

**STONY POINT TOWN BOARD MEETING – February 25, 2020**

The Town Board of the Town of Stony Point convened in Regular Session on Tuesday, February 25, 2020 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.

Supervisor Monaghan stated that he would be opening and closing the meeting in memory of Doris Joyce. Doris was a longtime member of the Stony Point Planning Board. She was a dedicated volunteer for many organizations including Helen Hayes Hospital, the North Rockland Food Pantry and a vocal advocate for the Stony Point Seniors.

Town Clerk Megan Carey called the following roll:

PRESENT: Tom Basile                      Councilman  
             Paul Joachim                     Councilman  
             Michael Puccio                        Councilman  
             James Monaghan                      Supervisor

             Alak Shah                             Esquire

ABSENT: Karl Javenes                    Councilman

**PRESENTATION – ROCKLAND RECOVERY HOMES**

Supervisor Monaghan welcomed board members of Rockland Recovery Homes. The organization attended the meeting to speak to the public and town board in reference to a group home at 328 Willow Grove Road. The property is located in the Town of Haverstraw but in close proximity to the Town of Stony Point.

Supervisor Monaghan introduced Steve Clemente, Board Member of Rockland Recovery Homes.

Mr. Clemente explained the goal of Rockland Recovery Homes and his personal experience dealing with the death of his son due to an opiate overdose. The intention of the organization is to work with people with addiction and provide a safe environment free of drugs and alcohol where the clients can work on recovery after leaving inpatient and outpatient programs available.

Brion Hayman, Board Member of Rockland Recovery Homes, explained that Rockland Recovery Homes is the last stage for recovering addicts before re-entering into society. Offering this kind of program is crucial for success.

Maureen Hyatt, Board Member of Rockland Recovery Homes, explained her personal experience with a family member and the expense related to having this kind of program. Rockland Recovery Homes is meant to offer the necessary atmosphere for recovery success with out the burden of expense on the family. She went on to explain the screening process and precautions taken to prevent client setbacks.

Supervisor Monaghan asked Chief Moore for a computation of opiate related police responses in Stony Point.

Chief Moore gave a total for the last three years:  
             2017 – 2 deaths and 8 saves using Narcan  
             2018 – 3 deaths and 5 saves using Narcan  
             2019 – 8 deaths and 13 saves using Narcan  
             2020 – to date already 3 saves and 2 possible deaths still under investigation.

Supervisor Monaghan opened the floor to questions from the audience.

George Harris, 327 Willow Grove Rd, questioned the safety of the location and the cost of rehabbing the building.

Steve Clemente stated that the location would be as safe as other homes in the area.

Supervisor Monaghan questioned the gender and number of residents.

Steve Clemente responded that the home would not be co-ed, however, at this time unsure of gender.

Brion Hayman stated there are five bedrooms in the current home and would allow to house 8 residents and a home manager.

Councilman Puccio questioned curfew.

Councilman Basile commended the Clemente Family and Rockland Recovery homes for all they have done to help families who are struggling with addiction. He stated his full support for the project, referencing his work with Senator Larkin to provide access to the state-owned home for the organization. He indicated that late-stage transitional facilities like the one proposed are vital to ensuring those in recovery don't relapse. He voiced confidence that any safety concerns on Willow Grove road could be effectively mitigated."

Chris Reegan, Hidden Hills Dr., questioned security control.

Brion Hayman, reiterated the screening process and assurance that no drugs are permitted.

The following residents spoke on location and experience:

Hollis Griffin  
Valerie Molder  
Bob Burns  
George Potanovic

### **SUPERVISOR'S REPORT**

Supervisor Monaghan spoke regarding the following subjects:

- Assemblyman Colin Schmitt set up the 99<sup>th</sup> district traveling wall in honor of our veterans at the RHO building. He held a recognition day and referenced Al Dagostino who was a local Vietnam vet and the late Senator Bill Larkin.
- Agenda item #2 – Approve Contract of Sale – Town Property:
  - Not final contract
  - Attorney currently working on contract – not a simple sale
  - Issues to be addressed include must remain parkland and Stony Point resident membership
  - Failed proposals in past

### **PUBLIC INPUT**

George Potanovic, 597 Old Gate Hill Rd., SPACE pres., spoke on:

- Sale of Letchworth property
- Eagle Bay project
- Changes in zoning
- Asked to hold a vote on the sale
- Asked for a moratorium on projects on the waterfront

Walter Cintron, 22 Ridge Top Dr., expressed opposition to sale of Letchworth Property.

Supervisor Monaghan stated over the years Stony Point membership in the Golf Course has dwindled.

Gregg Julian, Ridge Top Dr., criticized the Town Board actions relating to recent projects.

George Harris, 327 Willow Grove Rd., spoke on:

- Condition of the Letchworth Buildings and need for maintenance.
- Need for improvements to Willow Grove Rd.
- Expectations of residents to have a presentation from potential Letchworth property buyer with models of what is proposed.

Councilman Basile stated the great cost of rehabbing buildings.

Kevin Maher, Central Highway, expressed concerns of the EAF relating to the sale of the Letchworth property.

Steven Leonardo, 137 W. Main St., shared a letter to the Planning Board with comments on the Eagle Bay project.

### **PURCHASE ORDER REQUEST**

A motion was made by Councilman Puccio, seconded by Councilman Basile and unanimously carried by a voice vote of all board members present, with Councilman Javenes being absent to approve the following purchase orders:

Buildings & Grounds:

PO#3336	Jamestown	\$3,738.42
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Golf Course:

PO#3338	Metro Turf Specialist	\$16,652.84
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Police Dept:

PO#3213	Business Electronics Inc.	\$9,600.00
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PO#3214	VJ Networks, Inc	\$3,850.00
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Sewer Dept:

PO#3339	GA Fleet Associates	\$354,320.00
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**AUDIT OF BILLS** – A motion was made by Councilman Puccio, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Javenes being absent to approve the following bills as presented for payment.

### **Contractual General – February 25, 2020**

<u>FUND</u>	<u>CLAIM #</u>	<u>FUND TOTAL</u>
General	183-229	\$ 561,988.38
Highway	77-82	\$ 30,791.75
Sewer	72-77	\$ 14,343.67
Enterprise	42-47	\$ 10,065.75
Solid Waste	7-8	\$ 3,571.38
Street Lighting	3-3	\$ 19,083.30

**MINUTES** – A motion was made by Supervisor Monaghan, seconded by Councilman Puccio and unanimously carried by a voice vote of those board members present with Councilman Javenes being absent, to approve the minutes of the February 11, 2020 Town Board Meeting.

### **CORRESPONDENCE –**

February 9, 2020

Town of Stony Point  
74 E. Main Street  
Stony Point, NY 10980

Dear Friends,

On Behalf of the Stony Point Seals we would like to thank you for your generous financial contribution and support of our 21<sup>st</sup> Annual Plunge into the Hudson River. Your financial support helps us continue in our mission and to assist those in our community.

The generous support of individuals like you makes it possible for our organization to exist and to make the community a great place to live. This year's recipients Cecelia Sauer and Jackson Burns will benefit from your contribution. We are so grateful for your assistance in making this event a continued success.

Thank you again for your support!

Sincerely,

*John & Marjorie Fox*  
Trustees  
The Stony Point Seals

**Adopt the Negative Declaration (SEQRA Complete)**

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and unanimously carried by a voice vote of those board members present with Councilman Javenes being absent to adopt the following resolution:

The following resolution was duly  
offered and seconded to wit:

RESOLUTION 2020/6

**RESOLUTION OF THE TOWN BOARD FOR THE TOWN OF STONY POINT, NEW YORK ADOPTING A NEGATIVE DECLARATION CONCERNING THE PATRIOT HILLS TOWN OF STONY POINT LAND TRANSFER OF APPROXIMATELY 270 ACRES**

**WHEREAS**, the Town of Stony Point ("Town") is the owner of certain parcels of land identified on the Tax Maps as Parcels 19.02-1-1.1; 14.04-1-26; and 19.02-1-3 ("Town Property"); and

**WHEREAS**, the Town Board for the Town of Stony Point ("Town Board") seeks to transfer said Town Property to Patriot Hills Park, LLC ("Patriot Hills"); and

**WHEREAS**, no physical changes subject to environmental review are proposed as a result of this action; and

**WHEREAS**, the Town Board is the sole agency involved in the consideration of the proposed action and thus declared itself Lead Agency pursuant to New York State Environmental Quality Review Act (SEQRA), and the governing regulations promulgated thereunder for the required environmental review of this action to determine whether the proposed Local Law will have a significant adverse environmental impact; and

**WHEREAS**, the Town Board had previously prepared, evaluated, and adopted the Part I and II of a Full Environmental Assessment Form (FEAF) concerning the proposed sale of the Town Property; and

**WHEREAS**, the Town Board has now considered the FEAF Part III, which evaluates the potential impacts of the proposed sale of the Town Property; and

**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 adopts a negative declaration in the form attached to this resolution and incorporated herein finding that the sale of the Town Property will not have significant adverse environmental impacts and that no Environmental Impact Statement will be prepared.

Section 3. The Town Board hereby authorizes the Supervisor of the Town to sign a Negative Declaration Determination of Non-Significance with respect to the project; and hereby authorizes the Town Clerk to forward a copy of said Negative Declaration Determination of Non-Significance to the New York State Department of Environmental Conservation and other interested agencies.

Section 4. This Resolution is effective immediately.

State Environmental Quality Review

**NEGATIVE DECLARATION**

Notice of Determination of Non-Significance

**PROJECT:** Patriot Hills

TOWN OF STONY POINT, NEW YORK

**DATE:**

This notice is issued pursuant to Part 617 of the implementing regulation pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town Board of the Town of Stony Point, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** Town of Stony Point Land Transfer

**SEQR Status:** Type I

**Condition Negative Declaration:** No

**Description of Action:** Transfer of Approximately 270 Acres

**Location:** Willow Grove Road and Patriot Hills Drive. Tax Map is designated as Section 19.02 Block 1 Lot 1.1 – Section 14.04 Block 1 Lot 26 and Section 19.02 Block 1 Lot 3

**Reasons Supporting This Determination:**

The proposed action is not anticipated to result in any adverse environmental impacts based on the following:

1. On February 11, 2020 the Town Board assumed Lead Agency status, classified the action as Type I and commenced uncoordinated review of the application pursuant to 6 NYCRR 617.
2. On February 11, 2020 the Town Board adopted a Part 2 Environmental Assessment Form indicating that no potential moderate or large impacts are likely as a result of the action.
3. The proposed action is the Transfer of approximately 270 acres of real property, and no physical changes are proposed as a result of this action;
4. No adverse impacts have been identified.

**Approve Contract of Sale-Town Property**

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and unanimously carried by a voice vote of those board members present with Councilman Javenes being absent to approve the following resolution:

The following resolution was duly offered and seconded to wit:

RESOLUTION 2020/7

**RESOLUTION OF THE TOWN BOARD FOR THE TOWN OF STONY POINT, NEW YORK AUTHORIZING TOWN SUPERVISOR TO EXECUTE CONTRACT OF SALE FOR THE SALE OF TOWN PROPERTY OF APPROXIMATELY 270 ACRES**

**WHEREAS**, the Town of Stony Point (“Town”) is the owner of certain parcels of land identified on the Tax Maps as Parcels 19.02-1-1.1; 14.04-1-26; and 19.02-1-3 (“Town Property”); and

**WHEREAS**, the Town Board for the Town of Stony Point (“Town Board”) has found that the Town no longer requires the Town Property for Town purposes and desires to sell the Town Property; and

**WHEREAS**, Patriot Hills Park, LLC (“Patriot Hills”) is interested in purchasing the Town Property.

**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 authorizes the Town Supervisor to execute the Contract of Sale with Patriot Hills for the sale of the Town Property in a final form approved by Town counsel.

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

Section 4. This Resolution is subject to a permissive referendum.

**Appoint Account Clerk**

A motion was made by Supervisor Monaghan, seconded by Councilman Joachim and unanimously carried by a voice vote of those board members present with Councilman Javenes being absent to hire Maryellen White as a Grade 6 Account Clerk as per CSEA contract with a start date of February 18, 2020.

**Approve Penguin Rep Sponsorship**

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and unanimously carried by a voice vote of those board members present with Councilman Javenes being absent to approve a sponsorship of \$1000.00 to the Penguin Rep Theater.

**Establish Recreation Activities Coordinator Position**

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and unanimously carried by a voice vote of those board members present with Councilman Javenes being absent to establish Recreation Activities Coordinator Position with a set salary of \$64,885.00-\$77,885.92.

**Appoint Recreation Activities Coordinator**

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and unanimously carried by a voice vote of those board members present with Councilman Javenes being absent to appoint Karenanne Nigro provisionally to the position of Recreation Activities Coordinator.

**Seasonal Rehires – Golf Course Maintenance**

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and unanimously carried by a voice vote of those board members present with Councilman Javenes being absent to approve the following seasonal re-hires for the 2020 Patriot Hills Golf Course Maintenance, all with a 2.25% increase per hour over last year salary.

	Name	2019 Hourly Wage	2020 Hourly Wage
1	Pedro Delosangles	\$20.90/ hr	\$21.37/ hr
2	Andre Vasquez	\$14.11/ hr	\$14.43/ hr
3	Faustino Espinal	\$13.00/ hr	\$13.29/ hr
4	Jose Liz	\$12.76/ hr	\$13.05/ hr
5	Andy Rodriquez	\$12.76/ hr	\$13.05/ hr
6	Elvis Estrella	\$12.76/ hr	\$13.05/ hr
7	Manny Ortiz	\$12.76/ hr	\$13.05/ hr
8	Darrel Vandunk	\$12.76/ hr	\$13.05/ hr
9	Kevin Armstrong	\$12.76/ hr	\$13.05/ hr
10	New Hire	\$14.11/ hr	\$12.50/ hr

**Renewal of Town Dental Property**

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and unanimously carried by a voice vote of those board members present with Councilman Javenes being absent to approve the renewal of the towns dental policy with no increases.

**EXECUTIVE SESSION**

At 8:38 pm a motion was made by Supervisor Monaghan, seconded by Councilman Basile and unanimously carried by a voice vote of those board members present with Councilman Javenes being absent to adjourn into executive session to discuss personnel matters.

**ADJOURN**

The February 25, 2020 Stony Point Town Board meeting adjourned at 9:35pm. No further votes were taken.

Respectfully submitted

Megan Carey, Town Clerk