at expense of Hudson Park Group, LLC and performed in a manner that maintains the integrity of the golf course to the satisfaction of the Town and its professionals; and

WHEREAS, such Agreement shall also require that the Kirkbride Hall and immediate environs be subdivided from the Town Property and such Kirkbride property shall remain under Town fee ownership; and

WHEREAS, the Town desires such ballot proposal to be placed on the general election ballot in the Town as part of the November 8, 2022 general election.

NOW THEREFORE BE IT RESOLVED that:

Section 1. The above “WHEREAS” clauses are incorporated herein by reference.

Section 2. The Town Board hereby authorizes the Town Supervisor to take any and all actions necessary to have a ballot proposition regarding the property placed on the November 8, 2022 general election ballot in the following form:

SHALL THE TOWN BOARD RESOLUTION AUTHORIZING THE SALE OF +/-31.2 ACRES OF TOWN PROPERTY WITHIN THE FORMER LETCHWORTH PROPERTY BE APPROVED?

Section 3. The Town Supervisor and any other employee, official 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 4. 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 Monaghan	[]	[]	[]	[]
Councilman Puccio	[]	[]	[]	[]
Councilperson Joachim	[]	[]	[]	[]
Councilperson Rose	[]	[]	[]	[]
Councilperson Williams	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

#9

Jake D. Cataldo
34 Nordica Circle
Stony Point, NY 10980
July 11, 2022

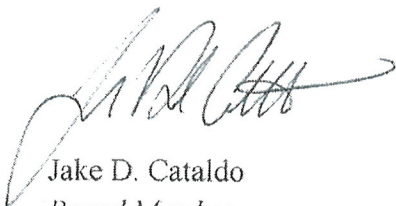
Mark Johnson
Chairman
Town of Stony Point Planning Board
74 E. Main Street
Stony Point, NY 10980

Dear Chairman Johnson:

It is with regret that I tender my resignation from the Planning Board of the Town of Stony Point effective Friday, July 29th, 2022. I have learned a great deal and it has been a pleasure to serve with my fellow board members.

I am grateful for the opportunity the Town Board has given me to serve this past year, and I offer my best wishes to the continued success and service of the board.

Sincerely,



Jake D. Cataldo
Board Member

CC: Planning Board Department, Stony Point Town Clerk, Stony Point Town Board