

STONY POINT TOWN BOARD MEETING – DECEMBER 11, 2012

The Town Board of the Town of Stony Point convened in Regular Session on Wednesday, September 11, 2012 at 7:00 pm at the Stony Point Community Center (Rho Building), 5 Clubhouse Lane, Stony Point, NY. Supervisor Geoffrey Finn called the meeting to order and led the group in the Pledge of Allegiance. Town Clerk Joan Skinner called the following roll:

PRESENT: Mr. Karl Javenes Councilman
Mr. James White Councilman
Ms. Luanne Konopko Councilwoman
Mr. Geoffrey Finn Supervisor

ABSENT: Mr. James McDonnell Councilman

PUBLIC INPUT

Jim Crawford – Brewster Ave. spoke about the Senior Citizen Leader position being vacated by Chris Pearsall.

Susan Filgueras, Mott Farm Rd spoke about the Pyngyp School restoration and the proposed Champlain Hudson Power project.

PURCHASE ORDER

It was moved by Councilman White, seconded by Supervisor Finn and **unanimously carried** by a voice vote of those board members present (Councilman McDonnell was absent) to approve the following Purchase Order:

Golf Course
PO#2453 Metro Turf Specialties \$8,925.00

AUDIT OF BILLS

Joan Skinner, Town Clerk, presented the following bills to the Town Board for audit and a motion was made by Councilman White, seconded by Councilman Javenes and **carried** by a voice vote of those board members present (Councilman McDonnell was absent and Councilwoman Konopko abstained) to approve the bills as presented for payment:

Contractual General – November

<u>FUND</u>	<u>CLAIM #</u>	<u>BILL TOTAL</u>	<u>FUND TOTAL</u>
<u>General</u>	2196-2234	\$ 230,529.41	\$ 230,529.41
<u>Highway</u>	368-375	\$ 18,438.83	\$ 18,438.83
<u>Sewer</u>	366-376	\$ 22,018.15	\$ 22,018.15
<u>Special Districts</u>			
Enterprise	456-467	\$ 10,557.40	\$ 10,557.40
Street Lighting	12-12	\$ 24,409.43	\$ 24,409.43

General – December

<u>General</u>	2235-2322	\$1,698,796.69
<u>Highway</u>	376-400	\$ 174,287.10
<u>Sewer</u>	377-403	\$ 275,455.63
<u>Special Districts</u>		
Ambulance	18-19	\$ 26,726.14
Enterprise Fund	468-490	\$ 90,594.75
Solid Waste	27-29	\$ 22,396.45

REPORTS

Police Department

Chief Moore presented the Board with the following report:

Police Department Report for the Month of November, 2012

Number of calls for service:	656
Number of reported accidents:	30
Number of arrests:	36

Fuel usage:	1518.0 gallons
Sum total of all traffic enforcement action:	139
Number of Youth Officer sponsored events:	8
Number of child safety seat installations:	4
Number of commercial vehicle enforcement details:	1
Number of traffic enforcement details:	4
Number of training hours:	112:00hrs
Total fees collected:	\$38.00
(Foil \$2.75, Prints \$0.00 and Reports \$35.25)	

Miscellaneous:

Youth sponsored events: 1 PAL meeting, 1 Community Service Day, 4 North Rockland Youth Police Academy Sessions & 2 Safety Talks to our Senior Citizens Groups.

POLICE BUSINESS:

- **CHIEF MOORE'S TIME RECORD**

A motion was made by Supervisor Finn, seconded by Councilwoman Konopko and **unanimously carried** by a voice vote of all board members present (Councilman McDonnell was absent) to approve Chief Moore's time record for the month of November 2012 as presented.

- **OVERTIME & SICK LEAVE REPORTS**

A motion was made by Councilman White, seconded by Supervisor Finn and **unanimously carried** by a voice vote of all board members present (Councilman McDonnell was absent) to approve the overtime and sick leave reports for the month of November 2012 as presented.

ECONOMIC DEVELOPMENT REPORT: None

SUPERVISOR'S REPORT:

Supervisor Finn reported as follows:

- Breakfast with Santa is scheduled for 12-16-12 at Patriot Hills.
- Tree Lighting last week was a huge success with over 500 people attending. Many thanks to all those who participated.
- Town clock has been received and is in storage. A fund raiser, sponsored by the North Rockland Rotary is planned for 12/20/12 at 6:30 pm at Lynch's to help defray the cost of the clock.
- Voting for Fire District Commissioner and Ambulance District Commissioner is tonight from 6-9 pm.
- Dec. 13, 2012 the planning board will be discussing the proposed waste to energy plant on Holt Dr.

AMBULANCE REPORT

Shelly Engelman presented the Board with the following report:

STONY POINT AMBULANCE CORPS
CALL STATISTICS

The following is a breakdown for the Month of November:

Requests for service:	105
Mutual Aid out:	22
Mutual Aid in:	9
Of which 2 nd rig:	5
2 nd rig in service:	4
Refused Aid:	13
Cancelled:	4
No crew available:	4
Standbys:	0

ASSESSOR'S REPORT – None

CORRESPONDENCE - None

DEPARTMENTAL REPORTS

Joan Skinner, Town Clerk, offered the following reports for the record:

Golf Course Report

• Green Fees	\$	64,061.44
• Merchandise	\$	3,421.56
• Range Fees	\$	2,386.00
• Club Rental	\$	96.87
Total	\$	69,965.87

Architectural Review Board

From:	11/1/2012	To:	11/30/2012
Applications Received	1		
Applications Approved	0		
Applications Pending	1		
Fees Collected:	\$	100.00	
Money in Lieu of Land	\$	0.00	

Building & Zoning Department - November

Applications Received	28
Applications Returned/Withdrawn	0
Applications Denied	1
Building & Blasting Permits Issued	25
Applications Pending	11
Certificate of Occupancy	9
Certificate of Compliance	8
Fees Collected	\$ 12,930.00

Dog Control Officer - November

Dogs seized and sheltered	1
Dogs returned to owner	1
Number of complaints received	4
Miles traveled patrolling the Town and transporting dogs	455

Fire Inspector - November

	Month	Total
Number Buildings Inspected	4	266
Number Buildings Re-Inspected	25	73
Field Correction Issued	0	2
Violations Issued	0	0
Violations Complied With	0	0
Violations Outstanding	0	0
Number of Permits Issued	0	0
Requests by Police Dept.	1	2
Requests by Fire Dept.	4	26
Fires Investigated	1	6
Miscellaneous:		

Planning Board

From:	11/1/2012	To:	11/30/2012
Applications Received	0		
Applications Approved	0		
Applications Pending			
Informal Discussion	1		
Site Plan	1		
Subdivision-Major	2		
Fees Collected:	\$	0.00	
Money in Lieu of Land	\$	0.00	

Sewer Department - November

Total Overtime Hours	42 hrs
Sundays	10 hrs
Saturdays	4 hrs
Call In	4 hrs
Holiday	42 hrs
Hurricane Sandy	361/2 hrs
Monthly Flow	
Plant	19,504,700 gallons
Kay Fries	9,499,700 gallons
Fuel Usage	312.6 gallons
Heating Oil	0 gallons
Total to Sludge Compost Facility	61 Cu. Yds.
Solids	19.4%
Screenings	67.2 Cu. Ft.
Septage	5,500 gallons

Zoning Board Of Appeals

From:	11/1/2012	To:	11/30/2012
Applications Received			
Area Variance	1		
Applications Closed	0		
Applications Pending			
Area Variance	4		
Fees Collected:	\$300.00		

Town Clerk - November

Amount Paid To NYS Agriculture & Markets	
For Spay/Neuter Program	\$ 25.00
Amount Paid To NYS Health Dept. For Marriage Licenses	\$ 22.50
Amount Paid To NYS Dept. Of Environmental Conservation	\$ 1,734.85
Amount Paid To Supervisor	\$ <u>2,926.20</u>
TOTAL AMOUNT REMITTED	\$ 4,708.55

GRANT WRITER PROPOSALS

A motion was made by Supervisor Finn, seconded by Councilwoman Konopko and **unanimously carried** by a voice vote of all board members present (Councilman McDonnell was absent) to appoint Jennifer Lima as the grant writer for the Town of Stony Point under the proposed fee schedule as presented with her Request for Proposal and on file in the Town Clerk's Office.

RENEW CLUB CAR LEASE

A motion was made by Supervisor Finn, seconded by Councilman White and **unanimously carried** by a voice vote of all board members present (Councilman McDonnell was absent) to renew the lease with Club Car for 75 - 2013 Club Car Excel Golf Cars for four years from April 2013 through December 2016. Payment is \$176 per car per month from April – September with no payments from October – March.

PGA MERCHANDISE SHOW

A motion was made by Councilman White, seconded by Councilman Javenes and **unanimously carried** by a voice vote of all board members present (Councilman McDonnell was absent) to approve the Director of Golf, Dave Fusco's request to attend the PGA Merchandise Show in Orlando, Florida from January 22-26, 2013 with expenses not to exceed \$590.

RESIGNATION - ASSESSMENT REVIEW BOARD

Supervisor Finn announced that Mr. James E. James resigned from the Assessment Review Board as of 12/3/12 due to health reasons. He thanked Mr. James for his many years of service and asked that anyone interested in filling the position submit a resume to his office.

PUBLIC HEARING – COMMUNITY BLOCK GRANT

A motion was made by Supervisor Finn, seconded by Councilman Javenes and **unanimously carried** by a voice vote of all board members present (Councilman McDonnell was absent) to set the public hearing for the 2013 Community Block Grant for 7:00 pm on January 22, 2013.

MASTER PLAN

Max Stach, from Turner Miller Group recapped the history of the proposed changes to the 1995 Master Plan.

A motion was made by Supervisor Finn, seconded by Councilwoman Konopko and **unanimously carried** by a voice vote of all board members present (Councilman McDonnell was absent) to adopt the following resolution:

RESOLUTION RELATING TO THE PROPOSED 2012 AMENDMENT TO THE 1995 STONY POINT MASTER PLAN; PROPOSED AMENDMENT TO CHAPTER 215 (ZONING) AND CHAPTER 191 (SUBDIVISION OF LAND) OF THE CODE OF THE TOWN OF STONY POINT AND ENVIRONMENTAL REVIEW OF SUCH PROPOSED ACTIONS.

WHEREAS, the Town of Stony Point (“Town”) adopted a Master Plan in 1995, and subsequently adopted zoning changes and took other steps to implement the 1995 Master Plan; and

WHEREAS, commencing in or about 2006, the Town explored the necessity of amending the 1995 Master Plan and, in April of 2007, appointed a Comprehensive Plan Advisory Commission to address specific issues and provided recommendations to the Town Board; and

WHEREAS, subsequent to the recommendations of the Comprehensive Plan Advisory Commission, the Town Board considered adding additional areas of the Town to the scope of the Master Plan, but ultimately sought to proceed with amending the 1995 Master Plan in accordance with the recommendations of the Comprehensive Plan Advisory Commission; and

WHEREAS, in the process of developing amendments to the 1995 Master Plan, the Town has collected substantial input from its citizens, in the form of written comment, and public workshop sessions on the plan, as well as holding all hearings and recovering all comments required by law; and

WHEREAS, the Town Board has the broadest governmental powers for investigating the impact of the proposed action and the greatest capability for providing the most thorough environmental assessment of the proposed action pursuant to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law; and

WHEREAS, pursuant to section 617.8 of the Regulations implementing the State Environmental Quality Review Act (“SEQRA”), the proposed adoption of an amendment to the 1995 Master Plan is likely to have a significant effect upon the environment as set forth in the annexed proposed Positive Declaration and Determination of Significance, and therefore requires the preparation of an Environmental Impact Statement; and

WHEREAS, at the direction of the Town Board, the Town Planner, Turner Miller Group has prepared a Draft Generic Environmental Impact Statement (“DGEIS”); and

WHEREAS, the Town Board has reviewed the DGEIS, proposed amendments to Chapter 215 (ZONING) of the Code of the Town of Stony Point (“Zoning local laws”) and Chapter 191 (Subdivision of Land); and

WHEREAS, the proposed 2012 Amendment to the 1995 Master Plan contains several key elements, including:

- Allowing Upper Story Apartments in the Business (BU) Zoning District (Route 9W Corridor)
- Reduction of Parking Standards in the BU District and Adjustment of parking requirements for change of uses
- Reconsideration of Special Permit and Conditional Uses in nonresidential zoning districts.
- Allowing auto repair without gasoline sales
- Formally instituting a Technical Advisory Committee (TAC)
- Revising View Preservation Provisions; Regulating Man-Made Steep Slopes; Requiring Permitting for Large-Scale Tree Removal
- Allowing Townhouse and Condominium Developments and Accessory Apartments
- Clarifying Stream Protection Laws
- Exploring Redevelopment of the Beach Road Area
- Promulgating Larger Scale Mixed Use Nodes including Development and Creation of a Town Center
- Hazard Mitigation Planning as a means of supporting community goals;
- Supporting Tourism initiatives and Seeking Alternative Funding Sources
- Encouraging Redevelopment of the Letchworth Village/Patriot Hills Golf Course
- Preparing a Phase 2 Comprehensive Update of the 1995 Plan

WHEREAS, the Town Board has reviewed the proposed DGEIS, and pursuant to the SEQRA Regulations at Section 617.6 (a) (4) has determined that the plan and amendment to the Zoning local laws may have significant impacts on overall development potential of the Town, and on the land use policies and neighborhood character of the Town, although the primary effects are environmentally beneficial to the Town, and

WHEREAS, it is in the public interest that the proposed 2012 Amendment to the 1995 Master Plan, the proposed Zoning local laws, and the DGEIS be jointly set for a public hearing to receive public comment on all aspects of the proposed actions; and

WHEREAS, it is also appropriate to allow a further opportunity for written comments even after the close of the public hearing:

NOW, THEREFORE, BE IT RESOLVED, that

1. All of the above "Whereas" statements are incorporated by reference herein as if they were full set forth herein; and
2. The Town Board is the Lead Agency for all environmental review of the proposed action described below pursuant to Article 8 of the Environmental Conservation Law; and
3. The proposed 2012 Amendment to the 1995 Master Plan and the proposed Zoning local laws which would implement it, collectively, are considered "the Proposed Action" under SEQRA, and the Proposed Action is determined to be a lawful action by the Town Board, and a Type I action under SEQRA; and
4. The proposed 2012 Amendment to the 1995 Master Plan, the DGEIS and proposed amendments to the Zoning local laws are hereby introduced before the Town Board, and the record hereby reflects that each of the members have reviewed copies of all relevant documents; and
5. The proposed adoption of the Amendment to the 1995 Master Plan is likely to have a significant effect upon the environment and the Town Board adopts and directs the issuance of the annexed Positive Declaration and Determination of Significance which shall be deemed part of this Resolution, and directs the preparation of an Environmental Impact Statement after all

prerequisite steps have been performed and public input has been received and considered as determined by the Town Board; and

6. The DGEIS, as prepared by Turner Miller Group, contains the necessary information for public review and the Town Board hereby directs the issuance of "Notice of Completion of DGEIS" and "Notice of SEQRA Hearing;" and be it further resolved that;
7. A joint public hearing shall be held on **February 5, 2013, 2013 at 7:00 p.m.** at **5 Clubhouse Lane (Rho Building), Stony Point, NY 10980**, for the purpose of public review and comment on the DGEIS, the proposed 2012 Amendment to the 1995 Master Plan and proposed amendments to the Town of Stony Point Zoning laws and any other necessary documents; and be it further resolved that; and
8. In addition, written comments on the DGEIS and the Proposed Action, will be accepted if received at the Town Clerk's office, on or before **4:00 p.m.** on **Friday, February 15, 2013** or by such later date and time to be determined by the Town Board, if such public hearing is continued to a date after **February 5, 2013**; and
9. The Town Clerk shall forward a copy of this Resolution, the DGEIS, the 2012 Amendment to the 1995 Master Plan and the proposed amended Zoning local law to the Rockland County Planning Department for review pursuant to the New York State General Municipal Law § 239-m; and Planning Board for review and comment; and
10. The Town Clerk shall forward a copy of this Resolution, the DGEIS, the 2012 Amendment to the 1995 Master Plan and the proposed amended Zoning local law to the Town of Stony Point Planning Board for review and comment; and
11. The Town Clerk shall forward a copy of this Resolution, DGEIS, the 2012 Amendment to the 1995 Master Plan and the proposed amended Zoning local law to the Town of Haverstraw, the Village of West Haverstraw and the Palisades Interstate Park Commission; and any other agencies or entities required by law; and
12. The Town Clerk is hereby authorized to file and circulate this Positive Declaration, Notice of Completion and Notice of Hearing, and to post, publish and circulate any and all required notices for said hearing(s) and actions as required by law; and
13. The Town Clerk shall make available a copy of this Resolution, the DGEIS, the 2012 Amendment to the 1995 Master Plan and the proposed amended Zoning local law and proposed amended Chapter 191 (Subdivision of Land) for review by an interested persons, and shall forward an additional copy of same to the Rose Memorial Library in the Town of Stony Point for public review; and
14. The Supervisor is hereby authorized to execute any and all necessary documents and take necessary actions required to carry out any of the above provisions of this Resolution.

ASSET WORKS APPRAISAL

A motion was made by Councilman White, seconded by Councilman Javenes and **unanimously carried** by a voice vote of all board members present (Councilman McDonnell was absent) to approve hiring Asset Works to perform the annual audit of fixed assets at a cost of approximately \$1,200.

BUDGET TRANSFERS

A motion was made by Supervisor Finn, seconded by Councilwoman Konopko and **unanimously carried** by a voice vote of all board members present (Councilman McDonnell was absent) to authorize the Finance Director to make all budget transfers as necessary for closing the 2012 year.

FEBRUARY 12TH, 2013 MEETING

A motion was made by Supervisor Finn, seconded by Councilwoman Konopko and **unanimously carried** by a voice vote of all board members present (Councilman McDonnell was absent) to change the February 12th, 2013 meeting to February 5th, 2013 since February 12th is a holiday for the town.

EXECUTIVE SESSION

At 8:08 pm a motion was made by Councilman White, seconded by Councilman Javenes and **unanimously carried** by a voice vote of all board members present (Councilman McDonnell was absent) to adjourn into executive session to discuss police personnel matters.

ADJOURN

The December 11, 2012 Stony Point Town Board meeting was adjourned at 8:15 pm on a motion made by Supervisor Finn, seconded by Councilman Javenes and **unanimously carried** by a voice vote of all board members present (Councilman McDonnell was absent) to

Respectfully submitted,

Joan Skinner.
Town Clerk