

STONY POINT TOWN BOARD

Agenda

7:00PM

October 25, 2022

Pledge of Allegiance
Roll Call
Supervisors Report
Purchase Order Request
Audit of Bills
Minutes: October 11, 2022
Correspondence
Public Input-Limited to 3 minutes

Public Hearing – Preliminary Budget

1. Set Public Hearing for Emergency Sewer Extension - 69 Park Road
2. Set Public Hearing for Conservation Easement-Tolake Corp.
3. Set Public Hearing for Senior and Disabled Exemption
4. Approve Property Maintenance-16 Boulderberg Road
5. Approve Property Maintenance- 7 Smith Street
6. Approve Property Maintenance- 52 Wayne Avenue
7. Authorize Supervisor to Execute CSEA Agreement
8. Authorize Supervisor to Sign Agreement for SRO Officer for NRCSD

Executive Session - If Necessary

Public Hearing- Preliminary Budget

#1

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 15.20, Block 4, Lot 41 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 2022.

Dated: Stony Point, New York

10/14, 2022

BY: Déaganne Veras

PETITIONER'S NAME Déaganne Daniel Veras

PETITIONER'S ADDRESS 69 Park Road, Stony Point, NY

PETITIONER'S PHONE NO. (845)-521-8720

10980

STATE OF NEW YORK)

SS:

COUNTY OF ROCKLAND)

On the 14th day of October, 2022, before me personally came Déaganne Veras, 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 JANUARY 20, 2024

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.

SCHEDULE A

PROPERTY DESCRIPTION

Page 1 of 1

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town Stony Point, County of Rockland and State of New York, shown and designated as Lot No. 1 on a certain map entitled "Park Homes, Stony Point, New York" made by Harold L. Moore, dated 8/29/1966 and filed in the Rockland County Clerk's Office on 11/28/66 in Map Book 72 at Page 27 as Map No. 3505.

Our policies of title insurance include such buildings and improvements thereon which by law constitute real property, unless specifically excepted therein. Now is the time to determine whether we have examined all of the property and easements which you desire to be insured. If there are appurtenant easements to be insured, please request such insurance. In some cases, our rate manual provided for an additional charges for such insurance.

FOR CONVEYANCING ONLY

TOGETHER with all right, title and interest of, in and to any land lying in the street and roads abutting the above described premises.

Issued by

Partners Abstract Corp.

1025 Old Country Road Suite 409

Westbury, NY 11590

Telephone (516) 338-2655 Fax (516) 338-2751



#2

TOLAKE CORPORATION

POST OFFICE BOX 287

TOMKINS COVE, N.Y. 10986

October 12, 2022

BY EMAIL TO:

Mr. William R. Beckman, Assessor
Town of Stony Point
74 East Main Street
Stony Point, New York 10980
assessor@townofstonypoint.org

Re: Conservation Easement between Tolake Corp. and the Town of Stony Point

Dear Mr. Beckman:

I am member of the Board of Directors of Tolake Corp. and write to you on behalf of the Board of Directors and the Tolake Community. Tolake is requesting an amendment to the Conservation Easement currently existing between Tolake Corp. and the Town of Stony Point. Specifically, Tolake is seeking to include one (1) additional parcel of real property into the previously established agreement which has current expiration date of March 1, 2030; 7 Hillside Drive (s/b/l: 10.01-1-41) acquired on/about January 13, 2021. This request is being made pursuant to Chapter 80 of the Code of the Town of Stony Point.

By way of background, the parties had previously entered into an Agreement to establish a Conservation Easement in March 1999, which included several parcels of undeveloped property located within the Tolake Community. This request was made shortly after the Town had adopted the "Conservation Law of the Town of Stony Point" and included an expiration date of March 1, 2014. In or about December 2010, the parties agreed to extend the expiration date of the Agreement to March 1, 2025. Thereafter by agreement dated September 10, 2018, five (5) additional parcels were added to the Conservation Easement and the term of the agreement was extended to March 1, 2030.

Enclosed herein for your reference are copies of the recording documents for 7 Hillside Drive and the most recent Conservation Easement entered into between Tolake Corp. and the Town of Stony Point. Finally, assuming the Town is amenable to this request, I have included a draft amended agreement.

THIRD AMENDMENT TO CONSERVATION EASEMENT AGREEMENT

This Third Amendment to the Conservation Easement Agreement (“Agreement”) is made by and between Tolake Corp., a New York corporation, with a mailing address of P.O. Box 287, Tomkins Cove, New York 10986, hereinafter referred to as “Grantor” and the Town of Stony Point, a municipal corporation, with its offices located at 74 East Main Street, Stony Point, New York 10980, hereinafter referred to as “Grantee” or “Town”.

WHEREAS, Grantor and Town are parties to a certain Agreement dated and effective as of March 1, 1999, in which the Town acquired from the Grantor a Conservation Easement on several parcels of undeveloped land located within a private residential community, known as the Tomkins Lake Community (“TLC”), located within the Town of Stony Point, New York and owned by Grantor; and

WHEREAS, the Conservation Easement limits or restricts development of the land subject to the Agreement; and

WHEREAS, the Agreement dated March 1, 1999 had an expiration date of March 1, 2014; and

WHEREAS, by First Amendment to Conservation Easement Agreement dated December 30, 2010, the parties extended the term of the Agreement through March 1, 2025; and

WHEREAS, by Second Amendment to Conservation Easement dated September 10, 2018, the parties agreed to include five (5) additional undeveloped parcels of land located within TLC, as well as to extend the expiration of the Agreement through March 1, 2030; and

WHEREAS, Grantor is the owner of one (1) additional undeveloped parcel of land located within TLC: 7 Hillside Drive (s/b/l: 10.01-1-41); and

WHEREAS, the parties are desirous of amending the Conservation Easement Agreement to include this parcel; and

WHEREAS, including additional parcels of undeveloped real property and extending the term of the Agreement, the objectives that were outlined by the Town Board when it adopted the “Conservation Law of the Town of Stony Point”, Chapter 80 of the Code of the Town of Stony Point, specifically to preserve the scenic, open, and natural values of lands located within the Town, will be furthered;

NOW, THEREFORE, in consideration of the above desires and purposes, the parties do mutually agree and covenant as follows:

1. Paragraph “1” of the Agreement and the list of parcels included in the “Tolake Corporation Conservation Easement” is hereby amended to include the following parcel: 7 Hillside Drive (s/b/l: 10.01-1-41).

STATE OF NEW YORK)
)SS.:
COUNTY OF _____)

On this _____ day of _____, 2022, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.

Notary

STATE OF NEW YORK)
)SS.:
COUNTY OF _____)

On this _____ day of _____, 2022, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.

Notary

#3

**TOWN OF STONY POINT INTRODUCTORY LOCAL LAW
AMENDMENT TO CERTAIN REAL PROPERTY TAX EXEMPTIONS**

Section 1. Paragraph D of §253-3, titled “Qualifications for exemption” for the Senior Citizen Tax Exemption, of Chapter 253, titled “Taxation,” of the Code of the Town of Stony Point is amended by adding a new schedule at the end of said paragraph D to read as follows:

Effective July 1, 2022

| Annual Income | Percentage of Assessed Valuation Exempt from Taxation |
|---------------------------------|--|
| Less than \$50,000 | 50% |
| \$50,000 but less than \$51,000 | 45% |
| \$51,000 but less than \$52,000 | 40% |
| \$52,000 but less than \$53,000 | 35% |
| \$53,000 but less than \$53,900 | 30% |
| \$53,900 but less than \$54,800 | 25% |
| \$54,800 but less than \$55,700 | 20% |
| \$55,700 but less than \$56,600 | 15% |
| \$56,600 but less than \$57,500 | 10% |
| \$57,500 but less than \$58,400 | 5% |

Section 2. Section 253-32, titled “Exemption” for Persons with Disabilities, of Chapter 253, titled “Taxation,” of the Code of the Town of Stony Point is amended by adding a new schedule to the end of said §253-32 to read as follows:

Effective July 1, 2022

| Annual Income | Percentage of Assessed Valuation Exempt from Taxation |
|---------------------------------|--|
| Less than \$50,000 | 50% |
| \$50,000 but less than \$51,000 | 45% |
| \$51,000 but less than \$52,000 | 40% |

| | |
|---------------------------------|-----|
| \$52,000 but less than \$53,000 | 35% |
| \$53,000 but less than \$53,900 | 30% |
| \$53,900 but less than \$54,800 | 25% |
| \$54,800 but less than \$55,700 | 20% |
| \$55,700 but less than \$56,600 | 15% |
| \$56,600 but less than \$57,500 | 10% |
| \$57,500 but less than \$58,400 | 5% |

Section 3. This local law shall take effect immediately upon filing with the Secretary of State.

TOWN OF STONY POINT
BUILDING DEPARTMENT

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

#4

NOTICE OF FAILURE TO REMEDY VIOLATION

And
NOTICE OF HEARING

October 14th, 2022

Section Block Lot # 10.04-2-61.2

Magdy Ghaly
16 Boulderberg Rd.
Tompkins Cove, N.Y. 10986

RE: Order of Remedy

PLEASE TAKE NOTICE that you have failed to remedy the violation set forth in an Order to Remedy Violation dated **October 13, 2022**, by the required compliance date. The premises located at **158 N. Liberty Dr., Stony Point NY 10980** designated as **Tax Map No. 10.19-2-61.2**, continues in violation of the Stony Points Property Maintenance Code 161-5

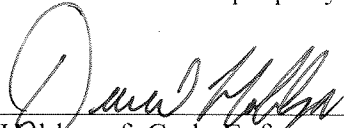
Vacant Property
1) There is a cottage on the property that is occupied. There is a dead tree next to it that needs to be removed. A family with a young child that live there.

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 **October 25th, 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.



David Holdampf, Code Enforcement Officer

TOWN OF STONY POINT
BUILDING DEPARTMENT

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

#5

**NOTICE OF FAILURE TO REMEDY VIOLATION
And
NOTICE OF HEARING**

October 14th, 2022

No. 2022-172

Section Block Lot # 15.19-3-62

Simon Kohn
7 Smith St.
Stony Point, NY 10980

RE: Order of Remedy

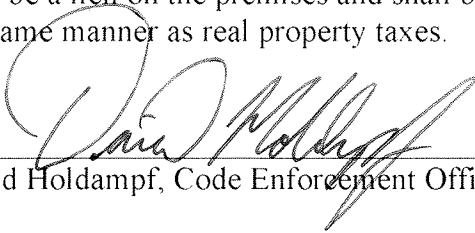
PLEASE TAKE NOTICE that you have failed to remedy the violation set forth in a Notice of Violation and Order to Remedy Violation dated **October 13, 2022**, by the required compliance date. The premises located at **158 N. Liberty Dr., Stony Point NY 10980** designated as **Tax Map No. 15.19-3-62**, 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 **October 25th, 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.

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David Holdampf, Code Enforcement Officer

#6

Property Maintenance-
52 Wayne Avenue

#7

Authorize Supervisor to Execute Csea Agreement

#8

Authorize Supervisor to Sign Agreement for SRO Officer for NRCSD