

STONY POINT TOWN BOARD MEETING – April 9, 2019

The Town Board of the Town of Stony Point convened in Regular Session on Tuesday, April 19, 2019 at 7:00 pm 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 Joan Skinner called the following roll:

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

ABSENT: None

PUBLIC INPUT

Robert Franchino – 6 Tyler Pl., Bill Kurtz – 8 Tyler Pl., Dave Lowe – 3 Tyler Pl., and Edward Fuhrman – 5 Tyler Pl. all spoke about the ongoing drainage, flooding and contamination problems on Tyler Pl. since the homeowner at # 4 Tyler Pl. filled in his property. They submitted paperwork to the Board, together with a report from Celentano Engineering PLLC regarding their claim of contamination of the soil used as fill.

Susan Filgueras - 87 Mott Farm Rd. Tomkins Cove and President of the Stony Point Historical Committee thanked Councilman Javenes and Councilman Basile for their help getting the renovation project for Pyngyp completed. Commencing May 1st and on Wednesdays from thereon, the building will be opened from 7-8 for anyone who would like to come in to see the renovations for themselves. She hopes to sponsor lectures and displays, etc. in the future.

PURCHASE ORDER REQUEST

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

Buildings & Grounds:

| | | |
|---------|------------------------------|------------|
| PO#3231 | Ed Marino | \$2,000.00 |
| PO#3232 | Ben Veltidi | \$1,925.00 |
| PO#3234 | Hudson Valley Steel Products | \$1,537.80 |
| PO#3235 | Hush Electric | \$2,795.00 |
| PO#3236 | Ben Veltidi | \$1,347.50 |

Golf Course:

| | | |
|---------|--------------------------|------------|
| PO#3233 | Delea Landscape Supplies | \$4,272.00 |
|---------|--------------------------|------------|

Pyngyp School:

| | | |
|---------|----------------------|------------|
| PO#3226 | Barmore Pump Company | \$6,068.00 |
|---------|----------------------|------------|

AUDIT OF BILLS

Joan Skinner Town Clerk presented the following bills to the Town Board for audit and a motion was made by Councilman Puccio, seconded by Councilman Javenes and **unanimously carried** by a voice vote of all board members present, to approve the bills as presented for payment.

General – April 9, 2019

| <u>FUND</u> | <u>CLAIM #</u> | <u>FUND TOTAL</u> |
|-------------|----------------|-------------------|
| General | 344-426 | \$ 139,163.93 |
| Highway | 126-165 | \$ 71,637.35 |
| Sewer | 107-140 | \$ 74,037.12 |

Special Districts

| | | | |
|-------------|-------|----|-----------|
| Ambulance | 9-11 | \$ | 30,658.04 |
| Enterprise | 61-89 | \$ | 69,389.50 |
| Solid Waste | 12-14 | \$ | 4,174.61 |

MINUTES – A motion was made by Supervisor Monaghan, seconded by Councilman Javenes and **unanimously carried** by a voice vote of those board members present, with Councilman White abstaining, to approve the minutes of March 26, 2019.

SUPERVISOR’S REPORT

Supervisor Monaghan reported as follows:

- Wayne Hose Fire Dept is hosting a “Breakfast with the Easter Bunny” on Sunday, April 14th from 8am-11am. Adults and teens (ages 12 and up) are \$10pp. Kids (ages 6-11) are \$8pp and kids ages 5 and under are free.
- Town of Stony Point is hosting Bagels with the Bunny and Easter Egg Hunt on Saturday, April 20th at Kirkbride Hall @ 10am. There will be pictures with the bunny and various activities including a bounce house, face painting and much more.
- Stony Point First Responders are having a blood drive on Saturday, April 27th from 9am-3pm at the Stony Point Fire Substation 199 Central Highway-Intersection of Route 210 and Central Highway.
- Stony Point Community Cleanup Day is being held on April 27th at 9AM. The meeting place is Farley Upper Elementary School Parking lot, rain or shine, followed by a barbecue at 12PM at Lowland Hill Park.
- The proposed developer of the Letchworth property will hold an informational meeting on April 17th from 7pm-9pm at the Patriot Hills facility to answer any questions the public may have. There will be an informational session followed by a question and answer session.

POLICE DEPARTMENT REPORT/BUSINESS

Chief Moore read the following report:

Police Department Report for the Month of March 2019

| | |
|---|-----------------|
| Number of calls for service: | 850 |
| Number of reported accidents: | 28 |
| Number of arrests: | 51 |
| (2) Felonies (40) Misdemeanors (9) Violations | |
| Fuel usage: | 1,325.3 gallons |
| Sum total of all traffic enforcement action: | 159 |
| Number of Youth Officer sponsored events: | 7 |
| Number of child safety seat installations: | 4 |
| Number of commercial vehicle enforcement details: | 1 |
| Number of traffic/special enforcement details: | 2 |
| STOP DWI (2) | |
| Number of training hours: | 272 hrs |
| Total fees collected: | \$170.00 |
| (Foil \$0.00, Prints \$110.00, and Reports \$60.00) | |

Miscellaneous:

Youth events: (1) PAL Recreation night @ Kirkbride (4) NR Youth Police Academy sessions, (1) PAL Bingo Night and 1 PAL meeting. We continued the daily security checks of all our schools.

• **Chief Moore’s Time Record**

A motion was made by Councilman Basile, seconded by Supervisor Puccio and **unanimously carried** by a voice vote of all board members present to approve Chief Moore’s time record for the month of March 2019 as presented.

• **Overtime and Sick Leave Reports**

A motion was made by Supervisor Monaghan, seconded by Councilman Basile 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 March 2019.

Request to Surplus Property

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and **unanimously carried** by a voice vote of all board members present to approve the request to surplus the following equipment:

| Make/Model | Tag # | Serial # |
|--------------------------------------|-------------------------|------------------|
| American Dynamics Bullet Cam | 00239 | 63630426 |
| American Dynamics Bullet Cam | | 16951471 |
| Canon Printer BJC-85 | 0525 | XAAK50830 |
| Dell Latitude CPX Laptop | Old #00649; New #001166 | 1JF7301 |
| Dell Monitor 19" | 00999 | 72-872-96B-009I |
| Dell Optiplex 3010 | 003540 | CDTD6YI |
| Dell OptiPlex 360 | 003309 | 757NHK1 |
| Dell OptiPlex 360 | 003308 | 7585HK1 |
| Dell Optiplex 780 | | 8MOTVN1 |
| Dell Windows 98 Latitude Laptop | | 5JF7301 |
| Dome Cameras | | J7167567 |
| Dome Cameras | | XDNQC530070 |
| Dome Cameras | | 735-1372 |
| Dome Cameras | | XDNQC5480050 |
| Dome Cameras | | J7167566 |
| Dome Cameras | | XMP034021967 |
| Dome Cameras | | 957-5898 |
| EverFocus DVR | | IH2019280197 |
| Gateway 450SX4 Laptop | DCJS Tag #34604 | 0028631614 |
| HP Office Jet 8500A | | CN15EBKIPS |
| HP Printer HP205DN | | CNBJ544486 |
| HP Printer LP4100 | | USGNK15715 |
| Javelin Bullet Camera | 01147 | 99051850 |
| Panasonic Laptop Toughbook CF-27 | | OCKSA01498 |
| Panasonic Laptop Toughbook CF-28 | | OCKSA01158 |
| Panasonic Laptop Toughbook CF-29 | | OCKSA01479 |
| Panasonic Port Replicators CFVEB272 | | OBKSC06983 |
| Panasonic Port Replicators CFVEB272 | | OAKSC05139 |
| Panasonic Port Replicators CFVEB272 | | OAKSC05137 |
| Panasonic Port Replicators CFVEB272A | | ODKSA00035 |
| Pelco Camera Controller | | 02100-05-0008 |
| Pelco Camera Controller | | 02298-25-011953 |
| Samsung Printer SCX-4725FN | | 91161BAJQ32270SF |
| Smith Corona Typewriter NA3HH | | 713573 |
| Sony Bullet Camera | | 141661 |
| Spire (Old Server Tower) | 003127 | |
| | | |

Golf Course Report

The following report was presented for March 2019:

| | | |
|-------------|----|-----------|
| Green Fees | \$ | 17,397.10 |
| ID Cards | \$ | 2,095.00 |
| Memberships | \$ | 33,850.00 |
| Merchandise | \$ | 1,893.76 |

| | | |
|-------------|----|-----------|
| Range Fees | \$ | 2,372.00 |
| Club Rental | \$ | 32.29 |
| Total | \$ | 57,640.15 |

DEPARTMENTAL REPORTS

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

Architectural Review Board

From: 03/01/2019 To: 03/31/2019

| | |
|-----------------------|---------|
| Applications Received | 0 |
| Applications Approved | 0 |
| Applications Pending | 0 |
| Fees Collected: | \$ 0.00 |
| Money in Lieu of Land | \$ 0.00 |

Building & Zoning Department

March 2019

| | |
|------------------------------------|-------------|
| Applications Received | 31 |
| Applications Returned/Withdrawn | 1 |
| Applications Denied | 1 |
| Building & Blasting Permits Issued | 22 |
| Applications Pending | 62 |
| Certificate of Occupancy | 8 |
| Certificate of Compliance | 17 |
| Fees Collected | \$10,525.00 |

Fire Inspector

March 2019

| | Month | Total |
|--------------------------|-------|-------|
| Inspections Performed | 8 | 36 |
| Field Correction Issued | 3 | 8 |
| Violations Issued | 0 | 0 |
| Violations Outstanding | 0 | 0 |
| Permits Issued | 0 | 0 |
| Requests by Police Dept. | 0 | 0 |
| Requests by Fire Dept. | 1 | 4 |
| Fires Investigated | 0 | 0 |

Planning Board

From: 03/01/2019 To: 03/31/2019

| | |
|-----------------------|---------|
| Applications Received | 0 |
| Applications Approved | 0 |
| Applications Pending | 1 |
| Amended Subdivision | 1 |
| General Category | 3 |
| Informal Discussion | 3 |
| Lot Line Change | 2 |
| Site Plan | 6 |
| Fees Collected: | \$ 0.00 |
| Money in Lieu of Land | \$ 0.00 |

Submitted by the Planning Board Clerk

Zoning Board of Appeals

03/01/2019 to 03/31/2019

| | |
|-----------------------|--------|
| Applications Received | 0 |
| Applications Closed | 1 |
| Applications Pending | 2 |
| | |
| Fees Collected | \$0.00 |

Town Clerk

March 2019

| | |
|--|-------------|
| Amount Paid To NYS Agriculture & Markets | |
| For Spay/Neuter Program | \$ 34.00 |
| Amount Paid To NYS Health Dept. For Marriage Licenses | \$ 135.00 |
| Amount Paid To NYS Dept. Of Environmental Conservation | \$ 453.48 |
| Amount Paid To Supervisor | \$ 2,744.92 |
| TOTAL AMOUNT REMITTED | \$ 3,367.40 |

Open Public Hearing-Patriot Hills Overlay

At 7:48pm a motion was made by Supervisor Monaghan, seconded by Councilman Basile and **unanimously carried** by a voice vote of those board members present to continue the public hearing for the Patriot Hills Overlay District.

George Potanovic, Jr., 597 Old Gate Hill Rd. and President of SPACE read the following letter:

April 9, 2019

TO: James Monaghan, Supervisor
Stony Point Town Board
Town of Stony Point
74 East Main Street
Stony Point, NY 10980

Subject: Stony Point must explain its “vision” for town-owned Patriot Hills & Letchworth properties

I was here 20 years ago, in 1998, when five other town board members were reviewing the idea of building a golf course in the Town of Stony Point at Letchworth. Someone may sell you on what sounds like a great idea, but that town board did not take the necessary “hard look”• and were sold a golf course with an economically unrealistic financial plan based on 50,000 rounds of golf a year. We now know the golf course has not reached 30,000 rounds of golf for the past five years.

It is critical that we learn from past mistakes. That town board did not take the time to look at the details and the devil is in the details. In addition, it did not require a full environmental review, resulting in major flooding problems for neighbors. That is why we are now talking about selling a golf course that cost us too much and was based on bad planning decisions that we are still paying for today.

We, the residents and taxpayers of the Town of Stony Point, are the OWNERS of the Letchworth/Patriot Hills property, having already paid some \$20 million over the past 20 years for a golf course that, due to debt financing, has been losing money every year.

The Patriot Hills Golf Course, including the remaining 25-acres of town-owned property and our Hudson River waterfront have the potential of being important economic engines that will DEFINE the future of the Town of Stony Point. Over the years, the town received a community development grant and residents provided excellent input with professional planning reports for Letchworth that are now gathering dust. Is the sale of the golf course, building senior housing on the 25-acres of town-owned property, so that we become a golfing community our best options? Maybe it is, maybe not? But, in any case, the town residents should understand why. This is not YOUR decision.

Instead, we are asking that the town board step back put this public hearing on HOLD and STOP this proposed Patriot Hills/Letchworth rezoning until you provide the residents with a more complete understanding of BOTH your vision for this property, along with your economic development plan, cost/benefit analysis.

How can this property best provide needed jobs, tourism or other economic development and social benefits to the residents of the Town of Stony Point? Our decision today will have both current and long-term consequences.

Providing easy access to necessary documents, notices and information on our town website with a well-publicized presentation AND open public forum for discussion held by this town board at a Stony Point Town Hall style meeting is needed and would be the best way to proceed.

We urge town residents, town, county and state elected officials to pay attention.

Sincerely,

George Potanovic, Jr.
President, SPACE
Stony Point Action Committee for the Environment, Inc.
stonypointer@gmail.com
845-429-2020

cc:

Stony Point Town Board members
Joan Skinner, Town Clerk, Town of Stony Point
William Sheehan, Building Inspector, Town of Stony Point
Tom Gubitosa, Chairman, Stony Point Planning Board
Tom Wright, Chairman, Stony Point Zoning Board of Appeals
Douglas Schuetz, Acting Commissioner, Rockland County Department of Planning
Arlene Miller, Deputy Commissioner Rockland County Department of Planning
Jim Hall, Director, Palisades Interstate Park Commission
Douglas Jobson, Rockland County Legislator
James Skoufis, NYS Senator
Colin Schmitt, NYS Assembly
News media

Susan Filgueras - 87 Mott Farm Rd. Tomkins Cove urged the Board not to make any zoning changes until further studies have been made.

James Krause – 21 Heights Rd. Stony Point indicated that the Town should be more patient and wait until further information is offered.

Christine Silversteen – 19 Sandyfields Ln. Stony Point everything seems to be going in a circle – questions have been asked and answered before. Other developers have shown interest but walked away due to cost.

Steve Porath – JFK Dr. Stony Point spoke as follows:

- I have done economic development work for 17 years... and been involved in almost \$3 billion in investment of all types of projects during that time... it doesn't make me smarter than anyone, but I can speak from experience.
- I appreciate the concerns of those individuals here tonight that want to be sure the board thoroughly considers its options... and we all have the same goal in common... to see our town flourish.
- But in all my years of economic development work, no developer has undertaken a project solely because the community wants them to... they invest in a project because they see an opportunity to build a financially viable project within the parameters set by the community.
- What tonight involves is simply setting the stage – and establishing the boundaries – for the type of development we want.

- If approved, now a developer knows the rules of what we want. It doesn't work the other way around... no developer will show interest in a site without knowing in advance what he or she can develop.
- So what are we talking about here tonight...
 - We're reconfirming that the golf course will always be a golf course.
 - And that the 20+ acres of Letchworth property is confined to the development of a hotel/conference center, potential for retail, recreation or entertainment establishments, the possibility of senior housing and the possibility of some townhome development that has strict restrictions on the number of units.
 - And this restriction of 120 units eliminates the possibility of mass, multi-family housing, which the community has voiced strong opposition.
- Just as importantly, tonight, we're positioning our town for real development... development that will improve our town's financial condition, eventually impact in a positive way our property taxes, and maintain the quality of life I believe all of our residents want.
- Now I realize we could debate the matter for quite a while, but let's look at what we have here...
 - A golf course that needs millions in capital investment (that the town can't afford) while at the same time it loses money annually.
 - We have a clubhouse and catering facility that desperately needs renovation – that we also can't afford.
 - And we have the Letchworth buildings that are not an asset, but are a liability – buildings that will cost millions to demolish and remediate.
 - The town can't afford to do that... so we need a developer that has the means to spend that clean-up money and at least sees a pathway to undertaking a financially viable project.
 - I'm not a financial analyst, but as a homeowner and a taxpayer here in town, I can see the sense of taking a liability we can't afford and turning it into a new rateable that makes it a bit easier for my wife and I – and our children – to live here.
- Our town has certain resources for development – the waterfront, the Holt Drive industrial park, our Route 9W retail corridor and this site.
- Tonight, the board has the opportunity to make a strong statement to developers and investors that we can make a decision and move forward. And we still reserve the right to sell the property to who we want.
- I believe the board – who we have elected and who we expect will make decisions for the greater good – have done their homework on the proposed zoning overlay and i ask them to approve it tonight.
- Thank you.

Greg Jullian - 15 Ridgetop Rd, Tomkins Cove urged the Board to take more time to review the matter.

Gina Tirri – 10 Osborn St. spoke in favor of the changes to the overlay district and questioned the historical value of the property. Stated that we need to move this Town forward and we need tax relief.

Paul Joachim – 18 VanBuren St. thanked the Board for preserving the Little League fields and indicted that we need rateables and need to move forward.

Susan Filgueras – 87 Mott Farm Rd. Tomkins Cove indicated that she supports the development of Letchworth but asks that more homework be done on the overlay before it's accepted.

Greg Jullian – 15 Ridgetop Rd, Tomkins Cove stated that Stony Point needs to be developed openly.

Town Board Comments

- Councilman Basile – This property is supposed to be an economic engine – it needs to be an economic engine. It's very important to understand that the overlay district we've been talking about tonight is the 25 approximate acres that we are sitting on, which is not an economic engine. For 20 years this has been off the tax rolls – it has lain fallow and it costs us money. Just before the meeting two weeks ago I was informed that we were probably going to have to put at least another \$10,000/\$25,000 into this building because of a leak or some other problem that we're having on the other end. That happens all the time. This Board, as you know, works very hard to keep taxes flat, or even cut taxes. We work very hard to improve, on an ongoing basis, the fiscal health of the Town and to stay below the tax cap, which means that our ability to dump money into these buildings, whether it's just for public safety or to make them habitable, even though they're not ideal. It's very difficult for us to afford. This isn't about industrial development here – somebody suggested that we were talking about dirty industrial development or something to that effect. It's not true. This is about making this a viable project for a developer. Further, I think that advocating increasing our debt as has been suggested, increasing taxes to pay for debt so that we can be creative – which is good to a certain degree – but overall debate this further for many years to come – because it's been two decades already – what's sitting on it another couple of years? It's just simply irresponsible at this point. We passed this overlay district in 2015 after another series of public hearings, engineers reports and studies. What we are debating today are some additional changes. Back in 2015 we moved away from one or two primary uses that were undesirable to our residents and we moved to a larger more expansive use mix for this property that we believe would be more attractive to developers. Between 2015 and 2019 we have had meetings with developers. I've been a part of discussions with at least a dozen developers or potential investors, people who were looking at recreation...all residential. We met with Great Wolf Lodge on a number of occasions and other commercial and residential developers with different ideas such as rehabbing these buildings and turning them into condos. A number of different folks have come to us. When you're doing zoning, particularly on a site that has challenges like this one, you learn when you meet with the development community about what is going to make the development economically viable. What we're doing in this overlay discussion is to make adjustment to the overlay district to get that right use so that we can eventually put this land on the tax rolls and produce revenue. Among those uses are a hotel, a conference center, and some limited retail. The challenge here has always been one of basic economics. The property has significant opportunity costs and it must make economic sense for the developer to advance this from a fallow site to a productive property that enhances the Town and makes money. There are significant opportunity costs here. It will cost millions of dollars to tear these buildings down and do it within the DEC code. To do it within the stringent environmental regulations that I think everyone here can appreciate. Environmental remediation and the tunnel and utility conversions are all very complex. Schools, museums, public pools, public recreation don't produce tax revenue and they do not produce sufficient return on investment. I'd like to also say that this has been a public process for a very long time. I take great exception with the suggestion that this is being done somehow under the table. We had a master plan process that went on for years, the 2015 overlay process and this has been a very productive public discussion here over the last number of weeks. It's important for people to consider that the tax base of this Town is very different from what it was when decisions were made on what to do with this property. 20 years ago I would have voted against the golf course. Looking at the future you need to generate tax dollars. We need plow trucks, upgrades to our parks, recreation programs, ways to improve our quality of life. It all costs money. These 25 acres and the types of commercial and residential mixed development, because remember they're taxed at different rates, that's why it's important that in this overlay district we have included commercial development like a hotel, the hospitality will produce more tax revenue, that's why we want it on this site in a way that makes sense. We need to be able to afford those things and the way that we do that is by generating

revenue. We do not allow under any circumstances any developer to just do whatever they want to do. Everybody in this room and this Board is involved in that process because it is a public process. We have a planning process, we have an environmental process, we have an architectural review process to ensure what is built here is in keeping with the historical character of the Town. And, frankly a lot of what we have heard over these three sessions is in this overlay district and we will endeavor to work with whoever wants to discuss building here ultimately to get as much in here in terms of public benefit as we possibly can. With that, I support the changes to the overlay district and I will be voting yes.

- Councilman Javenes – In 2011 when I first started here, we pushed forward for the Master Plan that lay dormant for at least ten (10) years prior. In 2012 we started to finish the plan. On 2-15-13, 2-26-13 and 3-19-13 public hearings. We also held special workshops and then we continued the public hearing....it goes on and on. For almost a year we took public input and we finally passed the master plan, and that was with this Board and Luanne Konopko, Geoff Finn and Jim MacDonnell. Then we went on to the planned waterfront. We did a bunch of work there in 2015. And in 2015 we did the first overlay here. So this is not something we just pulled out of thin air. We've been working on this for a long time and we took a lot of public input from everybody. I have been in every single building up here, walked through the tunnels, looked at everything. I've gotten quotes to remove the asbestos and knock the buildings down. They're anywhere between 7 & 15 million dollars, depending on prevailing wage. It's time to move forward, we have to keep going.
- Councilman White – being the oldest board member up here, 12 years ago I didn't vote for the golf course because it was already here when I got here. I didn't vote for Letchworth because it was already here when I got here. It wasn't paid for – what we've done here for 12 years is try to cover the costs, reduce the costs and try to get rateables. We went through one recession – our taxes have gone up. I mean how many years have we fought through the budget trying to keep the taxes down? The school system pays a lot of money to renovate things. We don't have that kind of money. We don't have the whole North Rockland district to pay our town. We only have our taxes to do this. We've had the same group of people come for 12 years to tell us about the same things we can do with this property. Some of the people have made comments tonight – well we don't have enough information. Where were you for the last 12 years? I've heard George and his group basically over the years repeatedly discuss things like conference rooms, hotels – we had so many multiple opportunities to sell the golf course, and we wanted to, but they never panned out – not one single deal panned out when they got into the expenses up here. We can't put this kind of money up here – we need a new garage – we need everything in the town. We need new trucks. Sewer -- I've been fighting that for 4 years, just to do a sewer. If you want to spend 8 million dollars, let's fix the sewer plant—let's knock it down and build a new sewer plant versus fixing the building down the street because you're still not going to be able to sell these buildings a year or two from now. If you're worried about living in the town we've got keep the taxes under control. You know I'm in finance, and they're talking about another recession coming in the next year or so. That means valuation of houses will be going down – we got through one recession in the town, it's going to be very difficult if we don't get rateables up here and we have not been able to get rateables and a lot of that is because we fight over what everybody comes in with and people just walk away and say I'm not going to deal with it. Look what happened to Haverstraw, how many deals did they have? They were going to build and they had a trailer out here with flowers around it and they pulled it out and that was the end of that. They were going to have everything and people came in fighting. If we're going to do this for the next 10 years our taxes are going to be going up and we'll have to move out of the area – we're not going to be able to afford it. Years ago when we had the recession and we were campaigning, every street had houses for sale – everyone said taxes are too high. What are we going to do? Tonight we have two trucks at \$250,000 each –

we have sewer repairs and every month we have to fix something – it costs money. Where are we going to get that money from? Because the ideas of what we can sell the property for, no one is going to build a hotel out there with 100 rooms and \$20,000,000 to build it and spend \$15,000,000 to get rid of the asbestos. So basically let's be realistic about it. We have to do something; everything we're talking about today is giving opportunities for people to look at it. There are no deals – there are no deals – if there was a deal it most likely is not going to work anyway because we've gone through it in history over and over and over again. So try to support it, give us the opportunity, give us a chance to get a deal and don't fight it all the time.

- Councilman Puccio – I've been on the board for a couple of years now – we have a building department that's in a mobile home. My parents, my friends, a lot of people here – this is where our senior center is – this is an embarrassment, bringing seniors here. The reason why we're trying to sell this property is so we can make some money so we can be proud of the things we own in Stony Point. I've lived here all my life, so I'm not saying something everybody doesn't already know. We have a court system over here and we heat two floors. Our buildings are all over town – we're scattered all over the place. We really need to start putting things together here and this is the place to start.
- Supervisor Monaghan - The Letchworth property has been in the Town's possession for 18 years, and here we are in 2019, still with no positive development on the property. About 5 years ago, the Town enacted an overlay zone on the Letchworth property in the hopes of attracting development to the property and making the zoning process more attractive to responsible developers. However, while the Town has had numerous developers express interest in a variety of potential uses, the one common issue identified was the incentive zoning in Letchworth did not sufficiently accommodate the proposals sought.

There have been suggestions by some in the community that the Town should put these zoning amendments on hold while more studies are completed or town-wide economic visions are studied and further examined. Since the closure of the Letchworth property over 2 decades ago, the redevelopment of the property has been the subject of the Town's Comprehensive Plan, amendments to the Comprehensive Plan and an Environmental Impact Statement and the zoning amendments to attract development. These documents were prepared and evaluated by professionals in the planning field.

I think the time has come to do what needs to be done to move forward with the zoning of this Letchworth site and seek to bring some positive development to this Town. We cannot continue to study the studies or spend additional years debating about what the best use is for the Letchworth property (on which many will disagree anyway) nor do I believe we should spend more time seeking to establish some global economic vision for the entire Town while the Letchworth property lies dormant. The Town has a Comprehensive Plan and professionals who have assisted in taking the steps necessary to move forward with zoning amendments on the Letchworth property that will provide the opportunity for responsible growth, that will add to the Town's tax base, and assist financially in providing relief to our Town taxpayers. The taxpayers have shouldered the burden of increasing taxes in this Town that has long remained dormant in attracting positive and responsible development.

While I know and appreciate that many will disagree about what course of action is best for the Letchworth property, I also know that continuing down the path of inaction in favor of more studies and analysis will only lead us to even more studies and more analysis as it has for the past 2 decades. Our great democratic system allows for criticism of our actions and we accept that. However, I also know that being the critic is the easy thing to do. Standing by and doing nothing is even easier. But taking action and moving the vision forward is the difficult role

that we on the Town Board are charged with - and as part of our obligation to ALL of the residents of this great Town, we will carry out those responsibilities.

Close Public Hearing and Adopt the following Local Law

At 8:38pm a motion was made by Supervisor Monaghan, seconded by Councilman Basile and **unanimously carried** by a voice vote of those board members present to **close the public hearing** on the Patriot Hills Overlay and **adopt the following Resolution and Local Law**:

RESOLUTION 2019/14

**RESOLUTION OF THE TOWN BOARD FOR THE TOWN OF STONY POINT
ADOPTING A LOCAL LAW TO AMEND CHAPTER 215,
ARTICLE XXII OF THE TOWN OF STONY POINT TOWN CODE
ENTITLED "PATRIOT HILLS - REDEVELOPMENT INCENTIVE OVERLAY"**

WHEREAS, the Town Board of the Town of Stony Point ("Town Board") has proposed the adoption of a local law to amend Chapter 215, Article XXII, of the Town of Stony Point Town Code entitled "Patriot Hills - Redevelopment Incentive Overlay;" and

WHEREAS, the purposes of the proposed Local Law are to promote the development and use of the former Letchworth Village and to facilitate a range of uses appropriate to this remote area of the Town that will enhance the ability of the Town to promote business opportunities and positively contribute to the surrounding community; and

WHEREAS, the Town Board referred the Local Law to interested and involved agencies for review and comment, including the Town of Haverstraw, the Palisades Interstate Park Commission, the Rockland County Drainage agency, the Rockland County Highway Department and the Town Clerk notified said agencies of the public hearing; and

WHEREAS, the Town Board referred the proposed Local Law to Town of Stony Point Building Inspector and the Town of Stony Point Planning Board and has received comments from the Building Inspector and a report from the Planning Board; and

WHEREAS, the proposed Local Law was referred to the Rockland County Department of Planning who received the proposed Local Law on January 28, 2019; and

WHEREAS, on March 12, 2019, the Town Board received the Rockland County Department of Planning's review of the proposed Local Law, which recommended modifications to the proposed Local Law; and

WHEREAS, the Town Board reviewed the Rockland County Department of Planning's review and recommendations and made modifications to the proposed Local Law, and therefore referred the proposed Local Law as modified to the Rockland County Department of Planning for its review and comment; and

WHEREAS, on April 9, 2019, the Town Board received and reviewed the Rockland County Department of Planning's review of the proposed Local Law as modified; and

WHEREAS, the Town Board previously declared itself Lead Agency and has reviewed the proposed Local Law and the Environmental Assessment Forms pursuant to the State Environmental Quality Review Act; and

WHEREAS, the Town Board has reviewed Parts I and II of the Environmental Assessment Form; and

WHEREAS, the Town Board, after due deliberation and hearing all interested parties and public comment, hereby finds it in the best interest of the Town and its residents, and hereby desires, to adopt the proposed Local Law.

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 finds that with respect to the adoption of the proposed Local Law and after review of the required Environmental Assessment Form, there will be no significant environmental impacts and hereby issues a negative declaration pursuant to the State Environmental Quality Review Act and the regulations promulgated thereunder, a copy of which is attached hereto and made a part hereof.

Section 3. The Town Board has reviewed the responses of the Rockland County Planning Department and hereby overrides or responds, as indicated, to the following recommendations of the Rockland County Planning Department as set forth in its April 9, 2019 correspondence to the Town.

Recommendation 1: The proposed PH-RIO will require 50-foot setbacks and 30-foot yards from existing and future public roads. Additionally, the proposed TH-RIO terminates more than 100 feet away from the Palisades Interstate Parkway. The required setbacks and 30-foot yards will provide buffers between new principal buildings and parking and surrounding public streets. The 30-foot side yards suggested by the County do not account for the existing yards provided by existing buildings throughout the Letchworth Village campus. Additionally, the Town is seeking to allow a more neotraditional building pattern should new housing and or retail areas be proposed, and 30-foot yards from proposed private roads would be counter to encouraging a walkable, pedestrian-friendly environment. **The Town Board hereby overrides this recommended modification.**

Recommendation 2: The previously proposed exemptions of the design requirements of Section 215-18.B have been removed as suggested and therefore apply.

Recommendation 3: The PH-RIO will not come within 500 feet of the Palisades Interstate Parkway, so no buffer is required. Golf Course already has existing buffers, so none required. **The Town Board hereby overrides this recommended modification with respect to golf course and Palisades Parkway.**

Recommendation 4: The lack of a height requirement for hotels is an existing condition under the LV-RIO not subject to change. The Town Board does not wish to impose design constraints upon a future hotel user and believes the six-story height requirement is adequate, especially given that any hotel proposed within the district is likely to be classified a Type 1 action under SEQR and subjected to scrutiny for visual impacts attendant with that classification. **The Town Board hereby overrides this recommended modification for hotels.**

Recommendation 5: The current LV-RIO does not specify any FAR requirements. Any building proposed with more than 25,000 square feet will be classified as a Type 1 action subject to a more intensive SEQR review, including consideration of visual impacts.

The Town Board hereby overrides this recommended modification.

Recommendation 6: The Palisades Interstate Park has been designated as a National Historic Landmark, not the Palisades Interstate Parkway (as listed on the National Park Service website). The section of the Palisades Interstate Parkway running closest to the PH-RIO overlay zone is not within the Palisades Interstate Park. Height and coverage requirements are included in the PH-RIO amendments. The Planning Board and ARB will be able to impose design features as necessary to mitigate potential visual impacts to the Palisade Interstate Parkway.

Recommendation 7: All uses have height restrictions set at 45 feet, except for hotels which are proposed to remain at six stories and Assisted Living Facilities, which are proposed at 55 feet. **The Town Board hereby overrides this recommended modification.**

Recommendation 8: The height of a story in the Town of Stony Point is not a matter of County or intermunicipal concern. The assisted living facility is proposed for three stories or 55 feet, “whichever is less” and will allow for more decorative rooflines and a high-ceiling elevation on first floors. **The Town Board hereby overrides this recommended modification.**

Recommendation 9: The exemption of future development from 215-72 and 72.1 is a current provision of the LV-RIO considered at the time of its adoption and is not proposed for change as part of the PH-RIO amendments.

Recommendation 10: The Town has comprehensive standards for outdoor lighting at Chapter A220-5B. Special restrictions in the PH-RIO are not necessary. **The Town Board hereby overrides this recommended modification.**

Recommendation 11: The Town of Haverstraw has been provided an opportunity to review this local law.

Recommendation 12: The Palisades Interstate Park Commission has been provided an opportunity to review this local law.

Recommendation 13: The Rockland County Drainage Agency has been provided an opportunity to review this local law.

Recommendation 14: The Rockland County Highway Department has been provided an opportunity to review this local law.

Recommendation 15: A proposed map amendment is part of the proposed petition.

Recommendation 16: The proposed map of the overlay zone remains the same and a metes and bound map will be provided as requested.

Comment 17: The Rockland Planning Department refers to a sale of the property. However, at this time, there is no contract of sale, but careful consideration of any sale would be undertaken by the Town Board.

Section 4. The Town Board hereby adopts Local Law No. 1 of 2019 entitled “Patriot Hills - Redevelopment Incentive Overlay,” a copy of which is attached hereto and made a part hereof.

Section 5. The Town Board hereby directs the Town Clerk to enter said Local Law into the minutes of this meeting and in the Local Law Book of the Town of Stony Point, and to give due notice of the adoption of said Local Law to the Secretary of State of New York.

Section 6. This Resolution shall be effective immediately.

Local Law No. 1 of 2019
Patriot Hills – Redevelopment Incentive Overlay
Chapter 215 Zoning-Article XXII

Article XXII. Patriot Hills – Redevelopment Incentive Overlay

SECTION 215-141 Purpose

It is the purpose of this zoning district to encourage the private redevelopment of Patriot Hills – Redevelopment Incentive Overlay with a range of uses appropriate to the Town. This district is intended to result in uses which are compatible with the Patriot Estates Golf Course, reflect the importance of this area as one of Stony Point's gateways; leverage the regional location of the site "on the way" to tourist destinations, including the Harriman State Park, United States Military Academy, Woodbury Outlet Mall and can be developed in a manner that preserves the historic architectural elements of this important piece of Stony Point's history.

Section 215-142 Procedure and relationship to underlying zoning.

- A. Incentive uses. The Patriot Hills – Redevelopment Incentive Overlay allows a number of Incentive Uses, which are not subject to the bulk and use requirements of the underlying zoning. The provisions of the Patriot Hills – Redevelopment Incentive Overlay apply only to incentive uses.
- B. Underlying zoning uses continued. The uses permitted by right, conditional uses and special uses identified in the underlying zoning district shall continue to be permitted, subject to all existing requirements of the zoning code.
- C. Adaptive reuse permitted. Any application for an incentive use that is contained within a former Patriot Hills – Redevelopment Incentive Overlay structure may be approved by the Building Inspector subject to the following conditions:
 - 1. The exterior site disturbance is limited to parking, landscaping, patios, porches, stormwater infrastructure, fully screened dumpster or utility enclosures;
 - 2. The Town Engineer has made a finding that the plan will not result in adverse stormwater impacts or erosion;
 - 3. No modifications are being made to the exterior building appearance, except to restore the building to its original post-construction appearance;
 - 4. All relevant requirements of the building and fire code are met;
 - 5. The use meets the provisions for minimum parking as listed under the individual incentive use;
 - 6. The provisions of Section 215-144 are met;
 - 7. No other requirement of zoning, including those listed under the individual incentive use shall apply;

- D. Planning Board approval required. Any incentive use other than those permitted by Subsection C (adaptive reuse) shall be authorized by the Planning Board subject to the procedures and standards provided by Article XII, Conditional Use Approval by Planning Board.
- E. Site plan approval required. Prior to issuance of a building permit, any incentive use other than those permitted by Subsection C (adaptive reuse), shall require the approval of a site development plan consistent with the procedures and requirements of Article X, Site Development Plan Review.
- F. Zoning provisions not applicable. The following provisions of zoning are not applicable to the development of an incentive use within the Patriot Hills – Redevelopment Incentive Overlay:
 - 1. Section 215-16, Special requirements;
 - 2. Section 215-18A, Restrictions on lot development in SR-R and RR Districts (steep slopes);
 - 3. Section 215-29, Courts;
 - 4. Section 215-30, Spacing;
 - 5. Section 215-41, Off-street loading berths;
 - 6. Section 215-72, Freshwater wetlands;
 - 7. Section 215-72.1, Stream protection;
 - 8. Article XIII, Conditional Use and Special Permit Standards.
- G. If a single story of structured parking is proposed below or at ground level beneath any proposed building, the maximum height requirement shall be measured from the elevation of the first floor immediately over the parking story, where the Planning Board finds that such increase in overall height will not result in significant adverse visual impacts. The Planning Board shall require such renderings, cross-sections or visual simulation as are necessary to make such a determination on visual impact.

SECTION 215-143 Incentive uses allowed.

- A. Hotels with accessory amenities subject to the following requirements:
 - 1. Minimum number of guest rooms: 75.
 - 2. Minimum floor area devoted to pool and/or fitness center: adequate to serve future guests as specified by the Planning Board upon review of amenities to be offered.
 - 3. Minimum parking: one space per guest room.
 - 4. Maximum height: six (6) stories.
 - 5. Minimum setback from public street: 50 feet.
 - 6. Minimum front and rear yard: 30 feet.
 - 7. Minimum side yard: 15 feet
 - 8. Maximum development coverage: 80%.

9. A traffic study shall be submitted demonstrating that local roadways and intersections will continue to operate at acceptable levels of service.
 10. One apartment with or without kitchen facilities for the use of the hotel manager or caretaker and his family shall be permitted.
 11. A restaurant and a coffee shop shall be permitted. Such facilities shall be located within the hotel.
 12. Amusements and sports facilities for the exclusive use of hotel guests shall be permitted, including:
 - (a) Swimming pool.
 - (b) Children's playground.
 - (c) Tennis and other game courts.
 - (d) Game or recreation rooms.
 13. Office and lobby, meeting rooms and/or conference rooms and restaurants shall be mandatory for each hotel.
- B. Retail sales subject to the following requirements:
1. The following accessory uses shall be permitted:
 - a. Accessory outdoor storage and sales of retail goods subject to fencing, security, sight distance, landscaping or other factors as the Planning Board deems appropriate.
 - b. Areas for demonstration of products.
 2. Minimum parking: one space per 200 square feet.
 3. Maximum height: 45 feet.
 4. Minimum setback from public street: 50 feet.
 5. Minimum front and rear yard: 30 feet.
 6. Minimum side yard: 15 feet
 7. Maximum development coverage: 80%.
 8. A traffic study shall be submitted demonstrating that local roadways and intersections will continue to operate at acceptable levels of service.
 9. Local Convenience Commercial and Local Office – Business uses shall be permitted subject to the same requirements as retail.
- C. Indoor and Outdoor Recreation but not limited to athletic training facilities, indoor and outdoor athletic fields for rent or lease, indoor skating rink and equestrian center subject to the following requirements:
1. A parking study shall be submitted demonstrating that 110% of the maximum peak parking demand is provided.
 2. Maximum height: 45 feet.
 3. Minimum setback from public street: 50 feet.

4. Minimum front and rear yard: 30 feet.
5. Minimum side yard: 15 feet
6. Maximum development coverage: 80%.

D. Gasoline filling station subject to the following requirements:

1. Maximum number of pumps (fueling positions): 18.
2. Minimum square footage of accessory retail: 4,000 square feet.
3. Minimum parking stalls: four per 1,000 square feet of retail area. (Not counting parking at the pumps.)
4. Minimum setback from public street: 50 feet.
5. Minimum front and rear yard: 30 feet.
6. Minimum side yard: 15 feet
7. Maximum development coverage: 80%.
8. A traffic study shall be submitted demonstrating that local roadways and intersections will continue to operate at acceptable levels of service.

E. Medical offices, clinics, medical testing and outpatient surgical centers subject to the following requirements:

1. Minimum front and rear yard: 30 feet.
2. Minimum side yard: 15 feet
3. Minimum setback from public street: 50 feet.
4. Minimum parking stalls: one space per 200 square feet.
5. Maximum height: 45 feet.
6. Maximum development coverage: 80%.
7. A traffic study shall be submitted demonstrating that local roadways and intersections will continue to operate at acceptable levels of service.

F. Sit-down restaurants subject to the following requirements:

1. The following accessory uses are permitted:
 - a. Outdoor dining areas;
 - b. Live entertainment performance spaces.
2. Minimum front and rear yard: 30 feet.
3. Minimum side yard: 15 feet
4. Minimum setback from public street: 50 feet.
5. Minimum parking stalls: one per 100 square feet of indoor dining area except that the requirement may be reduced to one space per 250 square feet where valet parking is provided.

6. Maximum height: 45 feet.
7. Maximum development coverage: 80%.

G. Assisted Living Facilities

1. It shall be the duty of the owner or his agent to file a certification with the Building Inspector indicating compliance with this chapter's requirements relating to the number of occupants.
2. No unit shall contain more than two bedrooms, except that one dwelling unit for a superintendent may be provided, which shall consist of no more than three bedrooms.
3. Except for the superintendent and his family, the occupancy of an Assisted Living Facilities shall be limited to senior citizens under present, future or amended definitions of the governmental agency. In the absence of any definition, the minimum age for eligibility shall be 55 years.
4. Within the Assisted Living Facilities development, certain related ancillary facilities may be permitted, service laundries, lounges, game rooms, workshops or medical infirmaries, only to the extent that they meet the needs of the clients. Such facilities shall be subordinate to the character of the building and shall be located out of public view with no outside advertising. Such facilities shall be expressly approved by the Planning Board.
5. The Patriot Hills – Redevelopment Incentive Overlay for Assisted Living Facilities Developments shall not exceed 20 units per acre of use as depicted on the Site Development Plan.
6. The maximum building height shall be 55 feet or three stories, whichever is less.
7. Suitably equipped and adequately maintained recreation and open space shall be provided. A minimum of 50 square feet of usable open space shall be provided per unit. Group sitting areas shall be well defined by walls, fences, hedges, or other plantings designed to impart a sense of containment or security and to provide group privacy.
8. There shall be provided a safe and convenient system of drives, service access roads and walks, with due consideration given in planning such facilities to such items as handrails and ramps. Such facilities shall be adequately lighted, and said lighting shall not be directed on adjacent streets or properties.
9. Minimum setback from public street: 50 feet.
10. Minimum front and rear yard: 30 feet.
11. Minimum side yard: 15 feet
12. Maximum development coverage: 80%.

H. Senior Citizen Housing

1. It shall be the duty of the owner or his agent to file a certification with the Building Inspector indicating compliance with this chapter's requirements relating to the number of occupants and the age of the occupants in each dwelling unit.

2. No dwelling unit shall contain more than two bedrooms, except that one dwelling unit for each superintendent may be provided, which shall consist of no more than three bedrooms.
3. Except for the superintendent and his family, the occupancy of a senior citizen housing development shall be limited to single persons who qualify as senior citizens under present, future or amended definitions of the governmental agency providing subsidy or support to the project (Federal Department of Housing and Urban Development, New York State Division of Housing and Community Renewal or similar or successor agencies of the federal or state government) or to families, the head of which so qualifies, except that occupancy of a dwelling unit by a family, the head of which is younger than a senior citizen, shall be permitted if it is established that the presence of such person is essential for the physical care of an eligible occupant. In the absence of any definition, the minimum age for eligibility shall be 55 years.
4. The gross site density shall not exceed 20 units per acre or 150 units, whichever is less
5. Parking areas above the ground floor, if any, within a building shall not be counted in computing development coverage in accordance with the bulk standards that appears in the Bulk Table for said use.
6. The maximum building height shall be 45 feet.
7. The minimum distance between detached buildings shall be 30 feet.
8. Suitably equipped and adequately maintained recreation and open space shall be provided. A minimum of 300 square feet of usable open space shall be provided per dwelling unit. Group sitting areas shall be well defined by walls, fences, hedges or other plantings designed to impart a sense of containment or security and to provide group privacy.
9. There shall be provided a safe and convenient system of drives, service access roads and walks, with due consideration given in planning such facilities to such items as handrails and ramps. Such facilities shall be adequately lighted, and said lighting shall not be directed on adjacent streets or properties.
10. Central refuse collection areas shall be located for the convenience of all units. They shall be supplied with an adequate number and type of covered receptacles and shall be provided with proper screening and maintenance.
11. All parking areas, driveways, recreation areas and refuse collection areas shall be no closer than 10 feet to any building or lot line, and any swimming pool shall be no closer than 30 feet to any building and 50 feet to any lot line.
12. A traffic study shall be submitted demonstrating that local roadways and intersections will continue to operate at acceptable levels of service.
13. Minimum setback from public street: 50 feet.
14. Minimum front, rear and side yard: 15 feet except 30 feet along public roads.
15. Maximum development coverage: 80%.

I. Residential Use

1. The following dwelling types are authorized as part of the Patriot Hills – Redevelopment Incentive Overlay.
 - (a) Multifamily residence.
 - (b) One-family attached residence.
 2. The total residential density of the site shall not exceed 12 units per acre or 125 units, whichever is less, for Residential Use as depicted on the Site Development Plan.
 3. A development shall demonstrate adequate vehicular access. Internal roads may be private but must be a minimum of 24 feet wide and built to Town standards for materials and design.
 4. Maximum building Height 45 ft.
 5. A traffic study shall be submitted demonstrating that local roadways and intersections will continue to operate at acceptable levels of service.
 6. Minimum setback from public street: 50 feet.
 7. Minimum front, rear and side yard: 15 feet except 30 feet along public roads.
 8. Maximum development coverage: 80%.
- J. Community Recreational Facility
1. Minimum set back from street 50 feet.
 2. One space per 300 square feet.
 3. Maximum height, 45 feet.
 4. Minimum setback from public street: 50 feet.
 5. Minimum front and rear yard: 30 feet.
 6. Minimum side yard: 15 feet.
 7. Maximum development coverage: 80%.
- K. Film production studios and sets subject to the following requirements
1. The proposed studio must incorporate at least 50% of a former Letchworth Village building.
 2. Additions to existing buildings are permitted.
 3. Minimum yard: 30 feet.
 4. Minimum parking: one space per 1,000 square feet.
 5. Maximum height: two stories.
 6. Maximum development coverage: 60%.

SECTION 215-144 Other requirements applicable to site development.

- A. Lighting. All outdoor light fixtures shall be fully shielded downcast fixtures. No individual lamp, including one or more fixture, shall exceed 12,000 lumens or be mounted at a height higher than 30 feet above the ground.

- B. View of Kirkbride Hall to be maintained. No new structure over five feet in height shall be constructed within the area bounded by a line connecting the following points:
1. The westerly intersection of Patriot Hills Lane right-of-way and the Willow Grove Road right-of-way.
 2. The southeast corner of Kirkbride Hall.
 3. The southwest corner of Kirkbride Hall.
 4. A point along the northerly Willow Grove Road right-of-way line, 400 feet west of the westerly; intersection of Patriot Hills Lane right-of-way and the Willow Grove Road right-of-way.
- C. Requirement for demolition of structures. Prior to demolition of any structure that was constructed as part of Letchworth Village, the structure and surrounding grounds will be photographed and those photographs made available to the New York State Department of Parks, Recreation and Historic Preservation and the Town of Stony Point.
- D. Kirkbride Hall Preservation. The exterior of Kirkbride Hall shall remain unmodified except that the northernmost 25% of the structure may be removed, modified or obscured where it is proposed to be incorporated or expanded into a larger structure.
- E. Directory sign fee. Any applicant proposing an incentive use shall construct a directory monument to the design specifications of the Town of Stony Point but generally comprise of rounded fieldstone base and/or pillars and providing 200 square feet of sign area on each facing at a location specified by the Town of Stony Point in the vicinity of Willow Grove Road.

DEFINITION

ASSISTED CARE LIVING QUARTERS

A facility consisting of a building, or a group of buildings in a campus setting, for residents who need assistance on a daily basis and are provided with such assistance, consisting of housekeeping and linen services, transportation for shopping and other needs, prepared meals served in quarters or in common with other residents, planned on-site leisure and recreational activities and limited access to licensed professionals for consultation and evaluation, and where other professional services are provided by independent licensed professionals not on staff. Subject to federal housing regulations, all that reside in a dwelling unit shall have attained the age of 55 years or more on the date that such household initially occupies the dwelling unit, with the exception of a superintendent's unit.

COMMUNITY RECREATIONAL FACILITY

A multipurpose mixed use facility used for recreational, sporting, social, educational and cultural activities and events, open to the public, which may contain any of the following uses: Gymnasium, swimming pool and locker rooms; dance, aerobics, exercise rooms and/or studios; offices conference and meeting rooms, classrooms, arts and craft rooms and multipurpose room; senior center, teen center; auditoriums, cafeteria, lunchroom, and other uses approved by the Planning Board.

Request - NR Crew Team

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and **unanimously carried** by a voice vote of those board members present to approve the use of Riverfront Park by the North Rockland Crew Team for the 2019 Season.

Request to go out to Bid –2019 Refuse Pickup at Town Facilities

A motion was made by Supervisor Monaghan, seconded by Councilman Javenes and **unanimously carried** by a voice vote of those board members present to authorize the Town Clerk to go out to bid for refuse pickup at town facilities.

Approve-Cornell Cooperative Extension Stormwater II Education Agreement

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and **unanimously carried** by a voice vote of those board members present to renew the 2019 Stormwater II Education Agreement with Cornell Cooperative Extension that will help the Town meet the educational and outreach requirements of EPA Phase II Stormwater Regulations,. This agreement is at no cost to the Town of Stony Point.

Centurion Telephone – 2019 Contract

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and **unanimously carried** by a voice vote of those board members present to renew the annual service contract for telephone systems at Town Hall, the Police Dept, Justice Court and Patriot Hills Golf Club in the amount of \$4,800 with Centurion Telephone Sales and Service Inc.

United Woman of Rockland-5th Annual Scavenger Race

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and **unanimously carried** by a voice vote of those board members present to grant permission for use of various town parks and historic sites.

Request – Wayne Hose Fire Company

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and **unanimously carried** by a voice vote of those board members present to approve the following requests of Wayne Hose Fire Company as follows:

- Use of Letchworth Property
to use the Letchworth property for the annual Wayne Day Bazaar from July 6, 2019 thru July 14, 2019.
- Close Patriot Hills Drive
to close Patriot Hills Drive from July 10, 2019 – July 13, 2019 for the hours of 5PM – Midnight daily for the Wayne Day Bazaar, and with the help of the Highway Superintendent place detour signs including LED signs announcing the road closure and detour.
- Fireworks Display – Wayne Day Bazaar
to host a firework display on July 12th, 2019 with a rain date of July 13, 2019.
- Use of the Restroom Trailer
to use the Town's mobile restroom trailer for the Wayne Day Bazaar from July 11, 2019 – July 14, 2019 with Wayne Hose Company taking responsibility for sanitizing and the upkeep of the mobile restroom.
- Use of the Soundstage
to use the Town's Sound Stage for the Wayne Day Bazaar from July 10, 2019 – July 13, 2019.
- Mass Gathering Permit
to waive the Public Hearing for the mass gathering permit.

Declare Weapon As Surplus

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and **unanimously carried** by a voice vote of those board members present, to authorize the request of the Chief of Police to surplus Glock Model 23, .40 caliber semi-automatic handgun, serial #RTV807 to be presented to Officer Robert J. Hurley who retired on March 29, 2019.

Retirement Payout – Police Sergeant

A motion was made by Supervisor Monaghan, seconded by Councilman Puccio and **carried** by a voice vote of those board members present with Councilman White abstaining to approve the retirement payout for Officer Robert J. Hurley as submitted by the finance department.

Award Bid for Aeration Equipment-WWTP

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and **unanimously carried** by a voice vote of all board members present to award bid for Aeration Equipment for the Waste Water Treatment Plant to G.A. Fleet Associates for a total bid price of \$354,320.

Discuss Capital Financing for Town Equipment

A motion was made by Supervisor Monaghan, seconded by Councilman Puccio and **unanimously carried** by a voice vote of all board members present to ban equipment for various Town Departments, not to exceed \$750,000.

Approve 2018 Budget Transfers

A motion was made by Supervisor Monaghan, seconded by Councilman Javenes and **unanimously carried** by a voice vote of those board members present to authorize the 2018 budget transfers as presented by the Director of Finance and on file with the town clerk’s office.

2018 Budget Transfers

General

Expenses

DR

| Acct. # | Description | \$ Amount |
|--|-------------|--------------|
| 10.401 · TOWN BOARD/PLANNING EXPENSE | | 3,050.90 |
| A1110.1 · JUSTICE CT.-PERS. SERV. | | 8,252.58 |
| A1110.2 · JUSTICE CT.-EQUIPMENT | | 3,136.40 |
| A1110.4 · JUSTICE COURT-EXPENSE | | 1,509.42 |
| A1220.1 · SUPV.-PERS. SERV. | | 6,703.78 |
| A1220.2 · SUPV.-EQUIP. | | (1,855.97) |
| A1220.4 · SUPERVISOR-EXPENSE | | 23,911.93 |
| A1330.1 · TAX REC.-PERS. SERV. | | (1,306.76) |
| A1330.4 · TAX RECEIVER-EXPENSE | | 11,919.82 |
| A1355.1 · ASSESSOR-PERS.SERV. | | (29,248.65) |
| A1355.2 · ASSESSOR-EQUIP. | | (2,429.41) |
| 55.402 · TAX CERT. | | (141,432.00) |
| A1410.1 · TOWN CLERK-PERS.SERV. | | 14,299.19 |
| A1410.4 · TOWN CLERK-EXPENSE | | 1,950.57 |
| 14.402 · TOWN ATTY-SPECIAL COUNCIL | | 76,594.04 |
| A1420.4 · TOWN ATTORNEY FEES - Other | | 6,379.38 |
| A1440.4 · TOWN ENGINEER-EXPENSE | | 15,798.00 |
| A1450.4 · ELECTIONS-EXPENSE | | (4,492.00) |
| A1460.4 · REC.MANAGEMENT-EXPENSE | | (1,000.00) |
| A20.101 · BUILDING WAGES-RHO & KIRKBRIDE | | 7,224.29 |
| A20.102 · BUILDING WAGES-NON RHO/KIRKBRDE | | 20,653.59 |
| A20.103 · BUILDING WAGES-EOC | | 5,131.20 |
| A1620.1 · BUILDINGS-WAGES - Other | | (43,798.00) |
| A20.201 · BUILDINGS EQPT - TOWN HALL - Other | | 2,605.10 |
| A20.205 · BUILDING EQUIPMENT-RHO | | 10,006.49 |
| A20.207 · BUILDING EQUIPMENT-POLICE | | (2,035.00) |

| | |
|---|-------------|
| A20.208 · BUILDING EQUIPMENT-PARKS GARAGE | (1,479.90) |
| A20.401 · BUILDINGS-TOWN HALL | 1,046.77 |
| A20.402 · BUILDINGS-TRAILER | 1,034.52 |
| A20.404 · BUILDINGS-KIRKBRIDE | (11,014.19) |
| A20.405 · BUILDINGS-RHO | (15,922.52) |
| A20.406 · BUILDINGS-JUSTICE CT. | (13,165.47) |
| A20.407 · BUILDINGS-POLICE DEPT. | 5,809.89 |
| A20.408 · BUILDINGS-PARKS GARAGE | (3,692.23) |
| A20.411 · BUILDINGS-LETCHWORTH REIMB. | 8,532.68 |
| A20.410 · BUILDINGS-LETCHWORTH - Other | 27,192.29 |
| A1620.4 · BUILDINGS-EXPENSE - Other | 9,805.42 |
| A1910.4 · INSURANCE | (57,734.56) |
| A1950.4 · TAXES | 1,482.38 |
| A1989.4 · MISC. - Other | 1,225.00 |
| A2490.4 · COMMUNITY COLLEGE TUITION-CONTR | 29,303.00 |
| 20.102 · POLICE OVERTIME | 7,531.04 |
| 20.103 · POLICE HOLIDAY | 7,886.66 |
| 20.104 · PART-TIME POLICE | (8,495.55) |
| 20.105 · CROSS.GRD/CLERICAL | (10,481.82) |
| A3120.1 · POLICE-PERS.SERV. - Other | 25,382.39 |
| .202b · EQPT-FEDERAL FORFT CRIME PROC. | 10,089.00 |
| A3120.2 · POLICE-EQUIPMENT - Other | 29,270.89 |
| A3120.4 · POLICE-EXP. - Other | (1,598.34) |
| A3310.4 · TRAFFIC CONTROL | 9,221.68 |
| A3410.2 · FIRE FIGHTING-EQUIPMENT | (1,221.00) |
| A3510.4 · DOG WARDEN-EXPENSE | 14,006.47 |
| A3620.1 · SAFETY INSPECTOR-PERS.SERV. | 4,441.70 |
| A3620.2 · SAFETY INSPECTOR-EQUIP. | (1,940.00) |
| A3620.4 · SAFETY INSPECTOR-EXPENSE | (1,958.22) |
| A5132.1 · HIGHWAY GARAGE-PERS.SERV. | (4,401.14) |
| A5132.4 · HIGHWAY GARAGE-EXPENSE | 5,113.47 |
| 10.102 · PARKS OVERTIME | 18,354.80 |
| 10.103 · PARK GUARDS | (6,206.52) |
| 10.104 · YOUTH-LABORERS | 11,986.90 |
| A7110.1 · PARKS-PERS.SERV. - Other | (1,785.86) |
| + 'General Fund'!F186 | (15,527.82) |
| 110.401 · PARKS EXPENSE-LL WATER | (3,001.13) |
| A7110.4 · PARKS-EXPENSE - Other | (43,481.33) |
| A7150.1 · POOL-PERS.SERV. | (24,112.69) |
| A7150.2 · POOL-EQUIP. | (8,500.00) |
| A7150.4 · POOL-EXPENSE | 6,816.90 |
| A7270 · BAND CONCERTS | (2,000.00) |
| 310.101 · DAY CAMP WAGES | 17,347.17 |
| 310.102 · RECREATION PROGRAM-WAGES | (1,078.54) |
| 310.103 · PLAYGROUND COUNSELORS | (6,030.96) |

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| 10.401a · DAY CAMP EXPENSE - TRIPS | (4,521.60) |
| 310.401 · DAY CAMP EXPENSE | 5,539.56 |
| 310.402 · RECREATION PROGRAM EXPENSE | (1,038.40) |
| 310.403 · PLAYGROUND EXPENSES-DIRECT | 1,235.97 |
| 310.406 · LESSONS EXPENSE | (3,500.00) |
| A7550.4 · CELEBRATIONS-MEM.DAY | 2,994.77 |
| A7620.1 · SR.CITIZENS-PERS.SERV. | (6,984.80) |
| A7620.2 · SR. CITIZEN-EQUIP. | 4,273.18 |
| 620.401 · TOWN SR CITIZEN & BUS EXPENSES | (4,746.72) |
| A7620.4 · SR.CITIZENS TRIP-EXPENSE - Other | (4,537.71) |
| A8020.1 · PLANNING-PERS.SERV. | 2,037.61 |
| A8020.4 · PLANNING-EXPENSE | 24,232.30 |
| A8090.0 · ENVIRONMENTAL CONTROL | (5,000.00) |
| A9010.8 · STATE RETIREMENT | (240,420.25) |
| A9015.8 · POLICE RETIREMENT | 45,995.25 |
| A9030.8 · SOCIAL SECURITY-GENERAL | (12,924.36) |
| A40.801 · WORKERS COMP-POLICE | (16,610.00) |
| A9040.8 · WORKERS COMPENSATION - Other | 5,783.00 |
| A9050.8 · UNEMPLOYMENT INS. | (10,000.00) |
| A9060.8 · HEALTH & DENTAL-GENERAL | 213,616.36 |
| A9089.8 · NY METRO TAX-GENERAL | (1,371.81) |
| A9710.4 · DEBT.SERVICE-EXPENSE | 6,945.67 |
| A9710.6 · DEBT SERVICES-BOND PRINCIPAL | (7,974.53) |
| A9710.7 · DEBT SERVICES-BOND INTEREST | 15,873.41 |
| A9901A · INTERFUND TRANSFER ALLOCATION | 32,430.87 |

| | | |
|---------------------------------|---------------------------|---|
| Total | 40,907.89 | |
| A599- Appropriated Fund Balance | (40,907.89) | |
| Total: | (40,907.89) | |
| A599 | Appropriated Fund Balance | - |

Ambulance

Expenses

| Acct. # | Description | \$ Amount |
|---|-------------|-------------|
| M.402 · PARAMEDICS | | (41,488.04) |
| M.403 · AMBULANCE-GAS | | (12,206.52) |
| M.404 · MEDICAL-AMBULANCE BILLING MONIE | | 43,974.45 |
| M4540.4 · MEDICAL-AMBULANCE - Other | | 106,878.00 |

| | | |
|----------|-----------------------------------|------------|
| Revenues | M2401 · INTEREST INCOME-AMBULANCE | (1,747.97) |
|----------|-----------------------------------|------------|

| | | |
|----|----------------------------|-------------|
| Dr | M599 · FUND BALANCE APPROP | (95,409.92) |
|----|----------------------------|-------------|

Highway

Expenses

| | Acct. # | Description | \$ Amount |
|---------------|---------|---------------------------------|----------------|
| Dr | D1440.4 | ENGINEERING EXPENSE-HIGHWAY | (1,000.00) |
| | D1910.4 | INSURANCE - HIGHWAY | (17,883.88) |
| | D5110.4 | GENERAL EXPENSE - REG. | 1,301.94 |
| | D5112.4 | FIRE SUPPRESSION IMPROVEMENTS | (3,000.00) |
| | D5130.2 | MACHINERY-EQUIPMENT | (10,000.00) |
| | D5130.4 | EQUIPMENT/MACH.-EXPENSE - Other | 10,881.10 |
| | D5142.1 | SNOW REMOVAL-PERS.SERV. | (3,609.91) |
| | D5142.4 | SNOW-REMOVAL-EXPENSE | (12,316.67) |
| | D9010.8 | RETIREMENT-HWY | (8,748.75) |
| | D9030.8 | EMPLOYEE BENEFITS-SOC.SECURITY | 4,313.01 |
| | D9040.8 | WORKERS COMPENSATION - HIGHWAY | (7,576.00) |
| | D9060.8 | EMPLOYEE BENEFITS-HEALTH & DENT | 44,376.55 |
| | D9710.4 | DEBT SERVICE-EXPENSES | (6,000.00) |
| | D9710.6 | DEBT SERVICE-PRINCIPAL | 7,974.51 |
| | D9710.7 | DEBT SERVICE-INTEREST | 1,240.27 |
| Total: | | | (47.83) |
| | D599 | APPROPRIATED FUND BALANCE-HWY | (47.83) |
| Total: | | | (47.83) |
| | D599 | Appropriated Fund Balance | - |

Enterprise(Golf)

Expenses

| | Acct. # | Description | \$ Amount |
|---------------|---------|---------------------------------|---------------------|
| Dr | E1910.4 | INSURANCE-ENTERPRISE FUND | (10,726.37) |
| | E1994 | DEPRECIATION | 702,876.62 |
| | E7020.4 | ADMINISTRATIVE COSTS | (27,622.69) |
| | E7140.1 | PERSONAL SERVICES-MAINTENANCE | (58,225.94) |
| | E7140.2 | GOLF MAINTENANCE-EQUIPMENT | (25,469.90) |
| | E7140.4 | GOLF MAINTENANCE EXPENSE | (70,384.52) |
| | E7180.1 | GOLF COURSE OPERATIONS-PERS.SER | 5,811.72 |
| | E7180.2 | GOLF COURSE OPERATIONS-EQUIP. | 4,574.47 |
| | E7180.4 | GOLF COURSE OPERATIONS-EXPENSE | (20,423.27) |
| | E7197 | CLUBHOUSE EXPENDITURES | (31,137.14) |
| | E9010.8 | STATE RETIREMENT-GOLF COURSE | 1,724.97 |
| | E9030.8 | SOCIAL SECURITY-GOLF COURSE | (5,239.92) |
| | E9040.8 | WORKERS COMPENSATION-ENTERPRISE | (5,428.00) |
| | E9050.8 | UNEMPLOYMENT INS.-ENTERPRISE | (17,924.82) |
| | E9060.8 | HEALTH & DENTAL-GOLF COURSE | (1,352.52) |
| | E9710.4 | EXPENSE-DEBT. SERVICE | (2,500.00) |
| | E9710.6 | PRINCIPAL-DEBT.SERVICE | (1,364,478.00) |
| | E9991 | PYMTS-ADVANCE REFUNDING BONDS | 52,959.00 |
| Total: | | | (872,966.31) |

Revenues

| | | |
|----|---------------------------------------|-------------|
| Cr | E2012 · CONCESSION-GOLF COURSE | 27,224.77 |
| | E2089 · RECREATION INCOME-GOLF COURSE | 213,011.12 |
| | E5791 · ADVANCE REFUNDING BONDS | (26,511.00) |

E599- Appropriation Fund Balance

| | | |
|--------|------|--|
| Total: | | 213,724.89 |
| | E599 | Appropriated Fund Balance (659,241.42) |

Sewer

| Expenses | Acct. # | Description | \$ Amount |
|----------|---------|---------------------------------|-------------|
| Dr | S1440.4 | ENGINEERING EXPENSE-SEWER | (43,788.50) |
| | S1910.4 | INSURANCE - SEWER | 17,548.54 |
| | S1950.3 | DISPOSAL CONTRACT DISTRICT 3 | 4,252.40 |
| | S.401 | MISC EXPENDITURES | 4,170.00 |
| | S.403 | SS01 EXPENSES SEWER | (2,500.00) |
| | S8120.4 | COLLECTION SYSTEM EXPENSES | (63,860.47) |
| | 130.102 | SEWER OVERTIME | 38,595.99 |
| | S8130.1 | SEWER-PERSONAL SERVICES - Other | (21,088.43) |
| | S8130.2 | EQUIPMENT-TREATMENT & DISPOSAL | (11,566.64) |
| | S8130.4 | SEWER TREATMENT & DISPOSAL | 144,799.88 |
| | S9010.8 | RETIREMENT-SEWER | (2,758.25) |
| | S9040.8 | WORKERS COMPENSATION - SEWER | (37,000.00) |
| | S9060.8 | EMP. BENEFITS HLTH & DENTAL | 14,702.48 |
| | S9710.4 | BOND EXPENSE-SEWER | (2,500.00) |
| | S9901 | INTERFUND TRANSFER EXP-SEWER | (40,911.32) |

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|--------|--|------------|
| Total: | | (1,904.32) |
|--------|--|------------|

Revenues

| | | |
|--------|---------------------------------|-----------------------------|
| Cr | S599- Appropriated Fund Balance | 1,904.32 |
| Total: | | 1,904.32 |
| | S599 | Appropriated Fund Balance - |

Solid Waste

| Expenses | Acct. # | Description | \$ Amount |
|----------|---------|----------------------|-----------|
| Dr | SR81604 | SOLID WASTE EXPENSES | 19,239.08 |
| Total: | | 19,239.08 | |

Revenues

| | | |
|--------|-----------------------------------|-----------------------------|
| Cr | SR599 - Appropriated Fund Balance | 19,239.08 |
| Dr | | |
| Total: | SR599 | Appropriated Fund Balance - |

| Street Lighting | | | |
|------------------------|--------------------------------------|---------------------------|-------------|
| Expenses | Acct. # | Description | \$ Amount |
| Dr | SL51824 · EXPENSES - STREET LIGHTING | | (20,607.98) |
| Total: | | | (20,607.98) |
| | | | |
| Revenues | | | |
| Cr | | 0 | - |
| Dr | | | |
| Total: | | | 20,607.98 |
| | SR599 | Appropriated Fund Balance | |

Request To Go Out To Bid – 2019 Paving

A motion was made by Supervisor Monaghan, seconded by Councilman Basile and **unanimously carried** by a voice vote of those board members present, to authorize the Town Clerk to advertise for bids for 2019 highway paving.

Executive Session

At 9:28 pm a motion was made by Supervisor Monaghan, seconded by Councilman Basile and **unanimously carried** by a voice vote of those board members present to adjourn to executive session to discuss collective bargaining.

ADJOURN

The April 9, 2019 Stony Point Town Board meeting adjourned at 9:40PM and no additional votes were taken.

Respectfully submitted

Joan Skinner, Town Clerk