

STONY POINT TOWN BOARD MEETING – August 9, 2022

The Town Board of the Town of Stony Point convened in Regular Session on Tuesday, August 9, 2022, at 7:00pm at the Stony Point Community Center (Rho Building), 5 Clubhouse Lane, Stony Point, NY. Supervisor Monaghan called the meeting to order and led the group in the Pledge of Allegiance.

Town Clerk Megan Carey called the following roll:

PRESENT:

Mr. Michael Puccio	Councilman
Mr. Keith Williams	Councilman
Mr. Jim Monaghan	Supervisor
Mr. Todd Rose	Councilman
Mr. Paul Joachim	Councilman
Mr. Brian Nugent	Esquire

SUPERVISOR’S REPORT

Supervisor Monaghan reported as follows:

- Thanked the Wayne Hose Company and EMS across the county for their quick response to the recent brush fires in Harriman State Park.
- Thanked Karenanne Nigro and Craig Robinson for yet another successful camp season as well of the visitors to the camp:
 - Youth Detective
 - Highway Superintendent
 - Wayne Hose
 - Parks Department
 - Sheriff’s mounted
- Described the MOU with Hudson Park, LLC for the purchase of the Letchworth Property
 - The town to receive \$8,000/ quarter.
 - \$3.1 million sale price plus a recreation center
- Described the purpose of the proposed Local Law- River and Rail Brownfield Revitalization.

POLICE DEPARTMENT REPORT/BUSINESS

Chief Finn read the following report:

Police Department Report for the Month of July 2022.

Number of calls for service:	1023		
Number of reported accidents:	42		
Number of arrests:	35		
(9) Felonies	(17) Misdemeanors	(4) Violations	(5) Warrants
Fuel Usage :	1574.9 gallons		
Sum Total of all traffic enforcement action:	108		
Number of Youth Officer sponsored events:	4		
Number of commercial vehicle enforcement details:	1		
Number of traffic/special enforcement details:	0		
Number of training hours:	56 hrs		
Total fees collected:	\$68.50		
(Foil \$8.50, Prints \$0.00, and Reports \$60.00)			

Youth events; July 12-Police Dept. Demo for Day Camp at Lowland, July 12-Fatal Vision goggle demo for 50 youth, July 15-PAL Movie Night, July 20-Sheriffs Mounted Unit at Lowland for Day Camp.

Upcoming Youth Events: August: Boulders stadium event for NRYPA and instructors. (PO Kaitlyn Gutenberger will be throwing out the first pitch).

- **Chief Finn's Time Record**

A motion was made by Supervisor Monaghan, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to approve Chief Finn's time record for the month of July 2022 as presented.

- **Overtime and Sick Leave Reports**

A motion was made by Supervisor Monaghan, seconded by Councilman Puccio and unanimously carried by a voice vote of those board members present to approve the overtime and sick leave reports as presented for the month of July 2022.

Golf Course Report

Dave Fusco, Director of Golf, reported the following:

The following report was presented for July 2022:

• Green Fees	\$	386,890.76
• ID Cards	\$	1,985.00
• Merchandise	\$	18,311.81
• Range Fees	\$	20,953.00
• Club Rental		1,050.00
• Total	\$	429,190.57

PURCHASE ORDER REQUEST

A motion was made by Councilman Puccio, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present to approve the following purchase orders:

Sewer Department

PO#3519	GA Fleet	\$ 3,750.00
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Police Department

PO#3520	Culhane Air Conditioning	\$ 37,750.00
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Highway Department

PO# 3510	Schultz Ford	\$ 64,260.00
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Golf Course

PO#3521	Carriere Materials	\$ 9,678.00
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AUDIT OF BILLS

Megan Carey, Town Clerk, presented the following bills to the Town Board for audit and a motion was made by Councilman Puccio, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the bills as presented for payment:

CONTRACTUAL FUND-July 26 , 2022

<u>FUND</u>	<u>CLAIM#</u>	<u>FUND TOTAL</u>
<u>General</u>	747-789	\$ 85,054.63
<u>Highway</u>	262-266	\$ 6,058.95
<u>Sewer</u>	220-231	\$ 24,693.19
<u>Special Districts</u>		
Enterprise	267-280	\$ 13,890.71
Ambulance	18-19	\$ 35,362.20
Solid Waste	19-22	\$ 9,776.74
Street Light	9	\$ 19,573.84

GENERAL FUND-August 9, 2022

<u>FUND</u>	<u>CLAIM#</u>	<u>FUND TOTAL</u>
General	790-871	\$ 164,353.83
Highway	267-288	\$ 30,448.02
Sewer	232-259	\$ 55,033.10
Special Districts		
Enterprise	281-309	\$ 110,988.79
StreetLight	10	\$ 23.03

MINUTES - A motion was made by Supervisor Monaghan, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present to approve the minutes of July 12, 2022.

DEPARTMENTAL REPORTS

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

Architectural Review Board

From: 7/01/2022 To: 7/31/2022

Applications Received	4
Applications Returned/Withdrawn	0
Applications Denied	0
Applications Pending	0
Applications Approved	4

Fees Collected \$400.00

Building & Zoning Department

July 2022

Applications Received	88
Applications Returned/Withdrawn	0
Applications Denied	0
Building & Blasting Permits Issued	23
Applications Pending	65
Certificate of Occupancy	12
Certificate of Compliance	16
Fees Collected	\$45,105.00

Planning Board

From: 7/01/2022 To: 7/31/2022

Applications Approved	0
Applications Pending	
Amended Subdivision	1
General Category	3
Informal Discussion	0
Lot Line Change	0
Site Plan	9
Subdivision Minor	1
Inspection Fees Collected	\$0.00
Money in Lieu of Land	\$0.00

Submitted by the Planning Board Clerk

Zoning Board of Appeals

7/1/2022 to 7/31/2022

Applications Received	4
Applications Returned/Withdrawn	0
Applications Denied	0
Applications Pending	7

Applications Approved	2
Area Variance	4
Fees Collected	\$1500.00

Town Clerk

July 2022

Amount Paid To NYS Agriculture & Markets	
For Spay/Neuter Program	\$ 23.00
Amount Paid To NYS Health Dept. For Marriage Licenses	\$ 292.50
Amount Paid To NYS Dept. Of Environmental Conservation	\$ 462.95
Amount Paid To Supervisor	\$ <u>2,767.96</u>
TOTAL AMOUNT REMITTED	\$ 3,546.41

CORRESPONDENCE

None

PUBLIC INPUT

George Potanovic Jr., 597 Old Gate Hill Rd., SPACE Pres., spoke on the sale of the Letchworth property.

Mike Diedrich, 361 Rt. 210, spoke on the following:

- 3 minute time limit for public input
- Clean Energy Program

David Evangelista, 54 Wilderness Dr., spoke on the sale of the Letchworth property, need for retail and traffic issues.

Kevin Nolan, 28 East Main Street, thanked the town on behalf of the Stony Point Seals for the recent barbeque and flag raising.

Greg Julian, 15 Ridgetop Dr., spoke on the following:

- Golf proceeds for July
- Fighting the previous contract of sale for the Golf Course
- Master Plan
- Clean Energy Program

Open Public Hearing-Proposed River and Rail Brownfield Redevelopment Floating Zone

**TOWN OF STONY POINT
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town Board of the Town of Stony Point, Rockland County, New York, on August 9, 2022, at 7:00 p.m. at the Stony Point Community Center (Rho Building), 5 Clubhouse Lane, Stony Point, New York to consider a Local Law to amend Chapter 215 (Zoning), creating the River and Rail Brownfield Redevelopment Floating Zone of the Town of Stony Point Town Code.

The purpose of the River and Rail Brownfield Redevelopment (RRBR) Floating Zone is to encourage the private reuse of brownfield sites with freight access to the railroad and/or Hudson River.

At the Public Hearing, the Town Board shall receive public comment concerning the proposed Local Law.

Copies of the proposed Local Law are available at the Town Clerk’s Office, 74 East Main St., Stony Point, New York and may be examined by any interested party from 8:30 am to 4:00 pm, Monday through Friday.

By Order of the Town Board

Megan Carey

Town Clerk

ACTION

At 7:46pm a motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to open the public hearing for the proposed River and Rail Brownfield Redevelopment Floating Zone.

Public Input

Ellie Kassner, 9 West Shore Dr., spoke against the proposed law.

Mike Diederich, 361 Rt. 210, spoke on land use, SQRA and the Master Plan.

Jim Krause, 21 Heights Rd. spoke in favor of the proposed law and restricting truck traffic.

George Potanovic, 597 Old Gate Hill Rd. read a letter to the Town Board outlining his suggestions and his opinion to re-look the comprehensive plan.

Kevin Maher, 130 Central Highway, spoke on the Master Plan and the Environmental Impact.

Continue Public Hearing Proposed River and Rail Brownfield Redevelopment Floating Zone

At 8:17pm a motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to continue the public hearing for the proposed River and Rail Brownfield Redevelopment Floating Zone to the September 13th Town Board Meeting.

Approve Resolution Authorizing Grant Funding of the SSO Mitigation Project Components for the WWTP

A motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the following Resolution:

RESOLUTION NO.19 OF 2022

RESOLUTION AUTHORIZING THE TOWN OF STONY POINT TO FUND THE SSO MITIGATION PROJECT PURSUANT TO THE REQUIREMENTS OF AN AGREEMENT WITH THE NYS ENVIRONMENTAL FACILITIES CORPORATION

TOWN OF STONY POINT TOWN BOARD

WHEREAS, the Town of Stony Point submitted a Water Quality Improvement Program (WQIP) funding application on July 29, 2022 requesting grant funding in the amount of \$860,886.75 for the construction of an SSO mitigation project including the replacement of the influent pump station and headworks, among other ancillary components, at the Town of Stony Point Sewage Treatment Plant; and

WHEREAS, it is desirable and in the public interest that the Town of Stony Point to participate in the aforesaid WQIP funding program; and

WHEREAS, the WQIP program funds 75% of net eligible project costs for clean water projects such as the SSO mitigation project; and

WHEREAS, the Town Supervisor is the Chief Fiscal Officer for the Town of Stony Point and has the authority to make expenditures on behalf of the Town;

NOW, THEREFORE, BE IT:

RESOLVED that the Town of Stony Point authorizes the Town Supervisor to enter into a grant agreement with the New York State Environmental Facilities Corporation and

appropriates a minimum 25% of the construction-related costs for the replacement of the influent pump station, headworks and ancillary components at the Town of Stony Point Sewage Treatment Plant. The source of these funds shall be the Town Sewer District Fund and/or bonds should additional financing be necessary. The maximum local contribution shall not exceed \$860,886.75 based upon a total estimated construction cost of \$3,445,547.00

Extend Agreement with Interstate Waste Services

A motion was made by Supervisor Monaghan, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present to extend the agreement with Interstate Waste Services for Trash Services for Town Facilities in line with the NYS OGS Rubbish Removal Contract. This contract will expire December 31, 2023.

Approve Grant Submission for NYS Water Infrastructure

A motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to approve the grant submission for NYS Water Infrastructure.

The following resolution was duly
offered and seconded to wit:

RESOLUTION 2022/20

RESOLUTION AUTHORIZING SUPERVISOR TO EXECUTE GRANT APPLICATION REGARDING NEW YORK STATE WATER INFRASTRUCTURE AND IMPROVEMENT ACT (“WIIA”) FUNDS FOR SEWER COLLECTION SYSTEM IMPROVEMENTS AND SEQRA DETERMINATION

WHEREAS, the Town of Stony Point is applying for grant funding pursuant to the New York State WIIA program offered through the New York State Environmental Facilities Corporation (“EFC”) for Sewer Collection System Improvements (“the Grant”); and

WHEREAS, the Town Board desires to authorize the execution of necessary documents for the Grant and set forth the nature of this action under SEQRA.

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. The above “WHEREAS” clauses are hereby incorporated by reference as though set forth in full herein.

Section 2. The Town Board hereby authorizes the Town Supervisor as the Town representative to execute any necessary grant documents for the Grant Project, including the grant application.

Section 3. This action is determined to be a Type II action under SEQRA under 6 NYCRR 617.5(c)(1) (maintenance or repair involving no substantial changes in an existing structure or facility) and 617.5(c)(2) (replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes).

Section 4. The Supervisor, or any other Town official, employee or consultant at the Supervisor’s directions is hereby authorized to take any and all necessary actions to carry out the provisions of this Resolution.

Section 5. This Resolution shall be effective immediately.

Approve Judges to Attend NYS Magistrate Training Conference

A motion was made by Supervisor Monaghan, seconded by Councilman Rose and unanimously carried by a voice vote of those board members present to authorize Town Justice Franks and Town Justice Phillips to attend the annual NYS Magistrates Association conference at an approximate cost to the town of \$890.00 plus \$75 registration each.

Appoint Assistant Court Clerk

A motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to appoint Dorothe Casimir to the position of Court Clerk as a grade 6, Step 1 as per CSEA contract.

Appoint Laborers-Seasonal

A motion was made by Supervisor Monaghan, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to appoint Eddy Bencosme Tavaréz and Angel Miguel Pena Rivas seasonal laborers at a rate of pay of \$15/hour.

Authorize Supervisor to Sign Proposed Agreement-NRCSD School Resource Officer Contingent on approval by Town Counsel

A motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to authorize Supervisor Monaghan to sign the proposed agreement with NRCSD School Resource Officer contingent on approval by Town Counsel.

Authorize Supervisor to Sign MOU with Hudson Park Group, LLC. for Sale of Former Letchworth Property- Sale Would be Subject to Ballot Referendum

A motion was made by Supervisor Monaghan, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to authorize Supervisor Monaghan to sign the MOU with Hudson Park Group, LLC for the sale of Former Letchworth Property. Sale would be subject to Ballot Referendum.

Authorize Scheduling Additional Pre-Bid Meeting for Golf Course Maintenance Building

A motion was made by Supervisor Monaghan, seconded by Councilman Puccio and unanimously carried by a voice vote of those board members present to authorize the scheduling of an additional pre-bid meeting for the Golf Course Maintenance building.

Authorize Supervisor Monaghan to Sign Intermunicipal Agreement with County of Rockland-Animal Shelter

A motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to authorize to adopt the following resolution:

The following resolution was duly offered and seconded to wit:

RESOLUTION 2022/21

RESOLUTION APPROVING INTERMUNICIPAL AGREEMENT WITH ROCKLAND COUNTY FOR ANIMAL SHELTER SERVICES

WHEREAS, the Town Board for the Town of Stony Point (“Town Board”) desires to enter into an intermunicipal agreement with the County of Rockland (“County”) for Animal Shelter and Impound Services (“Animal Services”); and

WHEREAS, the County has provided a proposed intermunicipal agreement between the County and the Towns of Clarkstown, Haverstraw, Ramapo and Stony Point; and

WHEREAS, the Town Board desires to enter into such an intermunicipal agreement.

NOW THEREFORE BE IT RESOLVED that:

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

Section 2. The Town Board hereby approves the intermunicipal agreement with Rockland County in a final form approved by Town legal counsel and authorizes the Town Supervisor to execute such agreement.

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

Section 4. This Resolution shall be effective immediately.

Property Maintenance- 8 Thiells Road

A motion was made by Supervisor Monaghan, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to exercise Section 161-5 of the Property Maintenance Law of the Town of Stony Point at 8 Thiells Road Stony Point.

Executive Session

At 8:26pm a motion was made by Supervisor Monaghan, seconded by Councilman Williams and unanimously carried by a voice vote of those board members present to adjourn into executive session to discuss personnel matters.

Reconvene

At 10:05pm a motion was made by Supervisor Monaghan, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to reconvene.

Approve Resolution to Declare Town of Stony Point Lead Agency Under the State Environmental Quality Review Act

A motion was made by Supervisor Monaghan, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to adopt the following Resolution:

The following resolution was duly
offered and seconded to wit:

RESOLUTION 2022/22

RESOLUTION OF THE TOWN BOARD FOR THE TOWN OF STONY POINT, NEW YORK DECLARING ITSELF LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT

WHEREAS, the Town Board for the Town of Stony Point (“Town Board”) is considering the amendment to the Town’s Zoning Law at Chapter 215; and

WHEREAS, the proposed Local Law will amend the Town’s Zoning Code creating the River and Rail Brownfield Redevelopment (“RRBR”) Floating Zone of the Town of Stony Point Town Code (“Action”); and

WHEREAS, the purpose of the RRBR Floating Zone is to encourage the private reuse of brownfield sites with freight access to the railroad and/or Hudson River and is thereby determined to be an Type I action; and

WHEREAS, the Town Board is the sole agency with authority to adopt the proposed Local Law; and

WHEREAS, the Town Board desires to assume Lead Agency status and conduct a review to determine the significance of the proposed Action in accordance with Article 8 of the Environmental Conservation Law of the State of New York, and the regulations promulgated thereunder at 6 NYCRR 617; and

NOW, THEREFORE, BE IT RESOLVED that:

- Section 1. The above “WHEREAS” clauses are incorporated herein by reference.
- Section 2. The Town Board determines that the proposed Action is a Type I action requiring review pursuant to the State Environmental Quality Review Act (“SEQRA”), and the governing regulations promulgated thereunder.
- Section 3. The Town Board hereby declares itself as Lead Agency in connection with the SEQRA review of this Action and, in this capacity, the Town Board will determine if the proposed Action will have a significant adverse environmental impact.
- Section 4. The Town Board directs the Town Clerk and any other officer or employee, as directed by the Supervisor, to take any action necessary to carry out the provisions of this Resolution.
- Section 5. The Town Board hereby directs that the proposed Local Law be referred by the Town Clerk to the Town Planning Board for review as well as the Rockland County Department of Planning.
- Section 6. The Town Clerk shall send a copy of the Local Law and Environmental Assessment Forms to any interested agency, including Palisades Interstate Park Commission, Town of Haverstraw and Village of West Haverstraw.
- Section 7. This Resolution shall be effective immediately.

ADJOURN

At 10:10pm a motion was made by Supervisor Monaghan, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present to close the August 9, 2022 Town Board Meeting.

Respectfully submitted.
Megan Carey, Town Clerk