



**TOWN OF STONY POINT
OFFICE OF TOWN CLERK**

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Stony Point, New York 10980
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Megan Carey, Town Clerk
Holli Finn, Deputy Town Clerk

**STONY POINT TOWN BOARD
7:00PM**

February 13, 2024

Agenda

Pledge of Allegiance
Roll Call
Supervisors Report
Police Dept Report
Highway Superintendents Report
Purchase Order Request
Audit of Bills
Minutes: January 23, 2024
Departmental Reports
Correspondence
Public Input-Limited to 3 minutes

Continued Public Hearing-Amending Chapter 77
Public Hearing- Amending Chapter 215 (Zoning) of the Town Code

1. Declare Weapon as Surplus
2. Set Fees for Patriot Hills Golf Club
3. Approve Request from Gran Fondo New York
4. Approve Building Permit Refund
5. Approve Use of Riverfront Park – United Women of Rockland
6. Seasonal Rehires for 2024 Golf Course Maintenance

Executive Session-If Necessary

RESOLUTION

A Meeting of the Town Board of the Town of Stony Point, New York was convened on **January 23, 2024 at 7:00 p.m.**

The following Resolution was duly
offered and seconded to wit:

RESOLUTION ADOPTING LOCAL LAW NO. ____ OF 2024 AMENDING CHAPTER 77 (BUILDING CODE ADMINISTRATION AND ENFORCEMENT) OF THE TOWN CODE OF THE TOWN OF STONY POINT, NEW YORK

WHEREAS, the Town Board of the Town of Stony Point, New York (“Town Board”) from time to time reviews its laws, rules and regulations to be certain the same are consistent with all current lawful practices as well as best practices to protect the health, safety and welfare of Town residents; and

WHEREAS, the Town Board desires to adopt a Local Law Amending Chapter 77 (Building Code Administration and Enforcement) of the Town Code of the Town of Stony Point, New York; and

WHEREAS, such introductory Local Law was introduced before the Town Board on January 23, 2024; and

WHEREAS, upon notice duly published and posted, a Public Hearing was held on said Local Law on January 23, 2024 wherein public discussion was heard concerning the merits of said Local Law and after hearing from all those present wishing to speak and acknowledging that no written comments had been received, the Town Board declared the public hearing closed.

NOW, THEREFORE, BE IT RESOLVED by the Town Board as follows:

Section 1. All “WHEREAS” paragraphs are incorporated herein by reference as though set forth in full.

Section 2. The Town Board hereby adopts Local Law No. ____ entitled, “LOCAL LAW NO. ____ OF 2024 AMENDING CHAPTER 77 (BUILDING CODE ADMINISTRATION AND ENFORCEMENT) OF THE TOWN CODE OF THE TOWN OF STONY POINT, NEW YORK as attached hereto.

Section 3. The Town Clerk is hereby directed to enter said Local Law into the minutes of this meeting and in the Local Law book of the Town of Stony Point, and to give due notice of the adoption of said Local Law by filing the Local Law in the Office of the Secretary of State in the State of New York.

Section 4. This Resolution shall be effective immediately.

TOWN OF STONY POINT

LOCAL LAW NO. ____ OF 2024

A LOCAL LAW AMENDING CHAPTER 215 (ZONING) OF THE TOWN CODE OF THE TOWN OF STONY POINT

A LOCAL LAW to amend Chapter 215 (Zoning) of the Town Code regarding zoning regulations related to mixed-use buildings in the Business District (“BU” District).

BE IT ENACTED by the Town Board of the Town of Stony Point, Rockland County, New York as follows:

Section 1. Authority.

This Local Law is adopted pursuant to Section 10 of the New York State Municipal Home Rule Law.

Section 2. Title and Legislative Intent.

This local law is intended to amend zoning regulations regarding mixed-use buildings in the BU Zoning District (“BU District”).

Section 3. Amendment of Chapter 215, Article II, Section 215-5. Section 215-5 is amended to add the following definitions:

RESIDENTIAL MIXED-USE BUILDING

A building containing both a residential use and one or more non-residential uses.

STORY ABOVE GRADE PLANE

Any story having its finished floor surface entirely above grade plane as defined by the latest edition of the New York State Building Code, or in which the finished surface of the floor next above is:

1. More than 6 feet above grade plane; or
2. More than 12 feet above the finished ground level for at least 25% of the perimeter of the story. This second provision intentionally varies from the New York State Building Code’s definition of “Story above grade plane.”

Section 4. Amendment of Chapter 215, Article XIII, Section 215-92.2. Section 215.92.2 is amended as follows: (Language to be inserted is symbolized by an underline. Language to be removed is symbolized by ~~strike through~~.)

§ 215-92.2 Residential mixed-use buildings in the BU Zoning District.

Residences shall be permitted by conditional use permit of the Planning Board in the BU District subject to the following conditions:

~~A. Residential units shall not be permitted in any ground story~~the first floor above grade or on any story located below grade or below a story containing a nonresidential use.

~~B. A. The ground-floor~~first lowest floorstory above grade of all horizontal areas of the building must contain be used for a nonresidential use which is a permitted as-of-right or by conditional use permit nonresidential use within the BU Zoning District in which the mixed-use is proposed. A residential entry area containing a lobby, elevator banks, mail room, bicycle room, and other residential accessory uses shall be permitted in the lowest story above grade, but shall be limited to no more than 1,200 square feet or 40% of the building footprint, whichever is less.

~~B. Residential units shall only be located within areas of a building which are located above areas used for nonresidential uses or residential accessory uses as permitted in paragraph A. Parking available to residents shall not be considered a nonresidential use but as a residential accessory use.~~

~~C. The maximum number of residential units shall not exceed 12 units per acre.~~

~~D. A parking requirement of two parking spaces per residential dwelling unit shall be met as indicated hereafter in addition to the parking requirement of the ground floor nonresidential use(s). No credit for joint or shared parking shall be permitted for the residential dwelling units and no adjustment in required parking shall be granted by the Building Inspector as may be otherwise permitted by the Zoning Local Law.~~

~~(1) 1.5 parking spaces per efficiency or one-bedroom unit.~~

~~(2) 0.5 additional parking spaces per unit per bedroom beyond the first.~~

~~(3) For example, 2 one-bedroom units would require 3 parking spaces (2x1.5); while 2 one-bedroom, 1 two-bedroom, and 4 three-bedroom units would require 15 parking spaces (2 x 1.5 + 1 x 2.0 + 4 x 2.5).~~

~~DE. At least 200 square feet of unpaved outdoor recreational area shall be provided per unit except that such area may contain block paver areas serving as a patio. The Planning Board may consider allowing outdoor recreational area to be provided on a roof if the following conditions are met to the satisfaction of the Planning Board:~~

~~(1) At least 50% of the first story above grade of the structure was in existence prior to~~

September 12, 2013.

(2) The accommodation of the recreational area on the roof is intended to preserve open space areas of the site that are being preserved for the purpose of environmental sensitivity (such as steep slopes, wetlands, designated open space, and forested areas) or to allow buffers to existing residential neighborhoods or other sensitive adjacent uses.

EF. Residential units shall be accessed by separate entrances from nonresidential units.

FG. Residential units shall each have a minimum floor area of 800 square feet. In order to serve a market of young families, young singles, and empty nesters, that are not otherwise served by the Town's single-family detached zoning districts, the following limitations on the number of bedrooms are imposed:

(1) All units proposed within a building will average no more than two bedrooms per unit – for purposes of meeting this requirement, efficiencies will be considered as having zero bedrooms.

(2) No more than 25% of units shall contain three or more bedrooms.

(3) In order to encourage housing available to mobility-limited persons, no unit above the second story above grade shall contain a unit with more than one bedroom unless an elevator is provided.

GH. Residential units shall have no more than two bedrooms per unit. In order to prevent excessively small apartments, and in order to prevent the addition of so-called "dens", "offices" and "bonus rooms" for the purposes of circumventing limitations of the number of bedrooms, each proposed unit shall be limited in floor area as follows:

(1) Efficiency unit: 400 to 750 square feet livable floor area

(2) One-bedroom unit: 500 to 850 square feet livable floor area

(3) Two-bedroom unit: 600 to 1,000 square feet livable floor area

(4) Three-bedroom unit: 700 to 1,250 square feet livable floor area

(5) Each bedroom above three shall add 100 additional square feet to both the minimum and maximum square footage requirement.

HI. Residential units shall be made available by covenant or deed restriction to periodic inspection by the Building Department and Fire Inspector upon demand.

- IJ. ~~Ground floor~~First floor above grade No uses are permitted that ~~can not~~ involve the storage of toxic or flammable chemicals over 10 gallons, emit a day or night noise level over 55 dBA perceptible in the residential dwelling unit, or emit any unreasonable odor or vibration.
- JK. The leasable floor area of residential units shall not exceed 2.5 times the leasable floor area of non-residential units.
- KL. The Planning Board may issue a waiver of the floor area ratio requirement where the following conditions are met:
 - (1) At least 50% of the first story above grade of the structure was in existence prior to September 12, 2013.
 - (4)(2) The waiver shall authorize no more than double the floor area ratio otherwise required under code for the use group.
- M. The bulk requirements of the zoning district shall be met by the entire principle building and its site. Bulk requirements shall not be imposed separately on component uses.

Section 5. Amendment of Chapter 215, Attachment 11 (TABLE OF GENERAL USE REQUIREMENTS PART II: NONRESIDENTIAL DISTRICTS). Attachment 11 is amended as follows:

Add to Column C:

“11. Residential mixed- use building”-

Add to Column C-1 for “Residential mixed-used building”:

“B”

Section 6. State Environmental Quality Review Act.

Pursuant to 6 NYCRR 617.4 (b)(2), this Local Law is classified as a Type I action under the State Environmental Quality Review Act.

Section 7. Severability.

If a court of competent jurisdiction determines that any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court’s order or judgment shall not affect, impair, or invalidate the remainder of this Local Law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person,

individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 8. Inconsistency.

All other local laws and ordinances of the Town of Stony Point that are inconsistent with the provisions of this local law are hereby repealed; provided, however, that such repeal shall be in addition to such other local laws or ordinances regulating and governing the subject matter covered by this local law.

Section 9. Code Preparation.

The Town's Code preparation contractor is authorized, without further action of the Town Board, to correct typographical errors, numbering and other related technical changes that do not affect or alter the substantive provisions of this local law.

Section 10. Effective date.

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Section 27 of the New York Municipal Home Rule Law.

TOWN OF STONY POINT

LOCAL LAW NO. ____ OF 2024

**AMENDING CHAPTER 77 (BUILDING CODE ADMINISTRATION
AND ENFORCEMENT) OF THE TOWN CODE OF THE
TOWN OF STONY POINT, NEW YORK**

BE IT ENACTED AS FOLLOWS:

Section 1. Authority.

This Local Law is enacted pursuant to the provisions of the State of New York and the New York State Municipal Home Rule Law § 10.

Section 2. Title and Purpose.

This local law is entitled “A Local Law to Repeal and Replace Chapter 77 of the Town Code (Building Code Administration and Enforcement) to update such Chapter to reflect amendments in the applicable New York State Codes and to otherwise update the Chapter to enact provisions aimed at ensuring the health, safety and welfare of persons and property in the Town of Stony Point.

Section 3. Amendments.

Chapter 77 of the Town Code is hereby repealed and replaced with the following:

§ 77-1 Purpose.

This chapter provides for the administration and enforcement of the New York State Uniform Fire Prevention and Building Code (the Uniform Code) and the State Energy Conservation Construction Code (the Energy Code) in this Town. This chapter is adopted pursuant to § 10 of the Municipal Home Rule Law. Except as otherwise provided in the Uniform Code, the Energy Code, or other state law, or other section of this chapter, all buildings, structures, and premises, regardless of use or occupancy, are subject to the provisions of this chapter.

§ 77-2 Definitions.

As used in this chapter, the following terms shall have the meanings shown in this section:

ASSEMBLY AREA

“Assembly Area” shall mean an area in any building, or in any portion of a building, that is primarily used or intended to be used for gathering fifty or more persons for uses including, but not limited to, amusement, athletic, entertainment, social, or other recreational functions; patriotic, political, civic, educational, or religious functions; food or drink consumption; awaiting transportation; or similar purposes.

BUILDING PERMIT

“Building Permit” shall mean a building permit, construction permit, demolition permit, or other permit that authorizes the performance of work. The term “Building Permit” shall also include a Building Permit which is renewed, amended, or extended pursuant to any provision of this chapter.

CERTIFICATE OF COMPLIANCE

“Certificate of Compliance” shall mean a document issued by the Town stating that work was done in compliance with approved construction documents and the Codes.

CERTIFICATE OF OCCUPANCY

“Certificate of Occupancy” shall mean a document issued by the Town certifying that the building or structure, or portion thereof, complies with the approved construction documents that have been submitted to, and approved by the Town, and indicating that the building or structure, or portion thereof, is in a condition suitable for occupancy.

CODE ENFORCEMENT OFFICER

“Code Enforcement Officer” shall mean the Code Enforcement Officer appointed pursuant to § 77-3B of this chapter.

CODE ENFORCEMENT PERSONNEL

“Code Enforcement Personnel” shall mean the Code Enforcement Officer and all Inspectors.

CODES

“Codes” shall mean the Uniform Code and Energy Code.

ENERGY CODE

“Energy Code” shall mean the New York State Energy Conservation Construction Code adopted pursuant to Article 11 of the Energy Law.

FCNYS

“FCNYS” shall mean the 2020 Fire Code of New York State as currently incorporated by reference in 19 NYCRR Part 1225. “Fire Safety and Property Maintenance Inspection” shall mean an inspection performed to determine compliance with the applicable provisions of 19 NYCRR Part 1225 and the publications incorporated therein by reference and the applicable provisions of 19 NYCRR Part 1226 and the publications incorporated therein by reference.

HAZARDOUS PRODUCTION MATERIALS

“Hazardous Production Materials” shall mean a solid, liquid, or gas associated with semiconductor manufacturing that has a degree-of-hazard rating in health, flammability, or instability of Class 3 or 4, as ranked by NFPA 704 (Standard Systems for Identification of the Hazards of Materials for Emergency Response), and which is used directly in research, laboratory, or production processes which have, as their end product, materials that are not

hazardous.

INSPECTOR

“Inspector” shall mean an inspector appointed pursuant to § 77-3D of this chapter.

MOBILE FOOD PREPARATION VEHICLES

“Mobile Food Preparation Vehicles” shall mean vehicles that contain cooking equipment that produces smoke or grease-laden vapors for the purpose of preparing and serving food to the public. Vehicles intended for private recreation shall not be considered mobile food preparation vehicles.

OPERATING PERMIT

“Operating Permit” shall mean a permit issued pursuant to § 77-10 of this chapter. The term "operating permit" shall also include an operating permit which is renewed, amended or extended pursuant to any provision of this chapter.

ORDER TO REMEDY

“Order to Remedy” shall mean an order issued by the Code Enforcement Officer pursuant to subdivision (a) of section 17 of this chapter.

PERMIT HOLDER

“Permit Holder” shall mean the person to whom a building permit, or operating permit has been issued.

PERSON

“Person” shall mean an individual, corporation, limited-liability company, partnership, limited partnership, business trust, estate, trust, association, or any other legal or commercial entity of any kind or description.

PMCNYS

“PMCNYS” shall mean the 2020 Property Maintenance Code of New York State as currently incorporated by reference in 19 NYCRR Part 1226.

RCNYS

“RCNYS” shall mean the 2020 Residential Code of New York State as currently incorporated by reference in 19 NYCRR Part 1220.

REPAIR

“Repair” shall mean the reconstruction, replacement, or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

STOP-WORK ORDER

“Stop Work Order” shall mean an order issued pursuant to § 77-6 of this chapter.

SUGARHOUSE

“Sugarhouse” shall mean a building used, in whole or in part, for the collection, storage,

or processing of maple sap into maple syrup and/or maple sugar.

TEMPORARY CERTIFICATE OF OCCUPANCY

“Temporary Certificate of Occupancy” shall mean a certificate issued pursuant to § 77-7D of this chapter.

TOWN

“Town” shall mean the Town of Stony Point.

UNIFORM CODE

“Uniform Code” shall mean the New York State Uniform Fire Prevention and Building Code, Subchapter A of Chapter XXXIII of Title 19 of the NYCRR, adopted pursuant to Article 18 of the Executive Law.

§ 77-3 Code Enforcement Officer; inspectors.

A. The office of Code Enforcement Officer is hereby created. The Code Enforcement Officer shall administer and enforce all the provisions of the Uniform Code, the Energy Code and this chapter. The Code Enforcement Officer shall have the following powers and duties:

- (1) To receive, review, and approve or disapprove applications for building permits, certificates of occupancy/certificates of compliance, temporary certificates and operating permits, and the plans, specifications and construction documents submitted with such applications;
- (2) Upon approval of such applications, to issue building permits, certificates of occupancy/certificates of compliance, temporary certificates and operating permits, and to include in building permits, certificates of occupancy/certificates of compliance, temporary certificates and operating permits such terms and conditions as the Code Enforcement Officer may determine to be appropriate;
- (3) To conduct construction inspections, inspections to be made prior to the issuance of certificates of occupancy/certificates of compliance, temporary certificates and operating permits, firesafety and property maintenance inspections, inspections incidental to the investigation of complaints, and all other inspections required or permitted under any provision of this chapter;
- (4) To issue stop-work orders;
- (5) To review and investigate complaints;
- (6) To issue orders pursuant to § 77-17A, (Violations) of this chapter;
- (7) To maintain records;
- (8) To collect fees as set by the Town Board of Stony Point;

(9) To pursue administrative enforcement actions and proceedings;

(10) In consultation with this Town's attorney, to pursue such legal actions and proceedings as may be necessary to enforce the Uniform Code, the Energy Code and this chapter, or to abate or correct conditions not in compliance with the Uniform Code, the Energy Code or this chapter; and

(11) To exercise all other powers and fulfill all other duties conferred upon the Code Enforcement Officer by this chapter.

B. The Code Enforcement Officer shall be appointed by Town Board. The Code Enforcement Officer shall possess background experience related to building construction or fire prevention and shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training and other training as the State of New York shall require for code enforcement personnel, and the Code Enforcement Officer shall obtain certification from the Department of State pursuant to the Executive Law and the regulations promulgated thereunder.

C. In the event that the Code Enforcement Officer is unable to serve as such for any reason, another individual shall be appointed by the Town Board to serve as Acting Code Enforcement Officer. The Acting Code Enforcement Officer shall, during the term of their appointment, exercise all powers and fulfill all duties conferred upon the Code Enforcement Officer by this chapter.

D. One or more inspectors may be appointed by the Town Board to act under the supervision and direction of the Code Enforcement Officer and to assist the Code Enforcement Officer in the exercise of the powers and fulfillment of the duties conferred upon the Code Enforcement Officer by this chapter. Each inspector shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training and other training as the State of New York shall require for code enforcement personnel, and each inspector shall obtain certification from the Department of State pursuant to the Executive Law and the regulations promulgated thereunder.

E. The compensation for the Code Enforcement Officer and Inspectors shall be fixed from time to time by the Town Board.

§ 77-4 Building permits.

A. Building permits required. Except as otherwise provided in Subsection B of this section, a building permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation or demolition of any building or structure or any portion thereof, and the installation of a solid-fuel-burning heating appliance, chimney or flue in any dwelling unit. No person shall commence any work for which a building permit is required without first having obtained a building permit from the Town of Stony Point.

B. Exemptions. No building permit shall be required for work in any of the following

categories:

- (1) Construction or installation of one-story detached structures associated with one- or two-family dwellings or multiple single-family dwellings (townhouses) which are used for tool and storage sheds, playhouses or similar uses, provided the gross floor area does not exceed 120 square feet and the structure contains no electrical system;
- (2) Construction of temporary sets and scenery associated with motion picture, television, and theater uses;
- (3) Installation of window awnings supported by an exterior wall of a one- or two-family dwelling or multiple single-family dwellings (townhouses);
- (4) Installation of partitions or movable cases less than five feet nine inches (5' 9") in height;
- (5) Painting, wallpapering, tiling, carpeting, or other similar finish work;
- (6) Installation of listed portable electrical, plumbing, heating, ventilation or cooling equipment or appliances;
- (7) Replacement of any equipment, provided the replacement does not alter the equipment's listing or render it inconsistent with the equipment's original specifications;
- (8) Repairs, provided that the work does not have an impact on fire and life safety, such as
 - (a) any part of the structural system;
 - (b) the required means of egress; or
 - (c) the fire protection system or the removal from service of any part of the fire protection system for any period of time.

C. Exemption not deemed authorization to perform noncompliant work. The exemption from the requirement to obtain a building permit for work in any category set forth in Subsection B of this section shall not be deemed an authorization for work to be performed in violation of the Uniform Code or the Energy Code.

D. Applications for building permits. Applications for a building permit shall be made in writing on a form provided by or otherwise acceptable to the Code Enforcement Officer. The application shall be signed by the owner of the property where the work is to be performed or by an authorized agent of the owner. The application shall include such information as the Code Enforcement Officer deems sufficient to permit a determination by the Code Enforcement Officer that the intended work complies with all applicable requirements of the Uniform Code and the Energy Code. The application shall include or be accompanied by the following information and documentation:

- (1) A description of the location, nature, extent, and scope of the proposed work;
- (2) The Tax Map number and the street address of any affected building or structure;
- (3) The occupancy classification of any affected building or structure;
- (4) Where applicable, a statement of special inspections prepared in accordance with the provisions of the Uniform Code; and
- (5) At least 2 sets of construction documents (drawings and/or specifications) which
 - (a) describe the location, nature, extent, and scope of the proposed work;
 - (b) show that the proposed work will conform to the applicable provisions of the Codes;
 - (c) show the location, construction, size, and character of all portions of the means of egress;
 - (d) show a representation of the building thermal envelope;
 - (e) show structural information including but not limited to braced wall designs, the size, section, and relative locations of structural members, design loads, and other pertinent structural information;
 - (f) show the proposed structural, electrical, plumbing, mechanical, fire-protection, and other service systems of the building; (vii) include a written statement indicating compliance with the Energy Code;
 - (g) include a site plan, drawn to scale and drawn in accordance with an accurate boundary survey, showing the size and location of new construction and existing structures and appurtenances on the site, distances from lot lines, the established street grades and the proposed finished grades, and, as applicable, flood hazard areas, floodways, and design flood elevations; and
 - (h) evidence that the documents were prepared by a licensed and registered architect in accordance with Article 147 of the New York State Education Law or a licensed and registered professional engineer in accordance with Article 145 of the New York State Education Law and practice guidelines, including but not limited to the design professional's seal which clearly and legibly shows both the design professional's name and license number and is signed by the design professional whose name appears on the seal in such a manner that neither the name nor the number is obscured in any way, the design professional's registration expiration date, the design professional's firm name (if not a sole practitioner), and, if the documents are submitted by a professional engineering firm and not a sole practitioner professional engineer, the firm's Certificate of Authorization number.
- (6) Major changes or additions to buildings with septic systems shall may require Health

Department approval prior to the issuance of a building permit. The determination as to whether such change is considered a major ~~addition~~ change shall rest with the Building Department.

(7) Following review of the application materials, if the Building Inspector determines that site plan approval or zoning variances are required, he shall refer the applicant to the respective Board for review. Upon notification of the necessary approval having been obtained, the Building Inspector shall then review the application as set forth in this chapter.

E. Construction documents. Construction documents will not be accepted as part of an application for a building permit unless they satisfy the requirements set forth in paragraph (5) of subdivision (D) of this section. Construction documents which are accepted as part of the application for a building permit shall be marked as approved by the Code Enforcement Officer in writing or by stamp. One set of the approved construction documents shall be retained by the Code Enforcement Officer, and one set of the accepted construction documents shall be returned to the applicant to be kept at the work site so as to be available for use by the code enforcement personnel. However, the return of a set of accepted construction documents to the applicant shall not be construed as authorization to commence work, nor as an indication that a Building Permit will be issued. Work shall not be commenced until and if a building permit is issued.

F. Issuance of building permits. An application for a building permit shall be examined to ascertain whether the proposed work is in compliance with the applicable requirements of the Uniform Code and Energy Code. The Code Enforcement Officer shall issue a building permit if the proposed work is in compliance with the applicable requirements of the Uniform Code and Energy Code.

G. If the application is disapproved by the Building Inspector, it shall be in writing and filed in the office of the Building Inspector.

H. Building permits to be displayed. Building permits shall be visibly displayed at the work site and shall remain visible until the authorized work has been completed.

I. Work to be performed in accordance with construction documents. All work shall be performed in accordance with the construction documents which were submitted with and accepted as part of the application for the building permit. The building permit shall contain such a directive. The permit holder shall immediately notify the Code Enforcement Officer of any change occurring during the course of the work. The building permit shall contain such a directive. If the Code Enforcement Officer determines that such change warrants a new or amended building permit, such change shall not be made until and unless a new or amended building permit reflecting such change is issued.

J. Time limits. ~~Building Permits shall become invalid unless the authorized work is commenced within six (6) months following the date of issuance.~~ Building Permits shall expire twenty four (24) months after the date of issuance. A Building Permit which has become invalid or which has expired pursuant to this subdivision may be renewed upon

application by the Permit Holder, payment of the applicable fee, and approval of the application by the Code Enforcement Officer.

K. Revocation or suspension of building permits. If the Code Enforcement Officer determines that a building permit was issued in error because of incorrect, inaccurate or incomplete information, or that the work for which a building permit was issued violates the Uniform Code or the Energy Code, or if the permit holder or applicant has failed to meet the requirements of an approved site development plan or subdivision plat or the permit holder has failed to comply with a stop-work order issued, the Code Enforcement Officer shall revoke the building permit or suspend the building permit until such time as the permit holder demonstrates that (1) all work then completed is in compliance with all applicable provisions of the Uniform Code and the Energy Code and (2) all work then proposed to be performed shall be in compliance with all applicable provisions of the Uniform Code and the Energy Code.

L. Fee. The fee specified in or determined in accordance with the provisions set forth in § 77-18, Fees, of this chapter must be paid at the time of submission of an application for a building permit, for an amended building permit, or for renewal of a building permit or operational permit.

§ 77-5 Construction inspections.

A. Work to remain accessible and exposed. Work shall remain accessible and exposed until inspected and accepted by the Code Enforcement Officer or by an inspector authorized by the Code Enforcement Officer. The permit holder shall notify the Code Enforcement Officer when any element of work described in Subsection B of this section is ready for inspection.

B. Elements of work to be inspected. The following elements of the construction process shall be inspected, where applicable:

- (1) Work site prior to the issuance of a building permit;
- (2) Footing and foundation;
- (3) Preparation for concrete slab;
- (4) Framing;
- (5) Structural, electrical, plumbing, mechanical, fire-protection, and other similar service systems of the building;
- (6) Fire-resistant construction;
- (7) Fire-resistant penetrations;
- (8) Solid-fuel-burning heating appliances, chimneys, flues or gas vents;
- (9) Inspections required to demonstrate Energy Code compliance, including but not

limited to insulation, fenestration, air leakage, system controls, mechanical equipment size, and, where required, minimum fan efficiencies, programmable thermostats, energy recovery, whole-house ventilation, plumbing heat traps, and high-performance lighting and controls;

(10) Installation, connection, and assembly of factory manufactured buildings and manufactured homes; and

(11) A final inspection after all work authorized by the building permit has been completed.

C. Remote inspections. At the discretion of the Code Enforcement Officer or Inspector authorized to perform construction inspections, a remote inspection may be performed in lieu of an in-person inspection when, in the opinion of the Code Enforcement Officer or such authorized Inspector, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Code Enforcement Officer or by such authorized Inspector that the elements of the construction process conform with the applicable requirements of the Uniform Code and Energy Code. Should a remote inspection not afford the Code Enforcement Officer or such authorized Inspector sufficient information to make a determination, an in-person inspection shall be performed.

D. Foundation location. Foundation locations must be submitted to the Stony Point Building Department for approval for all new buildings prior to the commencement of framing and any future required inspections. Failure to comply with this section may result in the revocation of the building permit.

E. Inspection results. After inspection, the work or a portion thereof shall be noted as satisfactory as completed, or the Permit Holder shall be notified as to the manner in which the work fails to comply with the Uniform Code or Energy Code, including a citation to the specific code provision or provisions that have not been met. Work not in compliance with any applicable provision of the Uniform Code or Energy Code shall remain exposed until such work shall have been brought into compliance with all applicable provisions of the Uniform Code and the Energy Code, reinspected, and found satisfactory as completed.

F. Fee. The fee specified in or determined in accordance with the provisions set forth in section 18 (Fees) of this local law must be paid prior to or at the time of each inspection performed pursuant to this section.

§ 77-6 Stop-work orders.

A. Authority to issue. The Code Enforcement Officer is authorized to issue stop-work orders pursuant to this section. The Code Enforcement Officer shall issue a stop-work order to halt:

(1) Any work that is determined by the Code Enforcement Officer to be contrary to any applicable provision of the Uniform Code or Energy Code, without regard to whether such work is or is not work for which a building permit is required, and without regard to whether a building permit has or has not been issued for such work; or

(2) Any work that is being conducted in a dangerous or unsafe manner in the opinion of the Code Enforcement Officer, without regard to whether such work is or is not work for which a building permit is required, and without regard to whether a building permit has or has not been issued for such work; or

(3) Any work for which a building permit is required which is being performed without the required building permit, or under a building permit that has become invalid, has expired, or has been suspended or revoked.

B. Content of stop-work orders. Stop-work orders shall (1) be in writing, (2) be dated and signed by the Code Enforcement Officer, (3) state the reason or reasons for issuance, and, (4) if applicable, state the conditions which must be satisfied before work will be permitted to resume.

C. Service of stop-work orders. The Code Enforcement Officer shall cause the stop-work order, or a copy thereof, to be served on the owner of the affected property (and, if the owner is not the permit holder, on the permit holder) personally or by registered mail/certified mail. The Code Enforcement Officer shall be permitted, but not required, to cause the stop-work order, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their agents, or any other person taking part or assisting in work affected by the stop-work order, personally or by registered mail/certified mail; provided, however, that failure to serve any person mentioned in this sentence shall not affect the efficacy of the stop-work order.

D. Effect of stop-work order. Upon the issuance of a stop-work order, the owner of the affected property, the permit holder and any other person performing, taking part in or assisting in the work shall immediately cease all work which is the subject of the stop-work order, other than work expressly authorized by the Code Enforcement Officer to correct the reason for issuing the Stop Work Order.

E. Remedy not exclusive. The issuance of a stop-work order shall not be the exclusive remedy available to address any event described in Subsection A of this section, and the authority to issue a stop-work order shall be in addition to, and not in substitution for or limitation of, the right and authority to pursue any other remedy or impose any other penalty under § 77-17, (Violations) of this chapter or under any other applicable local law or state law. Any such other remedy or penalty may be pursued at any time, whether prior to, at the time of, or after the issuance of a stop-work order and may include a civil action in the Supreme Court of Rockland County

§ 77-7 Certificates of occupancy and certificates of compliance.

A. Certificates of occupancy/certificates of compliance required. A certificate of occupancy/certificate of compliance shall be required for any work which is the subject of a building permit and for all structures, buildings, or portions thereof which are converted from one use or occupancy classification or subclassification to another. Permission to use or occupy a building or structure, or portion thereof, for which a building permit was previously issued shall be granted only by issuance of a certificate of occupancy/certificate of compliance.

B. Issuance of certificates of occupancy/certificates of compliance. The Code Enforcement Officer shall issue a certificate of occupancy/certificate of compliance if the work which was the subject of the building permit was completed in accordance with all applicable provisions of the Uniform Code and Energy Code and, if applicable, the structure, building or portion thereof that was converted from one use or occupancy classification or subclassification to another complies with all applicable provisions of the Uniform Code and Energy Code. The Code Enforcement Officer or an inspector authorized by the Code Enforcement Officer shall inspect the building, structure or work prior to the issuance of a certificate of occupancy/certificate of compliance. In addition, where applicable, the following documents, prepared in accordance with the provisions of the Uniform Code by such person or persons as may be designated by or otherwise acceptable to the Code Enforcement Officer, at the expense of the applicant for the certificate of occupancy/certificate of compliance, shall be provided to the Code Enforcement Officer prior to the issuance of the certificate of occupancy/certificate of compliance:

(1) A written statement of structural observations and/or a final report of special inspections;

(2) Flood hazard certifications,

(3) A written statement of the results of tests performed to show compliance with the Energy Code, and

(4) Where applicable, the affixation of the appropriate seals, insignias, and manufacturer's data plates as required for factory manufactured buildings and/or manufactured homes.

(5) For new buildings and major additions an As-built Map shall be required to be submitted that accurately plots the building locations in relation to the parcel boundaries. Such As-built Map must be prepared by a currently licensed NYS professional land surveyor and must bear the surveyor's stamp and signature. The As-built Map shall include parcel boundaries, building locations, building set-back dimensions, well and septic locations (when applicable), water and sewer connection locations (when applicable), driveway or parking area locations and any conservation easements or buffer areas. Content of the As-built Map must be approved by the Code Enforcement Officer prior to issuance of the certificate of occupancy or certificate of compliance.

(6) In those instances where non-critical unfinished work can be guaranteed to be performed by posting of a letter of credit, cash deposit, surety or other form of performance security approved by the Town Attorney, the amount to be deposited shall be determined by conference of the Code Enforcement Officer and/or the Town Engineer (if necessary). Such performance security shall be held by the Town (without interest) until the work that is the subject of the performance security is satisfactorily performed within the time prescribed. The performance security may be returned upon request by the permit holder after satisfactory completion and acceptance of the work prescribed within the time prescribed. Failure to satisfactorily complete the prescribed work within the prescribed time shall result in forfeiture of the performance security funds or a claim against the surety.

C. Contents of certificates of occupancy/certificates of compliance. A certificate of occupancy/certificate of compliance shall contain the following information:

- (1) The building permit number, if any;
- (2) The date of issuance of the building permit, if any;
- (3) The name, address and Tax Map number of the property;
- (4) If the certificate of occupancy/certificate of compliance is not applicable to an entire structure, a description of that portion of the structure for which the certificate of occupancy/certificate of compliance is issued;
- (5) The use and occupancy classification of the structure;
- (6) The type of construction of the structure;
- (7) The occupant load of the assembly areas in the structure, if any;
- (8) Any special conditions imposed in connection with the issuance of the building permit; and
- (9) The signature of the Code Enforcement Officer issuing the certificate of occupancy/certificate of compliance and the date of issuance.

D. Temporary Certificate of Occupancy. The Code Enforcement Officer shall be permitted to issue a Temporary Certificate of Occupancy allowing the temporary occupancy of a building or structure, or a portion thereof, prior to completion of the work which is the subject of a Building Permit. However, in no event shall the Code Enforcement Officer issue a Temporary Certificate of Occupancy unless the Code Enforcement Officer determines (1) that the building or structure, or the portion thereof covered by the Temporary Certificate of Occupancy, may be occupied safely, (2) that any required fire and life safety components, such as fire protection equipment and fire, smoke, carbon monoxide, and heat detectors and alarms are installed and operational, and (3) that all required means of egress from the structure have been provided. The Code Enforcement Officer may include in a Temporary Certificate of Occupancy such terms and conditions as he or she deems necessary or appropriate to ensure the health and safety of the persons occupying and using the building or structure and/or performing further construction work in the building or structure. A Temporary Certificate of Occupancy shall be effective for a period of time, not to exceed six (6) months, which shall be determined by the Code Enforcement Officer and specified in the Temporary Certificate of Occupancy. During the specified period of effectiveness of the Temporary Certificate of Occupancy, the Permit Holder shall undertake to bring the building or structure into full compliance with all applicable provisions of the Uniform Code and the Energy Code.

E. Revocation or suspension of certificates. If the Code Enforcement Officer determines that a certificate of occupancy/certificate of compliance or a temporary certificate was issued in error because of incorrect, inaccurate or incomplete information, and if the

relevant deficiencies are not corrected to the satisfaction of the Code Enforcement Officer within such period of time as shall be specified by the Code Enforcement Officer, the Code Enforcement Officer shall revoke or suspend such certificate.

F. Fee. The fee specified in or determined in accordance with the provisions set forth in § 77-18, Fees, of this chapter must be paid at the time of submission of an application or for a Certificate of Occupancy, Certificate of Compliance, or for Temporary Certificate of Occupancy.

§ 77-8 Notification regarding fire or explosion.

The chief of any fire department providing fire-fighting services for a property within this Town shall promptly notify the Code Enforcement Officer of any fire or explosion involving any structural damage, fuel-burning appliance, chimney or gas vent.

§ 77-9 Unsafe buildings and structures.

Unsafe structures and equipment in this Town shall be identified and addressed in accordance with the procedures established by Chapter 78 Buildings, Unsafe (Local Law Number 3-1995), as now in effect or as hereafter amended from time to time.

§ 77-10 Operating permits.

A. Operation Permits required. Operating Permits shall be required for conducting any process or activity or for operating any type of building, structure, or facility listed below:

(1) manufacturing, storing, or handling hazardous materials in quantities exceeding those listed in the applicable Maximum Allowable Quantity tables found in Chapter 50 of the FCNYS;

(2) buildings, structures, facilities, processes, and/or activities that are within the scope and/or permit requirements of the chapter or section title of the FCNYS as follows:

(a) Chapter 22, "Combustible Dust-Producing Operations." Facilities where the operation produces combustible dust;

(b) Chapter 24, "Flammable Finishes." Operations utilizing flammable or combustible liquids, or the application of combustible powders regulated by Chapter 24 of the FCNYS;

(c) Chapter 25, "Fruit and Crop Ripening." Operating a fruit- or crop-ripening facility or conducting a fruit-ripening process using ethylene gas;

(d) Chapter 26, "Fumigation and Insecticidal Fogging." Conducting fumigation or insecticidal fogging operations in buildings, structures, and spaces, except for fumigation or insecticidal fogging performed by the occupant of a detached one-family dwelling;

(e) Chapter 31, "Tents, Temporary Special Event Structures, and Other Membrane Structures." Operating an air-supported temporary membrane structure, a temporary special event structure, or a tent where approval is required pursuant to Chapter 31 of the

FCNYS;

(f) Chapter 32, “High-Piled Combustible Storage.” High-piled combustible storage facilities with more than 500 square feet (including aisles) of high-piled storage;

(g) Chapter 34, “Tire Rebuilding and Tire Storage.” Operating a facility that stores in excess of 2,500 cubic feet of scrap tires or tire byproducts or operating a tire rebuilding plant;

(h) Chapter 35, “Welding and Other Hot Work.” Performing public exhibitions and demonstrations where hot work is conducted, use of hot work, welding, or cutting equipment, inside or on a structure, except an operating permit is not required where work is conducted under the authorization of a building permit or where performed by the occupant of a detached one- or two-family dwelling;

(i) Chapter 40, “Sugarhouse Alternative Activity Provisions.” Conducting an alternative activity at a sugarhouse;

(j) Chapter 56, “Explosives and Fireworks.” Possessing, manufacturing, storing, handling, selling, or using, explosives, fireworks, or other pyrotechnic special effects materials except the outdoor use of sparkling devices as defined by Penal Law section 270;

(k) Section 307, “Open Burning, Recreational Fires and Portable Outdoor Fireplaces.” Conducting open burning, not including recreational fires and portable outdoor fireplaces;

(l) Section 308, “Open Flames.” Removing paint with a torch, or using open flames, fire, and burning in connection with assembly areas or educational occupancies; and

(m) Section 319, “Mobile Food Preparation Vehicles.” Operating a mobile food preparation vehicle in accordance with the permitting requirements established by Chapter 159 (Peddling and Residential Solicitation, as now in effect or as hereafter amended from time to time.

§ 77-11 Firesafety and property maintenance inspections.

A. Inspections required. Firesafety and property maintenance inspections of buildings and structures shall be performed by the Code Enforcement Officer or an inspector designated by the Code Enforcement Officer at the following intervals:

(1) at least once every twelve (12) months for buildings which contain an assembly area.

(2) at least once every twelve (12) months for public and private schools and colleges, including any buildings of such schools or colleges containing classrooms, dormitories, fraternities, sororities, laboratories, physical education, dining, or recreational facilities.

(3) at least once every thirty-six (36) months for multiple dwellings and all nonresidential occupancies.

B. Remote inspections. At the discretion of the Code Enforcement Officer or Inspector authorized to perform fire safety and property maintenance inspections, a remote inspection may be performed in lieu of in-person inspections when, in the opinion of the Code Enforcement Officer or such authorized Inspector, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Code Enforcement Officer or such authorized Inspector that the premises conform with the applicable provisions of 19 NYCRR Part 1225 and the publications incorporated therein by reference and the applicable provisions of 19 NYCRR Part 1226 and the publications incorporated therein by reference. Should a remote inspection not afford the Code Enforcement Officer or such authorized Inspector sufficient information to make a determination, an in-person inspection shall be performed.

C. Inspections permitted. In addition to the inspections required by subdivision (A) of this section, a fire safety and property maintenance inspection of any building, structure, use, or occupancy, or of any dwelling unit, may also be performed by the Code Enforcement Officer or an Inspector authorized to perform fire safety and property maintenance inspections at any time upon:

(1) the request of the owner of the property to be inspected or an authorized agent of such owner;

(2) receipt by the Code Enforcement Officer of a written statement alleging that conditions or activities failing to comply with the Uniform Code or Energy Code exist; or

(3) receipt by the Code Enforcement Officer of any other information, reasonably believed by the Code Enforcement Officer to be reliable, giving rise to reasonable cause to believe that conditions or activities failing to comply with the Uniform Code or Energy Code exist; provided, however, that nothing in this subdivision shall be construed as permitting an inspection under any circumstances under which a court order or warrant permitting such inspection is required, unless such court order or warrant shall have been obtained.

D. OFPC Inspections. Nothing in this section or in any other provision of this local law shall supersede, limit, or impair the powers, duties and responsibilities of the New York State Office of Fire Prevention and Control ("OFPC") and the New York State Fire Administrator or other authorized entity under Executive Law section 156-e and Education Law section 807-b.

Notwithstanding any other provision of this section to the contrary, the Code Enforcement Officer may accept an inspection performed by the Office of Fire Prevention and Control or other authorized entity pursuant to sections 807-a and 807-b of the Education Law and/or section 156-e of the Executive Law, in lieu of a fire safety and property maintenance inspection performed by the Code Enforcement Officer or by an Inspector, provided that:

(1) the Code Enforcement Officer is satisfied that the individual performing such inspection satisfies the requirements set forth in 19 NYCRR section 1203.2(e);

(2) the Code Enforcement Officer is satisfied that such inspection covers all elements required to be covered by a fire safety and property maintenance inspection;

(3) such inspections are performed no less frequently than once a year;

(4) a true and complete copy of the report of each such inspection is provided to the Code Enforcement Officer; and

(5) upon receipt of each such report, the Code Enforcement Officer takes the appropriate action prescribed by section 17 (Violations) of this chapter.

E. Fee. The fee specified in or determined in accordance with the provisions set forth in section 18 (Fees) of this chapter must be paid prior to or at the time each inspection performed pursuant to this section. This subdivision shall not apply to inspections performed by OFPC.

§ 77-12 Complaints.

The Code Enforcement Officer shall review and investigate complaints which allege or assert the existence of conditions or activities that fail to comply with the Uniform Code, the Energy Code, this chapter, or any other local law, ordinance or regulation adopted for administration and enforcement of the Uniform Code or the Energy Code. The process for responding to a complaint shall include such of the following steps as the Code Enforcement Officer may deem to be appropriate:

A. Performing an inspection of the conditions and/or activities alleged to be in violation, and documenting the results of such inspection;

B. If a violation is found to exist, providing the owner of the affected property and any other person who may be responsible for the violation with notice of the violation and opportunity to abate, correct or cure the violation, or otherwise proceeding in the manner described in § 77-17, (Violations) of this chapter;

C. If appropriate, issuing a stop-work order;

D. If a violation which was found to exist is abated or corrected, performing an inspection to ensure that the violation has been abated or corrected, preparing a final written report reflecting such abatement or correction, and filing such report with the complaint.

77-13. Condition Assessments of Parking Garages.

(A) Definitions. For the purposes of this section:

(1) the term “condition assessment” means an on-site inspection and evaluation of a parking garage for evidence of deterioration of any structural element or building component of such parking garage, evidence of the existence of any unsafe condition in such parking garage, and evidence indicating that such parking garage is an unsafe

structure;

(2) the term “deterioration” means the weakening, disintegration, corrosion, rust, or decay of any structural element or building component, or any other loss of effectiveness of a structural element or building component;

(3) the term “parking garage” means any building or structure, or part thereof, in which all or any part of any structural level or levels is used for parking or storage of motor vehicles, excluding:

(a) buildings in which the only level used for parking or storage of motor vehicles is on grade;

(b) an attached or accessory structure providing parking exclusively for a detached one- or two-family dwelling; and

(c) a townhouse unit with attached parking exclusively for such unit;

(4) the term “professional engineer” means an individual who is licensed or otherwise authorized under Article 145 of the Education Law to practice the profession of engineering in the State of New York and who has at least three years of experience performing structural evaluations;

(5) the term “responsible professional engineer” means the professional engineer who performs a condition assessment, or under whose supervision a condition assessment is performed, and who seals and signs the condition assessment report. The use of the term “responsible professional engineer” shall not be construed as limiting the professional responsibility or liability of any professional engineer, or of any other licensed professional, who participates in the preparation of a condition assessment without being the responsible professional engineer for such condition assessment.

(6) the term “unsafe condition” includes the conditions identified as “unsafe” in section 304.1.1, section 305.1.1, and section 306.1.1 of the PMCNYS; and

(7) the term “unsafe structure” means a structure that is so damaged, decayed, dilapidated, or structurally unsafe, or is of such faulty construction or unstable foundation, that partial or complete collapse is possible.

(B) Condition Assessments – general requirements. The owner operator of each parking garage shall cause such parking garage to undergo an initial condition assessment as described in subdivision (C) of this section, periodic condition assessments as described in subdivision (D) of this section, and such additional condition assessments as may be required under subdivision (E) of this section. Each condition assessment shall be conducted by or under the direct supervision of a professional engineer. A written report of each condition assessment shall be prepared, and provided to the Town, in accordance with the requirements of subdivision (F) of this section. Before performing a condition assessment (other than the initial condition assessment) of a parking garage, the responsible professional engineer for such condition assessment shall review all available previous

condition assessment reports for such parking garage.

(C) Initial Condition Assessment. Each parking garage shall undergo an initial condition assessment as follows:

(1) Parking garages constructed on or after August 29, 2018, shall undergo an initial condition assessment following construction and prior to a certificate of occupancy or certificate of compliance being issued for the structure.

(2) Parking garages constructed prior to August 29, 2018, shall undergo an initial condition assessment as follows:

(a) if originally constructed prior to January 1, 1984, then prior to October 1, 2019;

(b) if originally constructed between January 1, 1984 and December 31, 2002, then prior to October 1, 2020; and

(c) if originally constructed between January 1, 2003 and August 28, 2018, then prior to October 1, 2021.

(3) Any parking garage constructed prior to the effective date of the local law enacting this provision that has not undergone an initial condition assessment prior to that effective date shall undergo an initial condition assessment not more than six (6) months after the effective date of this local law.

(D) Periodic Condition Assessments. Following the initial condition assessment of a parking garage, such parking garage shall undergo periodic condition assessments at intervals not to exceed three (3) years.

(E) Additional Condition Assessments.

(1) If the latest condition assessment report for a parking garage includes a recommendation by the responsible professional engineer that an additional condition assessment of such parking garage, or any portion of such parking garage, be performed before the date by which the next periodic condition assessment would be required under subdivision (C) of this section, the owner or operator of such parking garage shall cause such parking garage (or, if applicable, the portion of such parking garage identified by the responsible professional engineer) to undergo an additional condition assessment no later than the date recommended in such condition assessment report.

(2) If the Town becomes aware of any new or increased deterioration which, in the judgment of the Town, indicates that an additional condition assessment of the entire parking garage, or of the portion of the parking garage affected by such new or increased deterioration, should be performed before the date by which the next periodic condition assessment would be required under subdivision (C) of this section, the owner or operator of such parking garage shall cause such parking garage (or, if applicable, the portion of the parking garage affected by such new or increased deterioration) to undergo an additional condition assessment no later than the date determined by the Town to be appropriate.

(F) Condition Assessment Reports. The responsible professional engineer shall prepare, or directly supervise the preparation of, a written report of each condition assessment, and shall submit such condition assessment report to the Town within sixty (60) days. Such condition assessment report shall be sealed and signed by the responsible professional engineer, and shall include:

(1) an evaluation and description of the extent of deterioration and conditions that cause deterioration that could result in an unsafe condition or unsafe structure;

(2) an evaluation and description of the extent of deterioration and conditions that cause deterioration that, in the opinion of the responsible professional engineer, should be remedied immediately to prevent an unsafe condition or unsafe structure;

(3) an evaluation and description of the unsafe conditions;

(4) an evaluation and description of the problems associated with the deterioration, conditions that cause deterioration, and unsafe conditions;

(5) an evaluation and description of the corrective options available, including the recommended timeframe for remedying the deterioration, conditions that cause deterioration, and unsafe conditions;

(6) an evaluation and description of the risks associated with not addressing the deterioration, conditions that cause deterioration, and unsafe conditions;

(7) the responsible professional engineer's recommendation regarding preventative maintenance;

(8) except in the case of the report of the initial condition assessment, the responsible professional engineer's attestation that he or she reviewed all previously prepared condition assessment reports available for such parking garage, and considered the information in the previously prepared reports while performing the current condition assessment and while preparing the current report; and

(9) the responsible professional engineer's recommendation regarding the time within which the next condition assessment of the parking garage or portion thereof should be performed. In making the recommendation regarding the time within which the next condition assessment of the parking garage or portion thereof should be performed, the responsible professional engineer shall consider the parking garage's age, maintenance history, structural condition, construction materials, frequency and intensity of use, location, exposure to the elements, and any other factors deemed relevant by the responsible professional engineer in their professional judgment.

(G) Review Condition Assessment Reports. The Town shall take such enforcement action or actions in response to the information in such condition assessment report as may be necessary or appropriate to protect the public from the hazards that may result from the conditions described in such report. In particular, but not by way of limitation, the Town shall, by Order to Remedy or such other means of enforcement as the Town may deem

appropriate, require the owner or operator of the parking garage to repair or otherwise remedy all deterioration, all conditions that cause deterioration, and all unsafe conditions identified in such condition assessment report pursuant to paragraphs (2) and (3) of subdivision (F). All repairs and remedies shall comply with the applicable provisions of the Uniform Code. This section shall not limit or impair the right of the Town to take any other enforcement action, including but not limited to suspension or revocation of a parking garage's operating permit, as may be necessary or appropriate in response to the information in a condition assessment report.

(H) The Town shall retain all condition assessment reports for the life of the parking garage. Upon request by a professional engineer who has been engaged to perform a condition assessment of a parking garage, and who provides the Town with a written statement attesting to the fact that he or she has been so engaged, the Town shall make the previously prepared condition assessment reports for such parking garage (or copies of such reports) available to such professional engineer. The Town shall be permitted to require the owner or operator of the subject parking garage to pay all costs and expenses associated with making such previously prepared condition assessment reports (or copies thereof) available to the professional engineer.

(I) This section shall not limit or impair the right or the obligation of the Town:

(1) to perform such construction inspections as are required by section 5 (Construction Inspections) of this chapter;

(2) to perform such periodic fire safety and property maintenance inspections as are required by section 11 (Fire Safety and Property Maintenance Inspections) of this chapter; and/or

(3) to take such enforcement action or actions as may be necessary or appropriate to respond to any condition that comes to the attention of the Town by means of its own inspections or observations, by means of a complaint, or by any other means other than a condition assessment or a report of a condition assessment.

§ 77-14 Climatic and Geographical Design Criteria.

A. The Code Enforcement Officer shall determine the climatic and geographic design criteria for buildings and structures constructed within this Town as required by the Uniform Code. Such determinations shall be made in the manner specified in the Uniform Code using, where applicable, the maps, charts, and other information provided in the Uniform Code. The criteria to be so determined shall include but shall not necessarily be limited to, the following:

(1) design criteria to include ground snow load; wind design loads; seismic category; potential damage from weathering, frost, and termite; winter design temperature; whether ice barrier underlayment is required; the air freezing index; and the mean annual temperature;

(2) heating and cooling equipment design criteria for structures within the scope of the

RCNYS. The design criteria shall include the data identified in the Design Criteria Table found in Chapter 3 of the RCNYS; and

(3) flood hazard areas, flood hazard maps, and supporting data. The flood hazard map shall include, at a minimum, special flood hazard areas as identified by the Federal Emergency Management Agency in the Flood Insurance Study for the community, as amended or revised with:

(a) the accompanying Flood Insurance Rate Map (FIRM);

(b) Flood Boundary and Floodway Map (FBFM); and

(c) related supporting data along with any revisions thereto.

B. The Code Enforcement Officer shall prepare a written record of the climatic and geographic design criteria determined pursuant to subdivision (A) of this section, shall maintain such record within the office of the Code Enforcement Officer, and shall make such record readily available to the public.

§ 77-15 Recordkeeping.

A. The Code Enforcement Officer shall keep permanent official records of all transactions and activities conducted by all code enforcement personnel, including records of:

(1) All applications received, reviewed and approved or denied;

(2) All plans, specifications and construction documents approved;

(3) All building permits, certificates of occupancy/certificates of compliance, temporary certificates, stop-work orders, and operating permits issued;

(4) All inspections and tests performed;

(5) All statements and reports issued;

(6) All complaints received;

(7) All investigations conducted;

(8) All condition assessment reports received;

(9) All fees charged and collected; and

(10) All other features and activities specified in or contemplated by sections 4 through 14, inclusive, of this chapter.

B. All such records shall be public records open for public inspection during normal business hours. All plans and records pertaining to buildings or structures, or appurtenances thereto, shall be retained for at least the minimum time period so required by state law and regulation.

§ 77-16 Program review and reporting.

A. The Code Enforcement Officer shall annually submit to the Town Board of this Town a written report and summary of all business conducted by the Code Enforcement Officer and the inspectors, including a report and summary of all transactions and activities described in § 77-15, Recordkeeping, of this chapter and a report and summary of all appeals or litigation pending or concluded.

B. The Code Enforcement Officer shall annually submit to the Secretary of State, on behalf of this Town, on a form prescribed by the Secretary of State, a report of the activities of this Town relative to administration and enforcement of the Uniform Code.

C. The Code Enforcement Officer shall, upon request of the New York State Department of State, provide to the New York State Department of State, true and complete copies of the records and related materials this Town is required to maintain; true and complete copies of such portion of such records and related materials as may be requested by the Department of State; and/or such excerpts, summaries, tabulations, statistics, and other information and accounts of its activities in connection with administration and enforcement of the Uniform Code and/or Energy Code as may be requested by the Department of State.

§ 77-17 Violations.

(A) Orders to Remedy.

(1) The Code Enforcement Officer is authorized to order in writing the remedying of any condition or activity found to exist in, on or about any building, structure, or premises in violation of the Uniform Code, the Energy Code, or this chapter.

(2) An Order to Remedy shall be in writing; shall be dated and signed by the Code Enforcement Officer; shall specify the condition or activity that violates the Uniform Code, the Energy Code, or this chapter; shall specify the provision or provisions of the Uniform Code, the Energy Code, or this chapter which is/are violated by the specified condition or activity; and shall include a statement substantially similar to the following: "The person or entity served with this Order to Remedy must completely remedy each violation described in this Order to Remedy by [specify date], which is thirty (30) days after the date of this Order to Remedy."

(3) The Order to Remedy may include provisions ordering the person or entity served with such Order to Remedy

(a) to begin to remedy the violations described in the Order to Remedy immediately, or within some other specified period of time which may be less than thirty (30) days;

(b) to continue diligently to remedy such violations until each such violation is fully remedied;

(c) and, in any event, to complete the remedying of all such violations within thirty (30) days of the date of such Order to Remedy; and/or

(d) to take such other protective actions (such as vacating the building or barricading the area where the violations exist) which are authorized by this chapter or by any other applicable statute, regulation, rule, local law or ordinance, and which the Code Enforcement Officer may deem appropriate, during the period while such violations are being remedied.

(4) The Code Enforcement Officer shall cause the Order to Remedy, or a copy thereof, to

be served on the owner of the affected property personally or by registered mail or certified mail within five (5) days after the date of the Order to Remedy. The Code Enforcement Officer shall be permitted, but not required, to cause the Order to Remedy, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their agents, or any other Person taking part or assisting in work being performed at the affected property personally or by registered mail or certified mail within five (5) days after the date of the Order to Remedy; provided, however, that failure to serve any Person mentioned in this sentence shall not affect the efficacy of the Compliance Order.

B. Appearance tickets. The Code Enforcement Officer and each inspector are authorized to issue appearance tickets for any violation of the Uniform Code.

C. Penalties. In addition to such other penalties as may be prescribed by State law,

(1) any Person who violates any provision of this chapter or any term, condition, or provision of any Building Permit, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit or other notice or order issued by the Code Enforcement Officer pursuant to any provision of this local law, shall be punishable by a fine of not more than \$200 per day of violation, or imprisonment not exceeding 15 days, or both; and

(2) any Person who violates any provision of the Uniform Code, the Energy Code or chapter, or any term or condition of any Building Permit, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit or other notice or order issued by the Code Enforcement Officer pursuant to any provision of this local law, shall be liable to pay a civil penalty of not more than \$200 for each day or part thereof during which such violation continues. The civil penalties provided by this paragraph shall be recoverable in an action instituted in the name of this Town.

D. Injunctive relief. An action or proceeding may be instituted in the name of this Town, in a court of competent jurisdiction, to prevent, restrain, enjoin, correct, or abate any violation of, or to enforce, any provision of the Uniform Code, the Energy Code, this chapter, or any term or condition of any building permit, certificate of occupancy/certificate of compliance, temporary certificate, stop-work order, operating permit, compliance order, or other notice or order issued by the Code Enforcement Officer pursuant to any provision of this chapter. In particular, but not by way of limitation, where the construction or use of a building or structure is in violation of any provision of the Uniform Code, the Energy Code, this chapter, or any stop-work order, compliance order or other order obtained under the Uniform Code, the Energy Code or this chapter, an action or proceeding may be commenced in the name of this Town, in the Supreme Court or in any other court having the requisite jurisdiction, to obtain an order directing the removal of the building or structure or an abatement of the condition in violation of such provisions. No action or proceeding described in this subsection shall be commenced without the appropriate authorization from the Supervisor of this Town.

E. Remedies not exclusive. No remedy or penalty specified in this section shall be the

exclusive remedy or penalty available to address any violation described in this section, and each remedy or penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the other remedies or penalties specified in this section, in § 77-6, Stop-work orders, of this chapter, in any other section of this chapter, or in any other applicable law. Any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any other remedy or penalty specified in this section, in § 77-6, Stop-work orders, of this chapter, in any other section of this chapter, or in any other applicable law. In particular, but not by way of limitation, each remedy and penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the penalties specified in Subdivision (2) of § 382 of the Executive Law, and any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any penalty specified in Subdivision (2) of § 382 of the Executive Law.

§ 77-18 Fees.

A fee schedule shall be established by resolution of the Town Board of this Town. Such fee schedule may thereafter be amended from time to time by like resolution. The fees set forth in, or determined in accordance with, such fee schedule or amended fee schedule shall be charged and collected for the submission of applications, the issuance of building permits, amended building permits, renewed building permits, certificates of occupancy/certificates of compliance, temporary certificates, operating permits, firesafety and property maintenance inspections, and other actions of the Code Enforcement Officer described in or contemplated by this chapter.

§ 77-19 Intermunicipal agreements.

The Town Board of this Town may, by resolution, authorize the Building Inspector of this Town to enter into an agreement, in the name of this Town, with other governments to carry out the terms of this chapter, provided that such agreement does not violate any provision of the Uniform Code, the Energy Code, Part 1203 of Title 19 of the NYCRR, or any other applicable law.

§ 77-20 Partial Invalidity.

If any section of this chapter shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this chapter.

Section 4. Repeal, Amendment, and Supersession of Other Laws

All other Resolutions, Ordinances or Local Laws of the Town of Stony Point, which conflict with the provisions of this Local Law are hereby superseded or repealed to the extent necessary to give this Local Law full force and effect.

Section 5. State Environmental Quality Review Act

Pursuant to 6 NYCRR 617.5 (26) and (33), this Local Law is classified as a Type II action which requires no further review under the State Environmental Quality Review Act.

Section 6. Severability

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this Local Law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Local Law.

Section 7. Code Preparation.

The Town's Code preparation contractor is authorized, without further action of the Town Board, to correct typographical errors, numbering and other related technical changes that do not affect or alter the substantive provisions of this local law.

Section 8. Effective Date.

This local law/chapter shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

TOWN OF STONY POINT

LOCAL LAW NO. ____ OF 2024

A LOCAL LAW AMENDING CHAPTER 215 (ZONING) OF THE TOWN CODE OF THE TOWN OF STONY POINT

A LOCAL LAW to amend Chapter 215 (Zoning) of the Town Code regarding zoning regulations related to mixed-use buildings in the Business District (“BU” District).

BE IT ENACTED by the Town Board of the Town of Stony Point, Rockland County, New York as follows:

Section 1. Authority.

This Local Law is adopted pursuant to Section 10 of the New York State Municipal Home Rule Law.

Section 2. Title and Legislative Intent.

This local law is intended to amend zoning regulations regarding mixed-use buildings in the BU Zoning District (“BU District”).

Section 3. Amendment of Chapter 215, Article II, Section 215-5. Section 215-5 is amended to add the following definitions:

RESIDENTIAL MIXED-USE BUILDING

A building containing both a residential use and one or more non-residential uses.

STORY ABOVE GRADE PLANE

Any story having its finished floor surface entirely above grade plane as defined by the latest edition of the New York State Building Code, or in which the finished surface of the floor next above is:

1. More than 6 feet above grade plane; or
2. More than 12 feet above the finished ground level for at least 25% of the perimeter of the story. This second provision intentionally varies from the New York State Building Code’s definition of “Story above grade plane.”

Section 4. Amendment of Chapter 215, Article XIII, Section 215-92.2. Section 215.92.2 is amended as follows: (Language to be inserted is symbolized by an underline. Language to be removed is symbolized by ~~strike through~~.)

§ 215-92.2 Residential mixed-use ~~buildings in the BU Zoning District.~~

Residences shall be permitted by conditional use permit of the Planning Board in the BU District subject to the following conditions:

~~A. Residential units shall not be permitted in any ground storythe first floor above grade or on any story located below grade or below a story containing a nonresidential use.~~

~~B.~~ A. The ~~ground floor~~first lowest floorstory above grade of all horizontal areas of the building must ~~contain~~ be used for a nonresidential use which is a permitted as-of-right or by conditional use permit nonresidential use within the BU Zoning Ddistrict in which the mixed-use is proposed. A residential entry area containing a lobby, elevator banks, mail room, bicycle room, and other residential accessory uses shall be permitted in the lowest story above grade, but shall be limited to no more than 1,200 square feet or 40% of the building footprint, whichever is less.

B. Residential units shall only be located within areas of a building which are located above areas used for nonresidential uses or residential accessory uses as permitted in paragraph A. Parking available to residents shall not be considered a nonresidential use but as a residential accessory use.

C. The maximum number of residential units shall not exceed 12 units per acre.

D. A parking requirement of two parking spaces per residential dwelling unit shall be met as indicated hereafter in addition to the parking requirement of the ground floor nonresidential use(s). No credit for joint or shared parking shall be permitted for the residential dwelling units and no adjustment in required parking shall be granted by the Building Inspector as may be otherwise permitted by the Zoning Local Law.

(1) 1.5 parking spaces per efficiency or one-bedroom unit.

(2) 0.5 additional parking spaces per unit per bedroom beyond the first.

(3) For example, 2 one-bedroom units would require 3 parking spaces (2x1.5); while 2 one-bedroom, 1 two-bedroom, and 4 three-bedroom units would require 15 parking spaces (2 x 1.5 + 1 x 2.0 + 4 x 2.5).

~~DE.~~ At least 200 square feet of unpaved outdoor recreational area shall be provided per unit except that such area may contain block paver areas serving as a patio. The Planning Board may consider allowing outdoor recreational area to be provided on a roof if the following conditions are met to the satisfaction of the Planning Board:

(1) At least 50% of the first story above grade of the structure was in existence prior to

September 12, 2013.

(2) The accommodation of the recreational area on the roof is intended to preserve open space areas of the site that are being preserved for the purpose of environmental sensitivity (such as steep slopes, wetlands, designated open space, and forested areas) or to allow buffers to existing residential neighborhoods or other sensitive adjacent uses.

EF. Residential units shall be accessed by separate entrances from nonresidential units.

FG. Residential units shall each have a minimum floor area of 800 square feet. In order to serve a market of young families, young singles, and empty nesters, that are not otherwise served by the Town's single-family detached zoning districts, the following limitations on the number of bedrooms are imposed:

(1) All units proposed within a building will average no more than two bedrooms per unit – for purposes of meeting this requirement, efficiencies will be considered as having zero bedrooms.

(2) No more than 25% of units shall contain three or more bedrooms.

(3) In order to encourage housing available to mobility-limited persons, no unit above the second story above grade shall contain a unit with more than one bedroom unless an elevator is provided.

GH. Residential units shall have no more than two bedrooms per unit. In order to prevent excessively small apartments, and in order to prevent the addition of so-called "dens", "offices" and "bonus rooms" for the purposes of circumventing limitations of the number of bedrooms, each proposed unit shall be limited in floor area as follows:

(1) Efficiency unit: 400 to 750 square feet livable floor area

(2) One-bedroom unit: 500 to 850 square feet livable floor area

(3) Two-bedroom unit: 600 to 1,000 square feet livable floor area

(4) Three-bedroom unit: 700 to 1,250 square feet livable floor area

(5) Each bedroom above three shall add 100 additional square feet to both the minimum and maximum square footage requirement.

HI. Residential units shall be made available by covenant or deed restriction to periodic inspection by the Building Department and Fire Inspector upon demand.

- IJ. ~~Ground floor~~First floor above grade No uses are permitted that ~~can not~~ involve the storage of toxic or flammable chemicals over 10 gallons, emit a day or night noise level over 55 dBA perceptible in the residential dwelling unit, or emit any unreasonable odor or vibration.
- JK. The leasable floor area of residential units shall not exceed 2.5 times the leasable floor area of non-residential units.
- KL. The Planning Board may issue a waiver of the floor area ratio requirement where the following conditions are met:
 - (1) At least 50% of the first story above grade of the structure was in existence prior to September 12, 2013.
 - (1)(2) The waiver shall authorize no more than double the floor area ratio otherwise required under code for the use group.
- M. The bulk requirements of the zoning district shall be met by the entire principle building and its site. Bulk requirements shall not be imposed separately on component uses.

Section 5. Amendment of Chapter 215, Attachment 11 (TABLE OF GENERAL USE REQUIREMENTS PART II: NONRESIDENTIAL DISTRICTS). Attachment 11 is amended as follows:

Add to Column C:

“11. Residential mixed- use building”-

Add to Column C-1 for “Residential mixed-used building”:

“B”

Section 6. State Environmental Quality Review Act.

Pursuant to 6 NYCRR 617.4 (b)(2), this Local Law is classified as a Type I action under the State Environmental Quality Review Act.

Section 7. Severability.

If a court of competent jurisdiction determines that any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court’s order or judgment shall not affect, impair, or invalidate the remainder of this Local Law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person,

individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 8. Inconsistency.

All other local laws and ordinances of the Town of Stony Point that are inconsistent with the provisions of this local law are hereby repealed; provided, however, that such repeal shall be in addition to such other local laws or ordinances regulating and governing the subject matter covered by this local law.

Section 9. Code Preparation.

The Town's Code preparation contractor is authorized, without further action of the Town Board, to correct typographical errors, numbering and other related technical changes that do not affect or alter the substantive provisions of this local law.

Section 10. Effective date.

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Section 27 of the New York Municipal Home Rule Law.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Local Law Amending Residential Mixed Uses		
Project Location (describe, and attach a general location map): Town of Stony Point		
Brief Description of Proposed Action (include purpose or need): The Town is proposing amendments to the language related to residential mixed uses to ensure the code is used to create appropriate mixed use buildings in the community reflecting those that already exist within the BU District.		
Name of Applicant/Sponsor: Town of Stony Point Town Board - Jim Monaghan, Town Supervisor		Telephone: 845-786-2716
		E-Mail: supervisor@townofstonypoint.org
Address: 74 East Main Street		
City/PO: Stony Point	State: NY	Zip Code: 10980
Project Contact (if not same as sponsor; give name and title/role): Maximilian A. Stach - Town Planner		Telephone: 845-368-1472 ext. 106
		E-Mail: mstach@nelsonpope.com
Address: 156 Route 59 Suite C6		
City/PO: Suffern	State: NY	Zip Code: 10901
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Adoption of Local Law	TBD
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Business District (BU)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<hr/>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site? <hr/>	
C.4. Existing community services.	
a. In what school district is the project site located? <u>North Rockland</u>	
b. What police or other public protection forces serve the project site? <u>Stony Point PD</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Stony Point Fire District</u>	
d. What parks serve the project site? <u>Harriman State Park; multiple Town parks</u>	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <hr/>	
b. a. Total acreage of the site of the proposed action?	<hr/> acres
b. Total acreage to be physically disturbed?	<hr/> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<hr/> acres
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input type="checkbox"/> No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % <hr/> Units: <hr/>	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) <hr/>	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? <hr/>	
iv. Minimum and maximum proposed lot sizes? Minimum <hr/> Maximum <hr/>	
e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input type="checkbox"/> No	
i. If No, anticipated period of construction: <hr/> months	
ii. If Yes:	
<ul style="list-style-type: none"> • Total number of phases anticipated <hr/> • Anticipated commencement date of phase 1 (including demolition) <hr/> month <hr/> year • Anticipated completion date of final phase <hr/> month <hr/> year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: <hr/> <hr/> <hr/>	

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
<i>i.</i> Total number of structures _____ <i>ii.</i> Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length <i>iii.</i> Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
<i>i.</i> Purpose of the impoundment: _____ <i>ii.</i> If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ <i>iii.</i> If other than water, identify the type of impounded/contained liquids and their source. _____ <i>iv.</i> Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres <i>v.</i> Dimensions of the proposed dam or impounding structure: _____ height; _____ length <i>vi.</i> Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
<i>i.</i> What is the purpose of the excavation or dredging? _____ <i>ii.</i> How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ <i>iii.</i> Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ <i>iv.</i> Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ _____ <i>v.</i> What is the total area to be dredged or excavated? _____ acres <i>vi.</i> What is the maximum area to be worked at any one time? _____ acres <i>vii.</i> What would be the maximum depth of excavation or dredging? _____ feet <i>viii.</i> Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>ix.</i> Summarize site reclamation goals and plan: _____ _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
<i>i.</i> Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ 	
• If to surface waters, identify receiving water bodies or wetlands: _____	
• Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____ 			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No 			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No 			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: _____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>	
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p> <p>_____</p>	
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>	
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>	
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>	
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Yes – Spills Incidents database</p> <p><input type="checkbox"/> Yes – Environmental Site Remediation database</p> <p><input type="checkbox"/> Neither database</p> </div> <div style="width: 45%;"> <p>Provide DEC ID number(s): _____</p> <p>Provide DEC ID number(s): _____</p> </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p> <p>_____</p>	


v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 												
E.2. Natural Resources On or Near Project Site												
a. What is the average depth to bedrock on the project site? _____ feet												
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %												
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 60%;"></td> <td style="border-bottom: 1px solid black; width: 40%; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> </table>		%		%		%						
	%											
	%											
	%											
d. What is the average depth to the water table on the project site? Average: _____ feet												
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>	<input type="checkbox"/> Well Drained:	_____ % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input type="checkbox"/> Poorly Drained	_____ % of site						
<input type="checkbox"/> Well Drained:	_____ % of site											
<input type="checkbox"/> Moderately Well Drained:	_____ % of site											
<input type="checkbox"/> Poorly Drained	_____ % of site											
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> 0-10%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>	<input type="checkbox"/> 0-10%:	_____ % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site						
<input type="checkbox"/> 0-10%:	_____ % of site											
<input type="checkbox"/> 10-15%:	_____ % of site											
<input type="checkbox"/> 15% or greater:	_____ % of site											
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____												
h. Surface water features. <ul style="list-style-type: none"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <ul style="list-style-type: none"> iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 50%;">Name _____</td> <td style="width: 40%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table> 	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____										
• Lakes or Ponds:	Name _____	Classification _____										
• Wetlands:	Name _____	Approximate Size _____										
• Wetland No. (if regulated by DEC)	_____											
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____												
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No												
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No												
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No												
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Name of aquifer: _____ 												

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

Police Department
Town of Stony Point
79 Route 210
Stony Point, New York 10980
845-786-2422
845-786-3120 fax

#1

Memorandum

To: Supervisor James Monaghan and Members of the Town Board
From: Chief Edward Finn 
Re: Request to Declare Weapon as Surplus
Date: 2/13/2024

It is respectfully requested that the following weapon be declared surplus property at the February 17, 2024, Town Board meeting.

Glock Model 19, .9MM semi-automatic handgun, serial # CATA897

As has been the past practice between the Town and the Stony Point P.B.A., a retiring member's duty weapon is presented to him upon retirement by the PBA. The PBA. then reimburses the Town for the full cost of a new weapon, which is purchased and added to the department inventory. This weapon is to be presented to Sergeant John Wood who will retire on February 28, 2024.

Thank you for your consideration in this matter. Should you have any questions please feel free to contact me.

Cc: Town Clerk
File



#2

Ron Gerhold Jr., PGA

19 Clubhouse Ln, Stony Point, NY 10980

PHONE: (845) 947-7085

FAX: (845) 947-7296

E-mail: rgerhold@patriothillsgolfclub.com

February 13, 2024

Supervisor Monaghan and Members of the Town Board,

I am requesting approval for the following rates to be added in 2024:

2024 Full Membership Individual- \$4,995.00

2024 Full Membership Spouse- \$3,995.00

2024 Full Member Fee per round- \$20.00

Sincerely,

A handwritten signature in cursive script, appearing to read "Ron Gerhold Jr.", is written over a horizontal line.

Ron Gerhold Jr.

Director of Golf



Ron Gerhold Jr., PGA
19 Clubhouse Ln, Stony Point, NY 10980

PHONE: (845) 947-7085

FAX: (845) 947-7296

E-mail: rgerhold@patriothillsgolfclub.com

February 13, 2024

Supervisor Monaghan and Members of the Town Board,

I am requesting approval to increase the range ball prices as follows:

2023 price

Small Bucket - \$7

Medium Bucket - \$11

Large Bucket - \$14

New 2024 price

Small Bucket - \$8

Medium Bucket - \$12

Large Bucket - \$15

This pricing keeps us directly in line with other golf courses in the area.

Sincerely,

Ron Gerhold Jr.

Director of Golf

Patriot Hills Golf Club 2024 Full Membership



845.947.7085

19 Club House Lane
Stony Point, NY 10980

www.patriothillsgolfclub.com

Patriot Hills Golf Club

2024 FULL MEMBERSHIP PACKAGE

For further information please visit or call the Pro Shop
(845)-947-7085

Full Golf Membership (Single Member) \$4,995.00
Spouse may be added for an additional \$3,995.00

- Includes **ONE round** per day, 7 days per week.
- There is a \$20 cart fee per member, per round.
- *Same day additional rounds cannot be booked in advance.* These "replay rounds" are based upon availability and can be booked for the member **within ONE hour** of the open/requested tee-time.
- **\$300 Credit** for Practice Range for each member (Credit expires at the end of the 2024 golf season).
- USGA / GHIN Handicap
- Membership into "The Patriot Hills Players Club"
- Eligible for Club Championship.
- **\$20 off** prevailing rates for guests (applies only to regular rate and excludes all discounts and twilight). Limit 3 guests per day / Member must play with guest.
- Tee Times can be made up to 11 days in advance.
- **20 %** off all merchandise in the Pro Shop.

General Membership **Policies**

- * Members may reserve tee times for only those playing in their foursome.
- * Any and all fees paid for a membership are **non-transferable, non-refundable**.
- * All other rules & policies of Patriot Hills Golf Club apply.
- * Pricing is subject to change at any time without notice.
- * Any no-shows will result in a **\$25 fee per player**.
- * All members must register in the Pro Shop before beginning play.
- * Tee-times made in person at the pro shop can be made for **ONE DAY ONLY**.
- * **Multiple tee-times** must be made via the internet.
- * Members must present their ID cards at time of check in.
- * Membership cards are non-transferable.
- * If a membership card is lost, the pro shop must be notified so the lost card can be de-activated and a new card can be issued

Any abuse of privileges may result in suspension or termination

*** A member may be suspended or terminated from their membership for any of the following reasons:**

- Member allows another person to use his/her membership card.***
- Member displays behavior towards another member, golfer, or staff member that management deems to be abusive or threatening.***
- Member repeatedly does not abide by the rules and regulations of the facility.***

I/WE, _____,
agree to the terms of the general policies and understand that this membership is
valid from the date of payment until the end of the 2019 golfing season.

Signature of Applicant

_____/_____/_____
Date

Signature of Spouse (If applicable)

_____/_____/_____
Date



2024 Membership Application

GENERAL INFORMATION

Applicant's Name _____

Residence _____

Street

City

State

Zip Code

Telephone _____ Cell _____

Email _____ Birth Date _____

Name of Spouse (if applicable) _____

MEMBERSHIP

Type of Membership_____

Membership Start Date_____ Membership End Date_____

Credit Card#_____ Expiration_____

Check #_____ Driver's license #_____



#3
Gran Fondo New York
5114 Kennedy Blvd West #16
West New York, NJ 07093
917-656-2005
lidia@gfny.com
nyc.gfny.com

January 28, 2024

Town Supervisor Jim Monaghan
Town Clerk Megan Carey
Stony Point Town Hall
74 East Main Street
Stony Point, NY 10980

Police Chief Edward Finn
Lieutenant Daniel Schoales
Stony Point Police Department
79 Route 210
Stony Point, NY 10980

Dear Supervisor Monaghan, Chief Finn, Lt Schoales,

GFNY and its riders thank you for Stony Point's support of the race over the past fourteen years. Without the close collaboration with Stony Point and Stony Point Police and all the local agencies, the event would not be possible. Year after year, GFNY is praised as the best cycling event in the world, and a key element of this world-class athlete experience is the dedication and professionalism of every person who works and contributes to the event.

In 2023, GFNY laid the groundwork to add a professional cycling event to join the open / amateur race that has been held since 2011. In 2023, GFNY had a modified course became 15 miles shorter to accommodate professional race requirements and tested the police timetables and revised operations. Now in 2024, GFNY is preparing to hold a ground-breaking event format in cycling: professionals and amateurs racing on the same course at the same time. This event setup has never been done in cycling before. Also a first this May: a professional cycling race of the highest level will be held in New York and New Jersey. 180 top-level professional cyclists from 25 teams who come from all over the world will race the inaugural Gran Premio NYC; from countries as Italy, Switzerland, Canada, UK, Germany, Mexico, New Zealand, the Emirates, Colombia, Ecuador, and other nations, and seven US teams. This is in addition to the 5000 cyclists from 93 countries who take on GFNY each year, making GFNY the most international race in the world. There will be the biggest media attention on the combined GP and GFNY that we've ever had. The race is also special because there is only one other professional race in the US at the international level, in Maryland, hence GP and GFNY are a very special occurrence in American cycling. Due to budget constraints, we are unfortunately not able to offer a women's professional race in 2024, we hope to be able to secure sponsors to be able to add this for GFNY 2025.

The GFNY NYC race continues to be the World Championship race for the international series that bears the name GFNY. With over 30 races in 15 countries, GFNY serves tens of thousands of athletes from 120 nations each year.

Same as in the past eleven editions, GFNY will pay the related police overtime fees to cover the expenses of the event. We also make donations to all the local Volunteer Ambulance Corps who assist with the event.

As part of the organizational and permit process, we are working with all agencies and jurisdictions along the GFNY course, which include: PANYNJ, NJ DOT, NYS DOT, Palisades Interstate Park Commission, Rockland County, Fort Lee, Englewood Cliffs, Edgewater, Alpine, every town in Rockland County: Orangetown, Clarkstown, Haverstraw, Ramapo and Stony Point and many Rockland County Villages.

We will provide the Town of Stony Point with a Certificate of Insurance in March 2024.

Stony Point Police at GFNY

GFNY requests assistance from Stony Point Police to control traffic to enable the cyclists to ride on a traffic-moderated course for May 19, 2024. We plan a similar cycling route as GFNY 2023 and we will be coordinating the route safety and logistics details with Lt Schoales.

Route Marking

GFNY crew will begin marking the race route starting Monday, May 6, 2024. Signs will include temporary road marking for turns, signs at eye level that mark turns or caution, mile markers (every 20 miles), aid station signs, water-based paint road markings and some sponsored fence signs where permitted. As in the past years, all signs will be posted in areas that do not affect visibility of the roads/intersections/traffic. All signs will be removed by Monday, May 20, 2024.

Background About the Event

- **MEDIA:** Cyclists from all over the world attend the event and it receives global media coverage from 33 cycling magazines in 17 languages. National tv, newspaper and magazine media have covered the event.
- **COURSE:** The event starts on the George Washington Bridge, travels north through Rockland County and finishes in Fort Lee, NJ. The event showcases the George Washington Bridge, charming towns in Rockland and Bergen Counties and beautiful nature.
- **HEALTH BENEFITS:** GFNY promotes and reinforces healthy lifestyles for the participants, spectators, fans and locals. Holding participatory events such as this encourages people to set goals and develop healthy habits, get in shape and become healthier, and experience the great outdoors.
- **CHARITY:** GFNY makes donations to non-profits based in NY/NJ who provide volunteers at GFNY aid stations, pre-race registration or the finish village. Some GFNY riders choose to raise funds for their chosen causes as part of their participation in GFNY.
- **ECONOMIC IMPACT:** GFNY holds free weekly group rides for registered participants to prepare for the event utilizing the GFNY route and supporting local bakeries, coffee shops, bike shops and other local businesses. For race day, we source local products and services from area businesses.
- **TOURISM:** Dozens of tour operators bring hundreds of riders and families to the NY/NJ region. Thousands of other GFNY riders and families book their travel individually and boost sales at local businesses like hotels, restaurants, car rental, transport companies and stores.

Conclusion

Please let me know if we can answer additional questions pertaining to the event. I can be reached at 917-656-2005 or at lidia@gfny.com. The event's website is nyc.gfny.com.

We greatly appreciate the dedication and professionalism of the Town and Police Department. It is a pleasure for us to work with Stony Point Officials.

We look forward to working with you in organizing a safe and successful event.

Warm regards,

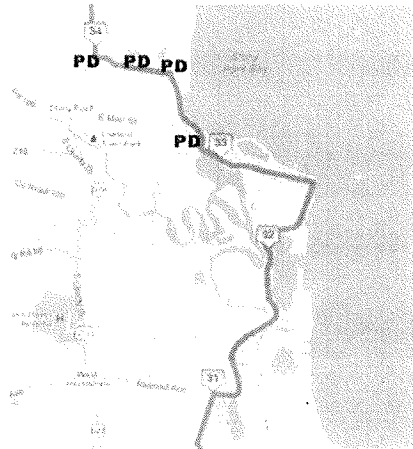


Lidia Fluhme
Founder and Race Organizer
Gran Fondo New York

NORTHBOUND ROUTE

West Haverstraw / Stony Point

Route	Mile (approx)	First cyclist	Last cyclist	Existing control	PD/ Volunteer
Continue on Beach Road - River Road - AID STATION # 2 - Capasso Carting	31	8:15	10:20		
Right onto Beach Road	32	8:15	10:20		PD
Left onto Tomkins Ave	33	8:15	10:30	Stop	PD
Left onto Tomkins Ave	33	8:20	10:40	Stop	PD
Straight past Wood Ave	33	8:20	10:40	Stop	PD
Check point & mat just after intersection Farley/Tomkins	33	8:20	10:40		
Right onto 9W / N Liberty Ave	34	8:20	10:45	Stop	PD



AID STATION 2 – Stony Point

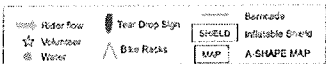
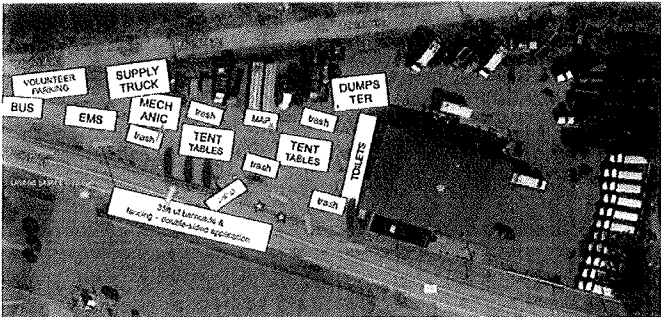
Capasso Carting
Next to Pennybridge Marine
54 Grassy Point Road
Stony Point, NY 10980

Setup begins at 5:30am
First cyclists are expected at 8:10am
Last cyclists are expected at 10:30am
Breakdown begins immediately after the last cyclists depart



2 GFNY staff and 10 volunteers on-site.

Mechanics: 9W Bikes
EMS: Stony Point
Trash: Dumpster on site



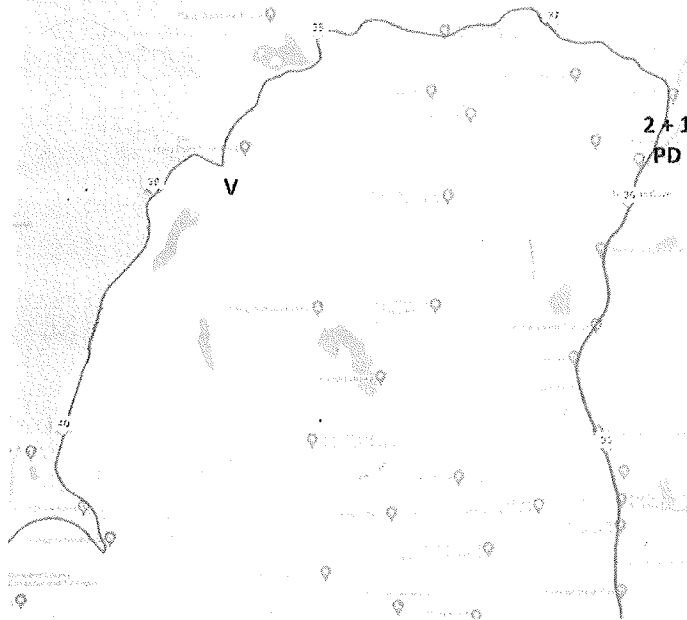
Place shield in front of the pole, facing the cyclists as they riding
Keep the bike racks to the rear of the aid station
Place bike racks & fencing from pole and back. Length is 300 ft (pole
canoe). Place fencing on both sides of the barricades (100 ft
fencing total)

SOUTHBOUND ROUTE

Stony Point

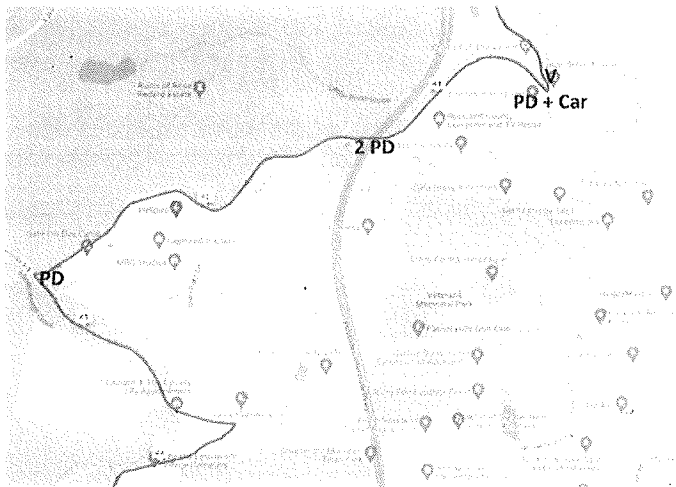
Route	Mile (approx)	First cyclist	Last cyclist	Existing control	Post	Contact
Left on Mott Farm Extension 2 PD at 9W, 1 at MFE	36	8:25	10:30		2+1 PD	Dan Schoales 845-786-2422
Straight on Mott Farm Rd	36	8:25	10:30			
Straight past Buckberg Road	37	8:25	10:35			
Straight past Skalen Drive	39	8:30	10:45			
Right on Cedar Flats Rd	39	8:30	10:50	Stop	V (Approved by PD)	

NOTE: Check any activity at Boys & Girls Scout Camp



Stony Point

Route	Mile (approx)	First cyclist	Last cyclist	Existing control	Post	Contact
Right on Route 210 / CR 106	40	8:30	10:55	Stop	PD	Dan Schoales 845-786-2422
Straight past PIP Exit 15	41	8:35	11:00		2 PD	
Left onto Willow Grove Rd / CR98	43	8:45	11:10	Stop	PD	



#4

To the Town of Stony Point Town Board,

I am writing to formally request the cancellation of the building permit application for the property located at 12 Bullowa Drive. We decided to cancel the proposed development. We appreciate your understanding and kindly request your assistance in guiding us through the necessary steps for the cancellation process. There has been a check submitted for the amount of \$320.00 that we are requesting to be returned, please provide the details for prompt settlement. We value the cooperation of the Town Board and look forward to resolving this matter efficiently. Thank you for your attention, and we hope to collaborate on future projects.

Sincerely,

YSN Construction LLC

Holli Finn

From: Megan Carey
Sent: Wednesday, January 24, 2024 10:06 AM
To: Holli Finn
Subject: FW: 12 Bullowa

Megan Carey, Town Clerk
Town of Stony Point
74 East Main Street
Stony Point, NY 10980
(845)786-2716 x107
(845)786-2783 fax

From: John Hager <JHager@TownOfStonyPoint.org>
Sent: Wednesday, January 24, 2024 10:02 AM
To: Mary Romano <MRomano@TownOfStonyPoint.org>; Megan Carey <MCarey@townofstonypoint.org>
Subject: RE: 12 Bullowa

Hello,

The permit application was received with payment of a \$320.00 application fee.

The permit has not yet been issued. The applicant has decided to cancel the job and has requested refund of the application fee.

I am not opposed to refunding the majority of the fee collected, however I do feel it is reasonable to retain a nominal \$50.00 for processing.

The amount I recommend to refund is \$270.00 to the company that made the application.

Sincerely,

John C. Hager

Building Inspector
Town of Stony Point Building & Zoning Department
74 East Main Street, Stony Point, NY 10980
Ph. (845) 786-2716 Fax (845) 786-5138
e-mail: jhager@townofstonypoint.org

From: Mary Romano <MRomano@TownOfStonyPoint.org>
Sent: Wednesday, January 24, 2024 9:48 AM
To: John Hager <JHager@TownOfStonyPoint.org>
Subject: FW: 12 Bullowa

Good morning John,

Please see below.

Regards,

Mary

Mary Romano
Town of Stony Point
Building Dept.
845-786-2716 ext. 101
mromano@townofstonypoint.org

From: Megan Carey <MCarey@townofstonypoint.org>
Sent: Wednesday, January 24, 2024 9:47 AM
To: Mary Romano <MRomano@TownOfStonyPoint.org>
Cc: Holli Finn <HFinns@townofstonypoint.org>
Subject: RE: 12 Bullowa

Thank you,

We need a letter from John Hager with his recommendation for a refund to place on the agenda.

Megan Carey, Town Clerk
Town of Stony Point
74 East Main Street
Stony Point, NY 10980
(845)786-2716 x107
(845)786-2783 fax

From: Mary Romano <MRomano@TownOfStonyPoint.org>
Sent: Wednesday, January 24, 2024 8:59 AM
To: Megan Carey <MCarey@townofstonypoint.org>
Subject: FW: 12 Bullowa

Good morning Megan,

Attached please find a letter to the town board requesting to have their permit fee returned.

Regards,

Mary

Mary Romano
Town of Stony Point
Building Dept.
845-786-2716 ext. 101
mromano@townofstonypoint.org

From: mimi@fastforwardpermit.com <mimi@fastforwardpermit.com>
Sent: Tuesday, January 23, 2024 3:37 PM
To: Mary Romano <MRomano@TownOfStonyPoint.org>
Subject: RE: 12 Bullowa

Good afternoon,

Please see attached revised letter.

I greatly appreciate your assistance!

From: Mary Romano <MRomano@TownOfStonyPoint.org>
Sent: Tuesday, January 23, 2024 3:12 PM
To: mimi@fastforwardpermit.com
Subject: RE: 12 Bullowa

Please provide the amount of the building permit fee that was paid. The letter needs to be address to the Stony Point Town Board.

Regards,

Mary

Mary Romano
Town of Stony Point
Building Dept.
845-786-2716 ext. 101
mrromano@townofstonypoint.org

From: mimi@fastforwardpermit.com <mimi@fastforwardpermit.com>
Sent: Tuesday, January 23, 2024 12:01 PM
To: Mary Romano <MRomano@TownOfStonyPoint.org>
Subject: 12 Bullowa

Hi
Please see attached letter.
Please let me know as soon as the permit is canceled and if we can retrieve the fee check.

Thanks!

Mimi



Email. mimi@fastforwardpermit.com
Phone. 845-533-4473 ext. 104
Mailing Address. P.O.Box 141 Tallman, NY 10982
Office Address. 156 Route 59 - Unit B4, Suffern, NY 10901

Holli Finn

#5

From: Supervisor
Sent: Thursday, February 8, 2024 3:42 PM
To: Holli Finn; Megan Carey
Subject: FW: UWor The Race 2024

For agenda,

Ty,
Jim

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

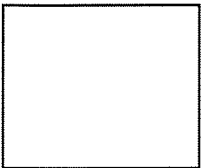
From: United Women of Rockland Inc. <unitedwomenofrocklandinc@gmail.com>
Sent: Thursday, February 8, 2024 11:29 AM
To: Supervisor <supervisor@townofstonypoint.org>
Subject: UWor The Race 2024

Supervisor Monaghan,

United Women of Rockland would like to ask permission to have use of Riverfront Park to hold their annual event The Race. The date would be Saturday May 11, 2024 and the start time will be 10:00 am with an end time of 3:00 PM. Although it is early, we again would like to invite the Town of Stony Point to gather a team together to compete in this fun filled day. Please let us know if you need any other information from us.

Thank you,

Christine Silverstein



Christine Silverstein

Executive Director
United Women of Rockland, Inc.
PO Box 105
Stony Point, NY 10980
Mobile: (845) 502-0515
Unitedwomenofrocklandinc@gmail.com

TO : STONY POINT TOWN BOARD

FROM : Evan Weymouth – PATRIOT HILLS GOLF COURSE

DATE : 2/13/2024

RE : SEASONAL REHIRS FOR 2024 AT PATRIOT HILLS G.C. MAINTENANCE

	Name	2023 Hourly Wage	2024 Hourly Wage
	Laborers		4% Raise
1	Andre Vasquez	\$16.00/ hr	\$16.64/ hr
2	Faustino Espinal	\$17.25/ hr	\$17.94/ hr
3	Jose Liz	\$16.00/ hr	\$16.64/ hr
4	Kevin Armstrong Sr.	\$16.00/ hr	\$16.64/ hr
5	Manny Ortiz	\$15.00/ hr	\$15.60/ hr
6	Richard Hernandez	\$16.00/hr	\$16.64/ hr
7	Alex Saladini	\$15.25/hr	\$15.86/ hr
8	Pedro Delosangeles	\$23.75/ hr	\$24.70/ hr
9	Scott Lindsay	\$16.00/ hr	\$16.64/ hr