

STONY POINT TOWN BOARD MEETING – DECEMBER 12, 2017

The Town Board of the Town of Stony Point convened in Regular Session on Tuesday, December 12, 2017 at 7:00 pm at the Stony Point Community Center (Rho Building), 5 Clubhouse Lane, Stony Point, NY. Deputy Supervisor Basile called the meeting to order and lead the group in the Pledge of Allegiance.

Town Clerk Joan Skinner called the following roll:

PRESENT:	Mr. Thomas Basile	Councilman
	Mr. Karl Javenes	Councilman
	Mr. James White	Councilman
	Mr. Michael Puccio	Councilman
ABSENT:	Mr. James Monaghan	Supervisor

PUBLIC INPUT - NONE

PURCHASE ORDER REQUEST

A motion was made by Councilman White, seconded by Deputy Supervisor Basile and **unanimously carried** by a voice vote of all board members present to approve the following purchase orders:

Golf Course:			
	PO#3035	Metro Turf Specialist	\$11,916.00
Highway Department:			
	PO#3057	Chemung Supply Corp.	\$10,000.00
	PO#3058	Atlantic Salt	\$105,825.00
	PO#3059	Reed Systems LTD	\$7,000.00
Sewer Dept:			
	PO#3055	Hudson Valley Safety Assoc.	\$1,500.00
	PO#3056	TAM Enterprises Inc.	\$34,000.00

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 Puccio and **carried** by a voice vote of all board members present, to approve the following audit of bills:

General – December 12, 2017

<u>FUND</u>	<u>CLAIM #</u>	<u>FUND TOTAL</u>
General	1395-1490	\$ 1,958,357.93
Highway	442-464	\$ 21,088.44
Sewer	380-398	\$ 39,305.87
Special Districts		
Ambulance	29-30	\$ 29,075.86
Enterprise	427-454	\$ 18,119.09
Solid Waste	26-27	\$ 1,906.55

MINUTES – A motion was made by Deputy Supervisor Thomas Basile, seconded by Councilman Puccio and **unanimously carried** by a voice vote of those board members present, to approve the minutes of November 28, 2017.

CORRESPONDENCE - NONE

SUPERVISOR'S REPORT: Deputy Supervisor Thomas Basile spoke regarding the following subjects:

- Breakfast with Santa was a success and thank you to all the employees who worked and volunteered. They do an outstanding job.

AMBULANCE CORP REPORT – Kathy Leroy, President of the Ambulance Corp reported as follows:

October 2017

Cash on Hand Beginning of Month: \$ 260,698.00

Peoples Reserves	\$ 103,767.00
Peoples Association	\$ 2,280.00
Peoples Auxiliary	\$ 6,319.00
Peoples Youth Corp	\$ 2,527.00
Sterling Billing	\$ 46,790.00
Sterling General	\$ 17,925.00
Sterling Money Market	\$ 81,090.00

Income

Donations	\$ 2,482.00
Interest	\$ 3.00
Government Grant Income	\$ 0.00
Net Rental	\$ 859.00
Service Receipts	\$ 53,874.00

Total Monthly Deposits \$ 57,128.00

Disbursements

Building Maintenance	\$ 6,468.00
General Administration	\$ 1,905.00
Mortgage	\$ 28,887.00
Sign	\$ 8,498.00
Stretchers	\$ 1,500.00
Insurance	\$ 4,567.00
Operating Expenses	\$ 18,207.00

Total Monthly Disbursements \$ 70,031.00

Cash on Hand End of Month: \$ 247,796.00

Peoples Reserves	\$ 85,145.00
Peoples Association	\$ 2,299.00
Peoples Auxiliary	\$ 6,984.00
Peoples Youth Corp	\$ 1,099.00
Sterling Billing	\$ 52,801.00
Sterling General	\$ 18,374.00
Sterling Money Market	\$ 81,094.00

POLICE DEPARTMENT REPORT/BUSINESS

Chief Moore read the following report:

Police Department Report for the Month of November 2017

Number of calls for service:	789
Number of reported accidents:	33
Number of arrests:	30
(7) Felonies (23) Misdemeanors (9) Violations	
Fuel usage:	1208.3 gallons
Sum total of all traffic enforcement action:	164
Number of Youth Officer sponsored events:	7
Number of child safety seat installations:	3

Car Seat Event HHH with HTPD & RCSO

Number of commercial vehicle enforcement details:	1
Number of traffic/special enforcement details:	2
DWI Enforcement details (2)	
Number of training hours:	120 hrs
Total fees collected:	29.50
(Foil \$9.50, Prints \$0.00, and Reports \$20.00)	

Miscellaneous:

Youth events: (1) PAL meeting, (3)NR Youth Police Academy sessions and a graduation of 33 recruits, Farley School lockdown drill, Attended the STOP FEAR Conference at Dominican College, Hosted a Boy Scout Troop visit, Hosted Senior Brunch on 12/2/17 and continued security checks of our schools.

Chief Moore’s Time Record

A motion was made by Councilman White, seconded by Deputy Supervisor Basile and **unanimously carried** by a voice vote of all board members present, to approve Chief Moore’s time record for the month of November 2017 as presented.

Overtime and Sick Leave Reports

A motion was made by Deputy Supervisor Basile, seconded by Councilman Puccio and **unanimously carried** by a voice vote of all board members present, to approve the overtime and sick leave reports as presented for the month of November 2017.

Golf Course Report

The following report was presented for November 2017:

- Green Fees \$69,278.22
- ID Cards \$0.00
- Merchandise \$2,938.00
- Range Fees \$2,290.00
- Club Rental \$129.16
- Total \$74,681.24

DEPARTMENTAL REPORTS

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

Architectural Review Board

From: **11/01/2017** **To: 11/30/2017**

Applications Received	
Site Plan	0
Solar Panels	3
Applications Approved	
Solar Panels	3
Applications Pending	
Site Plan	1
Solar Panels	0
Fees Collected:	\$300.00
Money in Lieu of Land	\$0.00

Submitted by the ARB clerk

Building & Zoning Department
December 2017

Applications Received	23
Applications Returned/Withdrawn	1
Applications Denied	2
Building & Blasting Permits Issued	21
Applications Pending	42
Certificate of Occupancy	9
Certificate of Compliance	9
Fees Collected	\$9,060.00

Dog Control Officer

November 2017

Dogs seized and sheltered	1
Dogs returned to owner	1
Number of complaints received	2
Miles traveled patrolling the Town and transporting dogs	132

Fire Inspector

November 2017

	Month	Total
Inspections Performed	23	246
Field Correction Issued	5	55
Violations Issued	0	0
Violations Outstanding	0	0
Permits Issued	0	0
Requests by Police Dept.	0	4
Requests by Fire Dept.	7	57
Fires Investigated	2	8

Planning Board

From: **11/01/2017** To: **11/30/2017**

Applications Received	
Subdivision-Minor	1
Applications Approved	
Applications Pending	
Amended Subdivision	1
General Category	2
Informal Discussion	1
Lot Line Change	1
Site Plan	7
Subdivision-Minor	1
Fees Collected:	\$0.00
Money in Lieu of Land	\$0.00

Submitted by the Planning Board Clerk

Sewer Department

Unavailable due to illness

Zoning Board of Appeals

11/01/2017 to 11/30/2017

Applications Received	
Appeal	0
Area Variance	2
Applications Returned/Withdrawn	0
Applications Closed	1
Applications Pending	
Appeal	0
Area Variance	2
Fees Collected	\$1,300.00

Town Clerk

November 2017

Amount Paid To NYS Agriculture & Markets	
For Spay/Neuter Program	\$ 18.00
Amount Paid To NYS Health Dept. For Marriage Licenses	\$ 112.50
Amount Paid To NYS Dept. Of Environmental Conservation	\$ 960.02
Amount Paid To Supervisor	\$ 2,271.16
TOTAL AMOUNT REMITTED	\$ 3,361.68

Request-Waive Mass Gathering Permit Polar Plunge

A motion was made by Deputy Supervisor Basile, seconded by Councilman White and **unanimously carried** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to approve the request of the Stony Point Seals as follows for their annual Polar Plunge on Sunday, February 4, 2018:

- Waive the requirements for a mass gathering permit
- Approve a mass gathering permit
- Approve use of the sound stage
- Approve use of the portable restrooms at Riverfront Park
- Approve use of the parking lots at the Commuter Lot on 9W, at Town Hall, Rose Memorial Library, Clark Park and Riverfront Park.

Approve- 2018 Rockland Mobile Care Paramedic Service Contract

A motion was made by Deputy Supervisor Basile, seconded by Councilman Puccio and **unanimously carried** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to approve Rockland Mobile Care Inc. Agreement for 2018 in the amount of \$351,652.00 subject to review by Council.

Appoint Senior Groundsworker

A motion was made by Deputy Supervisor Basile, seconded by Councilman Javenes and **unanimously carried** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to approve promoting Charles F. Bruntfield to the position of Senior Groundsworker effective December 15th.

Request Use of Town Stage

A motion was made by Deputy Supervisor Basile, seconded by Councilman Puccio and **unanimously carried** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to allow PAL to use the sound stage and Kirkbride Hall, surrounding grounds and the parking lot adjacent to Cornell Cooperative Extension for their Bike Safety/Touch a Truck Event on June 3, 2018.

Request Use of Town Stage

A motion was made by Deputy Supervisor Basile, seconded by Councilman Puccio and **unanimously carried** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to grant permission to the Stony Point Athletic League to use the sound stage for their annual Stony Point Fall Festival and Family Fun Day at Kirkbride Hall on Saturday, **September 15, 2018 (raindate September 16, 2018)**.

Approve Partners in Safety Agreement

A motion was made by Deputy Supervisor Basile, seconded by Councilman Javenes and **unanimously carried** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to authorize Supervisor Monaghan to sign the renewal agreement with Partners in Safety for 2018 as outlined in the agreement and on file in the office of the Town Clerk.

Sewer Extension-15 Bender Court

A motion was made by Deputy Supervisor Basile, seconded by Councilman Javenes and **unanimously carried** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to approve Resolution 2017-1 as follows:

RESOLUTION 2017-21 OF TOWN BOARD ORDERING PUBLIC HEARING ON PETITION FOR SANITARY SEWER DISTRICT #2

At a meeting of the Town Board held at Rho Building, 5 Clubhouse Lane in the Town of Stony Point, Rockland County, New York, on **December 12, 2017**:

PRESENT: **COUNCILMAN KARL JAVENES**
COUNCILMAN JAMES WHITE
COUNCILMAN MICHAEL PUCCIO

DEPUTY SUPERVISOR TOM BASILE

In the matter of the Petition of **Adrienne M. Serra** owner of more than one-half of the assessed valuation of all the taxable real property in the proposed Extension of Sanitary Sewer District **#2** in the Town of Stony Point, County of Rockland and State of New York and according to the latest completed assessment roll of the said town.

WHEREAS, a written petition dated: **December 1, 2017** has been presented to and filed with the Town Board of the Town of Stony Point praying that all the land situate in the Town of Stony Point, County of Rockland and which proposed extension, to be known as: Sewer Extension **2017/1** more fully described in the Schedule "A", **1503.6-10** annexed hereto, and

WHEREAS, the maximum amount proposed to be expended for the Extension of said district shall not exceed the sum of \$0.00 DOLLARS (\$0.00), and

WHEREAS, the expense occasioned by the creation of the Extension of Sanitary Sewer District **#2** shall be assessed, levied and collected from the several lots and parcel of land within the said district in proportion as nearly may be to the benefit which each lot or parcel of land in said district will derive therefrom.

NOW on motion of **MOVED: Councilman Basile**

SECONDED: Councilman Puccio

ORDERED that a meeting of the Town Board of the Town of Stony Point be held at Rho Building, 5 Clubhouse Lane in the Town of Stony Point on the **January 9, 2017** at 7:00 PM to consider the said petition and to hear all persons interested in the subject thereof concerning the same, and for such other action on the part of the Town Board with relation to such petition as may be required by law, and it is

FURTHER ORDERED that the Town Clerk give notice of such hearing by publishing in the Town's Official Newspaper, a certified copy of this order and by the applicant posting certified copies of this order in five (5) places within said proposed Extension of Sanitary Sewer District **#2** in the Town of Stony Point not less than ten nor more than twenty days before such hearing.

Approve/Renew-2018 Workers Compensation Policy

A motion was made by Councilman White, seconded by Councilman Javenes and **unanimously carried** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to approve Comp Alliance Insurance as the Town's Workers Compensation carrier for the year 2018 in the amount of \$360,700.00.

NYS Paid Family Leave Notice

The following resolution was duly was offered Deputy Supervisor Basile, seconded by Councilman Javenes and **unanimously carried** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to wit:

RESOLUTION 2017/23

RESOLUTION OF THE TOWN BOARD FOR THE TOWN OF STONY POINT, NEW YORK DETERMINING NOT TO OPT INTO THE NEW YORK STATE PAID FAMILY LEAVE PLAN

WHEREAS, on July 19, 2017, the New York State Workers' Compensation Board ("WCB") adopted regulations that created the new Paid Family Leave Benefits Law, which takes effect on January 1, 2018;

WHEREAS, the Paid Family Benefits Law created the Paid Family Leave Plan ("PFL Plan"), which enables a public sector employer such as a Town to voluntarily opt-in to a plan that provides additional paid family leave benefits to eligible employees through the State's Disability Law; and

WHEREAS, the PFL Plan provides that the Town as a public employer may opt into the PFL Plan for coverage, but , the Town is not required to participate in the PFL Plan; and

WHEREAS, the Town Board hereby determines that at the present time it is in the best interest of the Town to await the implementation of the PFL Plan in 2018 and to

further consider whether or not to opt into the PFL Plan at a later time as there is no requirement or consequence of the Town deciding not to opt in at this time.

NOW, THEREFORE, BE IT RESOLVED that

Section 1. The above “WHEREAS” clause as shall be incorporated by reference herein.

Section 2. The Town Board hereby determines that the Town will not opt into the New York State Paid Family Leave Plan.

Section 3. The Town Finance Director and any other Town official or employee, as directed by the Supervisor, shall take any necessary actions to implement the provisions of this Resolution.

Section 4. This Resolution shall be effective immediately.

Approve Budget Transfer

A motion was made by Deputy Supervisor Basile, seconded by Councilman White and **unanimously carried** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to authorize budget transfers as presented by the Director of Finance and on file with the town clerk’s office.

Set Re-Organization Meeting

A motion was made by Deputy Supervisor Basile, seconded by Councilman Javenes and **unanimously carried** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to set the Re-Organization meeting for January 9, 2018.

Pilot Agreement Stony Point Apartments

The following resolution was duly offered by Deputy Supervisor Basile and seconded by Councilman White and **unanimously passed** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to wit:

RESOLUTION 2017/23

RESOLUTION OF THE TOWN BOARD FOR THE TOWN OF STONY POINT, NEW YORK AUTHORIZING THE SUPERVISOR TO EXECUTE A SUCCESSOR PILOT AGREEMENT

WHEREAS, the Town of Stony Point (the “Town”) encourages a sufficient supply of affordable, adequate, safe and sanitary dwelling accommodations, and

WHEREAS, the Housing Development Fund Company of the Carpenters & Joiners Local 964 of Ramapo Inc. (the “Current Owner”) is a housing development fund company formed under Article XI of the Private Housing Finance Law of the State of New York (the “PHFL”) and Section 402 of the Not-For-Profit Corporation Law of the State of New York and is the owner of Stony Point Apartments, a 75 unit affordable rental housing development for seniors located at 1 Knight’s Corner, Town of Stony Point and State of New York, being tax map no. Section 15.19, Block 3, Lot 87 (the “Project”); and

WHEREAS, the Project is in need of substantial physical improvements in order to allow it to continue to provide decent, safe and affordable housing for its residents; and

WHEREAS, in order to allow the Current Owner to obtain financing necessary for the rehabilitation of the Project so that it can continue to provide decent, safe and affordable housing, the Current Owner has entered into a Contract of Sale with Stony

Point Apartments LLC (the “Company”), pursuant to which the Company will acquire beneficial ownership of the Project from the Current Owner; and

WHEREAS, the Current Owner or its affiliate intends to form a new housing development fund company, to be known as Stony Point Apartments Housing Development Fund Corp. and organized under Article XI of the PHFL (the “HDFC”) that, upon closing of the sale of the Project, will hold fee title to the Project solely as nominee of the Company; and

WHEREAS, it is anticipated that the Current Owner or its affiliate will have a direct or indirect ownership interest in the Company; and

WHEREAS, pursuant to Section 577(1)(a) of the PHFL the local legislative body of a municipality may exempt a project of a housing development fund company from certain taxes, other than assessments for local improvements, to the extent of all or part of the value of the property included in the completed project for a period of up to forty (40) years; and

WHEREAS, in order to obtain the financing necessary to rehabilitate the Project such that safe, decent and affordable rental housing can be provided for its residents the Current Owner and the Company have requested as a new tax abatement with respect to the Project; and

WHEREAS, the Town recognizes that the Project currently has a payment in lieu of taxes agreement (PILOT) exempting the Project from real property taxes, and requiring certain PILOT payments, and

WHEREAS, the Town Board of the Town of Stony Point (“Town Board”) has considered the financial implications relating to the Project and finds that it is desirable and in the best interest of the residents and the public that a real property tax exemption be granted and a successor payment in lieu of taxes agreement entered into so as to keep and improve the stock of affordable housing in the Town;

NOW, THEREFORE, BE IT RESOLVED that:

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

Section 2. The Town Board hereby authorizes the Town Supervisor to execute the annexed Successor PILOT Agreement, in a form satisfactory to Town legal counsel, and other Town Officials and Employees are authorized, as directed by the Supervisor, to carry out the provisions of this Resolution.

Section 3. This Resolution shall be effective immediately.

No Parking Signs

A motion was made by Councilman White, seconded by Deputy Supervisor Basile and **unanimously carried** by a voice vote of those board members present, **with Supervisor Monaghan absent**, to approve the No Parking signs as requested by the applicant, Dunkin Donuts, to be erected as per the site plan pending before the planning board.

EXECUTIVE SESSION

At 8:05 pm a motion was made by Deputy Supervisor Basile, seconded by Councilman Javenes and **unanimously carried** by a voice vote of those board members present to adjourn to executive session to discuss personnel matters. No further votes will be taken.

ADJOURN

The December 12, 2017 Stony Point Town Board meeting adjourned at 8:40 pm and no additional votes were taken.

Respectfully submitted

Joan Skinner, Town Clerk