

TOWN OF STONY POINT
OFFICE OF TOWN CLERK

74 East Main Street
Stony Point, New York 10980
(845) 786-2716 Ext. 107 ~ Fax (845) 786-2783



Megan Carey, Town Clerk
Holli Finn, Deputy Town Clerk

STONY POINT TOWN BOARD

Agenda

7:00PM

November 22, 2022

Pledge of Allegiance
Roll Call
Supervisors Report
Purchase Order Request
Audit of Bills
Minutes: November 9, 2022
Correspondence
Public Input-Limited to 3 minutes

Public Hearing-Tolake Easement

CANCELLED- Public Hearing-Senior and Disabled Exemptions

1. Resolution Granting the Application for a Special Use Permit-Lovett Substation
2. Waive Fee for Christmas Tree Sales-Wayne Hose Fire Dept
3. Waive Fee for Christmas Tree Sales-Boy Scout Troop 10
4. Resolution to Extend the Agreement with West Point Tours for Senior Bus Transportation
5. Award Bid-Patriot Hills Clubhouse HVAC East Wing
6. Set Public Hearing-Senior and Disabled Exemptions

Executive Session - If Necessary

**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 November 22, 2022 at 7:00 pm at the Stony Point Community Center (Rho Building), 5 Clubhouse Lane, Stony Point, NY to consider an application to amend an existing Conservation Easement for Tolake Corporation to include one (1) additional parcel of real property within such Conservation Easement.

The purpose of this request is to amend the existing Conservation Easement to add one (1) parcel of real property and to extend such easement to March 1, 2030. The proposed parcel to be added is 7 Hillside Drive (SBL 10.01-1-41).

The proposed amendment will continue to provide for the acquisition of interests or rights in real property for the preservation of open space and areas which shall constitute a public purpose for which public funds may be expended or advanced after due notice and a public hearing, by which the Town of Stony Point may acquire by purchase, gift, grant, bequest, devise, lease or otherwise the fee of any or lesser interest, development right, easement, covenant, or other contractual right necessary to acquire "open space" or "open area".

Said application is on file in the Town Clerk's Office, 74 East Main St., Stony Point, NY and may be examined by any interested party from 8:30 am to 4:30 pm, Monday through Friday.

By Order of the Town Board dated October 25, 2022

Megan Carey– Town Clerk

RESOLUTION

A meeting of the Town Board of the Town of Stony Point was convened on **November 22, 2022 at 7:00 p.m.**

The following resolution was duly
offered and seconded to wit:

RESOLUTION 2022/ _____

**RESOLUTION AUTHORIZING THE EXECUTION OF A
THIRD AMENDMENT TO THE
CONSERVATION EASEMENT ON LANDS OF TOLAKE CORP.**

WHEREAS, Tolake Corp. (the “Grantor”) is the owner of several parcels of undeveloped land within a private community located within the Town of Stony Point, New York (the “Affected Land”); and

WHEREAS, on March 1, 1999, the Town Board authorized and the Town of Stony Point (the “Town”) acquired from the Grantor, a Conservation Easement on the Affected Land for a period of fifteen (15) years (“Conservation Easement”); and

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

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

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

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

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

WHEREAS, on October 22, 2022, the Tolake Corporation submitted a request to amend an existing Conservation Easement between the Town of Stony Point and Tolake Corporation (“Third Amendment to the Conservation Easement”) to add the Additional Parcel; and

WHEREAS, the parties desire to amend the Conservation Easement Agreement to include the Additional Parcel; and

WHEREAS, including the Additional Parcel of undeveloped real property, the objectives that were outlined by the Town Board when it adopted the “Conservation Law of the Town of Stony Point,” Chapter 80 of the Code of the Town of Stony Point, specifically for the purposes of preserving the scenic, open and natural values of these lands; and

WHEREAS, Section 247 of the General Municipal Law authorizes the Town to acquire less-than-fee interests in land to protect its natural scenic beauty, to retain its existing openness or natural condition or to maintain or enhance the conservation of natural or scenic resources, including open land; and

WHEREAS, the Conservation Easement limits or restricts development of the Affected Land; and

WHEREAS, on November 9, 2022 the Town Board declared itself Lead Agency for SEQRA purposes; and

WHEREAS, in accordance with Chapter 80 of the Town Code of the Town of Stony Point, consideration of such a request was followed by a duly noticed Public Hearing held on November 22, 2022, wherein all interested parties were given an opportunity to be heard, referral to the Rockland County Planning Department was made, and notice to adjacent property owners and the local School District was given; and

WHEREAS, the Town Assessor has determined that it is in the public interest to accept the proposed Third Amendment; and

NOW THEREFORE, BE IT RESOLVED that:

Section 1. The above “Whereas” paragraphs above are incorporated herein by reference as if set forth fully.

Section 2. The Town Board, having reviewed the Short Form Environmental Assessment Forms hereby determines that this unlisted action will not have any significant impact on the environment and hereby issues a negative declaration with respect to such action.

Section 3. The Supervisor is hereby authorized to execute an Amendment to the Conservation Easement with Tolake Corp. to add the give Additional Parcel described herein in a form meeting the standards of the Conservation Law of the Town of Stony Point and Article 49 of the Environmental Conservation Law and approved by Town Special Counsel and to execute any additional documents in conjunction with such Amendment.

Section 4. The execution of this Amendment shall not be deemed to affect any existing rights with respect to easements, egress, ingress or any other rights in the parcels herein or any adjoining parcels.

Section 5. If a court of competent jurisdiction finds any provisions of this Resolution or the subject Amendment invalid, all other provisions of this Resolution and the Amendment shall continue to be separately and fully effective.

Section 6. This Resolution shall take effect immediately.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

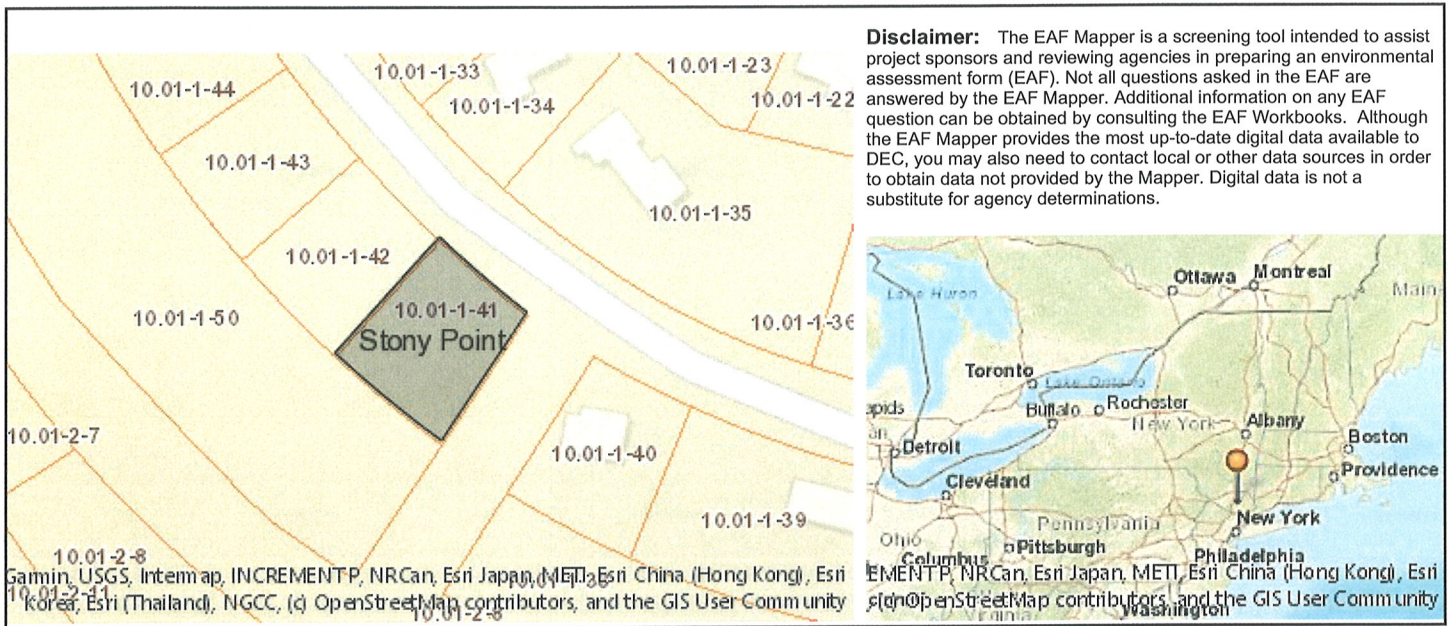
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Conservation Easement between Tolake Corp. and the Town of Stony Point			
Name of Action or Project: Acceptance of an Amended Conservation Easement			
Project Location (describe, and attach a location map): S/B/L 10.01-1-41			
Brief Description of Proposed Action: The Town of Stony Point is accepting an amended conservation easement offered by Tolake Corporation. The amended conservation easement will further promote and preserve open space by restricting the use and development of an additional parcel (identified above). Accepting the amended conservation easement is consistent with the Conservation Law of the Town of Stony Point (Local Law No. 7 of 1998 (Chapter 80 of the Town of Stony Point Town Code)).			
Name of Applicant or Sponsor: Town of Stony Point		Telephone: 845-786-2716	
		E-Mail: supervisor@townofstonypoint.org	
Address: 74 East Main Street			
City/PO: Stony Point		State: NY	Zip Code: 10980
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.18 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.18 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input checked="" type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ The proposed action will have no need to connect to any water supply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The proposed action will have no need to connect to any existing wastewater utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat, Ti...	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Town of Stony Point / James Monaghan</u> Date: _____</p> <p>Signature: _____</p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake, Bald Eagle, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project:	Tolake 3rd Amendment
Date:	November 1, 2022

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The Town of Stony Point is accepting an amended conservation easement offered by Tolake Corporation. The amended conservation easement will further promote and preserve open space by restricting the use and development of an additional parcel. Accepting the amended conservation easement is consistent with the Conservation Law of the Town of Stony Point (Local Law No. 7 of 1998 (Chapter 80 of the Town of Stony Point Town Code)). The action will not result in any development of the parcel or any disturbance to the parcel, but rather conserves the parcel via a conservation easement. Accordingly, there are no environmental impacts at all as a result of the action and accordingly, no adverse environmental impacts will occur as a result of this action.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town Board of the Town of Stony Point

November 22, 2022

Name of Lead Agency
James Monaghan

Date
Town Supervisor

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

****CANCELLED****

**Public Hearing-Senior and
Disabled Exemptions**

/

RESOLUTION

A meeting of the Town Board of the Town of Stony Point was convened on **November 22, 2022 at 7:00 p.m.**

The following resolution was duly offered and seconded to wit:

RESOLUTION 2022/_____

RESOLUTION GRANTING THE APPLICATION FOR A SPECIAL PERMIT SUBMITTED BY ORANGE AND ROCKLAND (LOVETT SUBSTATION)

WHEREAS, Orange & Rockland Utilities, Inc. (“O&R”) submitted an application for a special permit and an application for site development plan approval on or about October 3, 2022 (“Special Permit Application”) pursuant to Section 215 of the Town Code; and

WHEREAS, the Town Board is vested with the authority to review and approve an application for a special permit in accordance with Section 215 of the Town Code by ensuring that the public health, welfare, and safety are protected and that the environmental and land resources of the Town are most efficiently utilized; and

WHEREAS, O&R applied for a special permit for the expansion of the existing Lovett Substation for a new Gas Insulated Substation (“GIS”) and related improvements (“Proposed Development”); and

WHEREAS, the Proposed Development is located at the corner of Elm Avenue and Spring Street in the Town of Stony Point, Rockland County, New York (Section 10.04 Block 2 Lots 10, 11 13 and 15) (“Property”); and

WHEREAS, according to O&R, the purpose of the Proposed Development is to comply with the New York Independent System Operator’s (“NYISO”) directive to add new capacity to the electric system in the North Rockland area; and

WHEREAS, the Property expands over two separate zoning districts. Tax lots 10, 11 and 13 are each located in the Town’s Light Industrial (“LI”) District, in which “industrial uses” such as the proposed public utility use are permitted as-of-right; and

WHEREAS, Tax Lot 15 is located in the Town’s Rural-Density Residential (“RR”) District, which requires a Town Board special permit for “surface underground or overhead utilities” use, as is proposed in the O&R Application; and

WHEREAS, O&R submitted, in digital and paper format, a site plan and landscaping plan, prepared by Beta Engineering, LLC; Building Elevations prepared by Oradell Construction Company, a Full Environmental Assessment Form (“FEAF”); a photo-simulation booklet; and the required application fee; and

WHEREAS, the special permit sought in this Application is subject to the general conditions and standards set forth in Town Code Section 215-79, which include:

- (i) the proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and shall not be detrimental to the site or adjacent properties in accordance with the zoning classification of such properties;
- (ii) the location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous;
- (iii) the location and height of buildings; the location, nature and height of walls and fences; and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and buildings;
- (iv) the proposed use will not require such additional public facilities or services or create such fiscal burdens upon the Town greater than those which characterize uses permitted by right. As detailed below, approval of the special permit use would be in harmony with the intent and purpose of the Town Code, conform to the aforementioned conditions and standards prescribed, and would not be detrimental to property or persons in the neighborhood.

WHEREAS, in addition to the above, the Proposed Development must also meet the conditions set forth in Town Code Section 215-92.7, which are applicable to all nonresidential special permit uses located in residential zoning districts (on-site parking and outdoor lighting); and

WHEREAS, the Planning Board has reviewed the application for the purpose of preliminary site development plan review, and transmitted its recommendations thereon to the Town Board on October 27, 2022; and

WHEREAS, the Planning Board previously declared itself Lead Agency pursuant to the State Environmental Quality Review Act and the regulations promulgated thereunder for this Unlisted action and adopted a Negative Declaration on or about September 22, 2022; and

WHEREAS, the Planning Board, after having conducted its review, recommended approval of the Special Permit Application pursuant to its report of October 27 2022; and

WHEREAS, having received the Planning Board's recommendations, the Town Board had conducted a public hearing on November 9, 2022 for the purpose of reviewing and soliciting public comment regarding the Special Permit Application; and

WHEREAS, review letters were received from the Rockland County Center for Environmental Health on September 19, 2022 and the New York State Department of Transportation on August 10, 2022; and

WHEREAS, O&R also applied for certain area variances from the Town Zoning Board of Appeals and such area variances were approved, with conditions, on or about October 20, 2022, which decision was filed with Office of the Town Clerk on or about October 24, 2022; and

WHEREAS, the Town Board desires to grant the Special Permit Application as set forth herein.

NOW THEREFORE BE IT RESOLVED that:

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

Section 2. The Town Board hereby finds that, as proposed, the facility complies with the requirements for surface, underground or overhead utilities as set forth in Sections 215-79 and 215-92.7 of the Town Code.

Section 3. The Town Board hereby grants the Special Permit Application submitted by O&R, subject to the conditions set forth in Section 4 below and finds that granting said Application ensures that the public health, welfare, and safety are protected, and that the environmental and land resources of the Town are most efficiently utilized.

Section 4. The Special Permit Approval is subject to the following conditions:

1. Site Plan approval from the Town Planning Board and compliance with any and all conditions imposed in conjunction with such site plan approval.
2. Compliance with conditions set forth in the October 20, 2022 variance approval issued by the Town Zoning Board of Appeals.
3. Compliance with all applicable laws, rules, codes and regulations, including but not limited to compliance with any and all state and federal regulations applicable to the use proposed.
4. Continued compliance with the applicable Special Permit conditions set forth in Town Code Section 215-79 and 215-97.2.
5. Submission of any documents to the Town required by the Town Code or the boards of the Town reviewing the O&R application.

Section 5. The Town Board hereby directs the Town Supervisor to file this Resolution with the Office of the Town Clerk.

Section 6. The Town Clerk shall mail a copy of this Resolution to O&R, the Town of Stony Point Planning Board, Town of Stony Point Zoning Board of Appeals and the Rockland County Department of Planning and O&R shall continue with site development plan approval before the Planning Board.

Section 7. This Resolution shall be effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Supervisor Monaghan	[]	[]	[]	[]
Councilperson Puccio	[]	[]	[]	[]
Councilperson Joachim	[]	[]	[]	[]
Councilperson Rose	[]	[]	[]	[]
Councilperson Williams	[]	[]	[]	[]

The Resolution was thereupon duly adopted.



#2

Wayne Hose Company No.1, Inc.

Office of the President

25 North Liberty Drive
Stony Point, New York 10980

November 20, 2022

Jim Monaghan, Supervisor
Town of Stony Point
74 East Main St.
Stony Point, NY 10980

Dear Supervisor Monaghan,

Wayne Hose Company #1, Inc. has been selling Christmas trees for the past few years as means of raising money to donate to local families less fortunate than ourselves. The money raised is distributed through several churches in our community.

Due to the charitable nature of this sale, Wayne Hose Company would be most appreciative if the Town of Stony Point would waive any permit fees required to sell Christmas trees.

If you have any questions or need more information, please contact me at any time, Michael Di Pisa (914) 420-4451, or Lt. Chris Cass at 845-786-2346

Thank you for your consideration.

Michael Di Pisa

Michael Di Pisa
President
Wayne Hose Co. #1 Inc.

#3

Troop 10
71 Central Highway
Stony Point, New York, 10980
(845) 429-2077

November 18, 2022

Stony Point Town Board
74 East Main Street
Stony Point, NY 10980

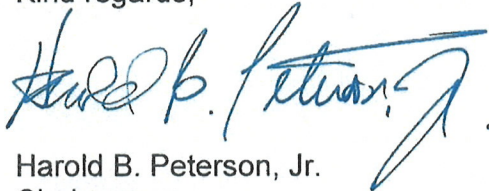
Re: Annual Tree & Wreath Sales

Dear Members:

Troop 10 hereby requests that the Town Board waive the requirement to obtain a Christmas Tree Sale Permit for its annual fundraising effort from the sale of trees and wreaths at the Atonement Lutheran Church, 71 Central Highway, Stony Point, NY 10980. The sales will be conducted from November 25th to December 23rd this year (Friday evenings, Saturdays and Sundays only).

Please call if you have any questions or if I may be of any additional assistance.

Kind regards,



Harold B. Peterson, Jr.
Chairperson

cc: H. Kenny
C. Blaha

#4

RESOLUTION

A meeting of the Town Board of the Town of Stony Point was convened on **November 22, 2022 at 7:00 p.m.**

The following resolution was duly offered and seconded to wit:

RESOLUTION 2022/ _____

RESOLUTION TO EXTEND THE AGREEMENT WITH WEST POINT TOURS, INC. FOR SENIOR BUS TRANSPORTATION

WHEREAS, the Town of Stony Point (“Town”) currently contracts with West Point Tours, Inc. for senior transportation services; and

WHEREAS, pursuant to the provisions of the current agreement, the Town Board desires to extend the Agreement between the Town and West Point Tours, Inc. for such services for an additional one year period, beginning February 28, 2023 (“Agreement”).

NOW THEREFORE BE IT RESOLVED that:

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

Section 2. The Town Board hereby authorizes and approves extension to West Point Tours, Inc. for an additional one-year period beginning March 1, 2023 to February 29, 2024 to provide senior transportation services to the Town.

Section 3. The Town Supervisor, and any Town official, 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, including transmission of a letter authorization to extend such agreement to West Point Tours for execution.

Section 4. This Resolution shall be effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Supervisor Monaghan	[]	[]	[]	[]
Councilman Puccio	[]	[]	[]	[]

Councilperson Joachim [] [] [] []

Councilperson Rose [] [] [] []

Councilperson Williams [] [] [] []

The Resolution was thereupon duly adopted.


TOWN OF STONY POINT
OFFICE OF TOWN CLERK

74 East Main Street
Stony Point, New York 10980
(845) 786-2716 Ext. 107 ~ Fax (845) 786-2783

#5



Megan Carey, Town Clerk
Holli Finn, Deputy Town Clerk

TO: STONY POINT TOWN BOARD
FROM: MEGAN CAREY – TOWN CLERK 
DATE: AUGUST 4, 2022
RE: BID – PATRIOT HILLS CLUBHOUSE HVAC EAST WING
CC: BRIAN NUGENT
KARL JAVENES

As advertised, the above referenced bid was opened today at 10:00am at Town Hall.
Those present were:

Megan Carey, Town Clerk
AnnMarie Parente
Karl Javenes, Supt. Of Highways
Rob VanHeest, VanNatta Mechanical

One (1) bid was received as follows:

Company Name	Price
VanNatta Mechanical	\$243,815.00

#6

**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 November 22, 2022 at 7:00 pm at the Stony Point Community Center (Rho Building), 5 Clubhouse Lane, Stony Point, New York to consider a Local Law to amend Chapter 194 of the Town Code of the Town of Stony Point regarding Taxation (Senior and Disability Exemptions).

The purpose of the proposed Local Law is to increase the maximum income eligibility level in accordance with Section 459-c of the Real Property Tax Law.

The proposed Local Law is on file in the Town Clerk's Office, 74 East Main St., Stony Point, NY and may be examined by any interested party from 8:30 am to 4:30 pm, Monday through Friday.

By Order of the Town Board dated November 22, 2022

Megan Carey – Town Clerk