

TOWN OF WARWICK
INTRODUCTORY LOCAL LAW
AMENDING THE CODE OF THE TOWN OF WARWICK

A Local Law amending Chapter 106 of the Code of the Town of Warwick in relation to Parks by changing Section 106-10 of Chapter 106, as more fully set forth below:

Be it enacted by the Town Board of the Town of Warwick, Orange County, New York, as follows:

Section 1 –TOWN CODE AMENDED:

The Town of Warwick Town Code is hereby amended by changing Section 106 D & E and adding new Section 106 F to read as follows:

Section 106 D. Horses are prohibited in all parks except in Cascade Park with a permit from the Town Clerk's office.

Section 106 E. All dogs must be leashed while in the Town park unless permission is given to organizations using the park for the training or showing of dogs or within the Town's Dog park enclosures.

Section 106 F. Fishing at the Thomas P. Morahan Waterfront Park is by permit only. Permits can be obtained from the Town clerk's office. Fees will be based on the Schedule of Fees as adopted by the Town Board, on file with the Town Clerk.

Section 2. – This Local Law will take effect upon the filing of same with the New York State Secretary of State.

617.7

State Environmental Quality Review (SEQR)

Amended Negative Declaration

Notice of Determination of Non-Significance

Date of Adoption: _____

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

The Town Board of the Town of Warwick, 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: WVOTCP Water District Establishment

SEQR Status: Type I
Unlisted

Conditioned Negative YES
 NO

Description of Action: The Town Board had originally proposed expansion of the Wickham Water District to annex the former Mid-Orange Prison site. Based upon advice from the New York State Department of Environmental Conservation, the Town Board now proposes to create a new Water District, entitled the WVOTCP Water District, to encompass the site of the former Mid-Orange Prison. The proposed action remains the same, namely to supply potable water for a redeveloped prison site. The potential environmental effects, as described in the Town Board's original SEQR review of the Wickham Water District expansion, remain the same. A short history of the action follows.

On July 1, 2011, New York State closed the Prison. The State and Town proposed transfer of the property to the Town and possibly others through the Warwick Valley Local Development Corporation (LDC), a not-for-profit 501(c)(3). Currently, the site is served by the Wickham Sewer District and the provision of community water to the site will allow for its redevelopment in accordance with the Town Comprehensive Plan and with the recommendations of a Town Board appointed Mid-Orange Advisory Committee. The Committee conducted an analysis of potential future use of the prison property if it were to be transferred to the Town of

Warwick and others. The Committee conducted a visioning meeting with residents and property owners in the Town to reach out to the public on potential future uses of the site. The Town and LDC wish to enable the site's redevelopment. No construction is proposed as part of the action.

Location: State School Road, Former Mid-Orange Prison Site
Town of Warwick, Orange County, NY

Related Actions:

New York State's former Mid-Orange Correctional Facility encompasses five contiguous parcels of land totaling ±762-acres. On June 30, 2011, the State of New York announced that it would close the Correctional Facility. Declining inmate populations was reportedly the cause of the closure. At the time of the Facility closure, New York State relocated approximately 572 inmates to other prisons and reassigned a total of 309 employees who worked at the Facility.

Impacts to the Town of Warwick and surrounding area resulting from the closure of the prison were both significant and severe. The most notable impact was the significant loss of revenue for the Town owned and operated Wickham Sewer District, which provides sewer service to the former prison. The prison closure resulted in a loss of approximately one-half of the district's annual operating revenue. Another potential impact is the loss of population in the Town of Warwick. When prison employees, who were residents of the Town, were offered jobs in far-away locations, they moved out of the area. Following the closure of the Mid-Orange Correctional Facility, the Town of Warwick Town Board worked with the State of New York to take title to the facility. Portions of the site that are constrained by wetlands and other environmentally sensitive areas (or where used for recreation) are to be retained by the Town of Warwick while other portions will be held by the Warwick Valley Local Development Corp. and others.

The redevelopment process included public visioning by a Town Board appointed "Mid-Orange Advisory Committee." The Committee undertook a planning process: "To analyze the options which might be available for the site and to make recommendation(s) to the Supervisor and the Town Board for ways to develop the site that will ensure long-term job possibilities for residents of our community in a way that is compatible with the Town of Warwick Zoning Code and enhances the tax ratables within the Town." The Final Report of the Committee dated March 7, 2012, recommended the Town pursue future projects including: 1) conservation and historic preservation; 2) agriculture; 3) food processing and distribution; 4) sustainable energy generation; 5) low security corrections; 6) open space and recreation; 7) office and light industrial development; and 8) transportation alternatives.

The complexity of transferring and redeveloping the former Mid-Orange prison site and returning it to productive use has meant that a number of separate actions needed to be taken by a variety of different State and Local agencies. This has included the following related actions:

- A. When the site was operational as a prison, it consisted of five parcels of land zoned within the Town's Conservation (CO) and Rural (RU) Zoning Districts. Due to the site's location adjacent to the Town's Office and Industrial Park (OI) Zoning District, Kings Highway, and the New York Susquehanna and Western freight rail line, the Town Board proposed and later enacted a rezoning of the subject parcels to the Office and Industrial Park (OI) Zoning District to enable future redevelopment of the site in accordance with the Town Comprehensive Plan. A separate SEQR review process was conducted by the Town Board for the rezoning action. The Board's action concluded with the issuance of a Negative Declaration.
- B. The next related step involved transfer of the site from the State of New York, which declared that it would no longer have a need for the property. In order to effectuate the transfer from the State, the action included an initial subdivision of the site for the following purposes: 1) future development and redevelopment of the prison facilities area; 2) protected freshwater wetlands for transfer to a land trust; and 3) transfer of the remaining lands to the Town of Warwick for park, recreation and other municipal uses. The transfer process included other Involved Agencies: the Office of General Services transfer of the site to Empire State Development, Empire State Development transfer of the site to the Warwick Valley Local Development Corporation, and then transfer from the Warwick Valley Local Development Corporation to the Town and others. A separate SEQR review process was conducted by the Town Board, after circulating for Lead Agency status with the above stated Involved State Agencies, for the transfer action. The Town Board's action concluded with the issuance of a Negative Declaration.
- C. As a pre-condition to closing on the site transfer from the State, New York State agencies required that the existing five site parcels be reconfigured first in the way in which they will be accepted by the Town and LDC. This involved a Re-subdivision of the parcels by the Town Planning Board. A separate SEQR review process was conducted by the Planning Board for the transfer action. The Planning Board's action concluded with the issuance of a Negative Declaration.
- D. In addition to this SEQR review process on the proposed Water District Expansion, the Town Planning Board is undertaking a separate SEQR review process for a 10 lot commercial development on a ± 48.6 acre parcel on the prison site. Community water supplies will be sufficient to supply the 10

lot subdivision with potable water. Inclusion of the former prison site into a new Water District will allow for the Wickham Water District's excess capacity to be utilized by future office and industrial development on the site as well as adaptive reuse of the assorted 81 prison buildings.

The Planning Board has undertaken an extensive SEQR review process on the 10 lot subdivision involving a number of studies including an assessment of the impacts on agriculture, wetlands (both State and Federal), endangered and threatened species as well as biodiversity, traffic and transportation, and cultural resources. It is expected that the Planning Board will issue a Negative Declaration on the 10 lot subdivision, paving the way for eventual development of a small area of the prison site that is suitable for economic development activities. Both the New York State Department of Environmental Conservation and the Orange County Department of Health are Involved Agencies on the Water District Expansion and they have both consented to the Town Board to act as Lead Agency on this action.

Reasons Supporting This Determination:

1. The Town Board of the Town of Warwick has given due consideration to the subject action as defined in 6 NYCRR 617.2(b) and 617.3(g).
2. After reviewing the Environmental Assessment Form (EAF) for the project dated September 10, 2013, the Town Board has concluded that environmental effects of the proposed project will not exceed any of the Criteria for Determining Significance found in 6 NYCRR 617.7(c).
3. Separate SEQR reviews have been and will continue to be conducted for redevelopment of the former prison site. No construction is proposed in association with the Water District expansion action but a related action consisting of a 10 lot commercial subdivision of a 48.6 acre parcel is being conducted by the Town of Warwick Planning Board. The Planning Board's SEQR review has included an extensive assessment of the impacts of construction activities associated with future development of the 10 office and industrial lots.
4. The Town Planning Board's related 10 lot subdivision review under SEQR includes identification of thresholds needed for future development of the site based upon detailed design and review for development of the 10 individual lots by the Town Building and Engineering departments. In addition, future approvals may be necessary from the Town Board, Planning Board, Zoning Board of Appeals and other County, State and Federal agencies. Such approvals are identified within the Planning Board's separate SEQR review process. A series of thresholds have been developed by the Planning Board to guide future development of the proposed 10 lots. Furthermore, the Town Board of the Town of Warwick and the Warwick Valley Local Development Corporation may seek New York State Certification

of the subdivision development as a "Shovel Ready Site" by Empire State Development, the State's chief economic development agency. Businesses that decide to locate within the subdivision and that do not exceed the thresholds established by the Planning Board may be eligible to receive expedited Building Permit approvals from the Town Building Department without the necessity of receiving Site Plan and Special Use permit approvals from the Planning Board.

5. The proposed action is consistent with the Town Zoning Law (Office & Industrial Park District), the Town Comprehensive Plan and with the Mid-Orange Advisory Committee Final Report dated March 7, 2012.
6. It is the desire of the Town, its residents, and the WVLDC to provide a "shovel-ready" site to facilitate its redevelopment and to recapture the 400 jobs lost as a result of the Prison closure. Expansion of the Creation of a new Water District to supply the site will allow redevelopment of a portion of the site to occur. The water supplies will originate in the Wickham Water District where sufficient capacity exists.
7. The Town's Wickham Sewer District currently serves the former prison site and the provision of water supply to the site will compliment the sewer services and will encourage redevelopment in accordance with the Town Comprehensive Plan.

For Further Information:

Contact Michael Sweeton, Supervisor
Person: Town Board of the Town of
Address: Warwick
 132 Kings Highway
 Warwick, NY 10990
Telephone: 845.986.1124

A Copy of this Notice Filed With:

Town Board of the Town of Warwick (Lead Agency)
132 Kings Highway
Warwick, NY 10990

Town of Warwick Planning Board

Michael Sweeton, Supervisor

New York State Department of Environmental Conservation
Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561

Eli N. Avila, MD, JD, MPH, FCLM, Commissioner
Orange County Department of Health
1887 County Building, 124 Main Street
Goshen, NY 10924

2014-05-22-Wickham-Water-Amended-Negative Declaration.docx

TB

X



OFFICE OF COMMUNITY DEVELOPMENT

Richard Mayfield, Director
18 Seward Avenue – 1st Floor
Middletown, New York 10940

Tel: (845) 615-3820 • Fax: (845) 344-1629

Email: CommDev@co.orange.ny.us

Steven M. Neuhaus
County Executive

May 15, 2014

Mr. Michael Sweeton, Supervisor
Town of Warwick
132 Kings Highway
Warwick, New York 10990
Transmitted Via Email on 5/15/2014

Dear Supervisor Sweeton:

The U.S. Department of Housing and Urban Development (HUD) has notified Orange County to begin the Urban County Qualification process for participation in the Community Development Block Grant (CDBG) and HOME Programs for Fiscal Years 2015, 2016, 2017. Every three (3) years, the consortium must be recertified in order to continue to receive CDBG and HOME entitlement funds.

In 1982, Orange County municipalities joined together to form the Urban County Consortium which is the mechanism by which the participating municipalities receive Community Development Block Grant and HOME entitlement funds each year. By continuing to participate in the consortium, your community will continue to be eligible to receive funds under these programs in FY-2015, 2016, and 2017.

In accordance with HUD regulations, we are notifying all Towns and Villages (units of local government), who are currently members of the Urban County Consortium, of their right to be excluded from the Urban County Consortium. If you elect not to continue participating with the County during the FY 2015, 2016, 2017 qualification period, you must notify the County and HUD in writing that you are terminating the cooperation agreement, no later than June 20, 2014.

Towns and Villages are also notified that while you are part of the Urban County, you will not be eligible to apply for grants under the State CDBG program.

You are further notified that Towns and Villages included in the Urban County Consortium will continue to be eligible to participate the County's CDBG Program, and will automatically participate in the HOME and ESG programs, if the Urban County receives HOME and ESG funding, respectively. While units of local government may only receive a formula allocation under the HOME and ESG Programs as part of the Urban County, this does not preclude the Urban County or a unit of government participating with the Urban County from applying for HOME or ESG funds from the State, if the State allows.

If you have any questions regarding the above matter, please contact me or Joanne Fazzino of my staff, at 845-615-3818 or via email, rmayfield@orangecountygov.com or jfazzino@orangecountygov.com

Sincerely,

Richard Mayfield, Director
Community Development

TB

X

Brenda Faulls
Receiver of Taxes and Assessments
132 Kings Highway
Warwick, NY 10990
845- 986-1125 Ext 249

May14, 2014

Mr. Michael Sweeton, Supervisor
and Town Board
Town of Warwick
132 Kings Highway
Warwick, NY 10990

Dear Mr. Sweeton:

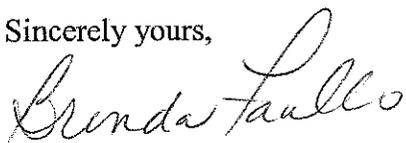
I would like to request permission to attend the 2014 Tax Receivers training seminar to be held on June 8 – 11, 2014 in East Syracuse, NY 10357.

These training seminars are great opportunities to network with other towns and to be made aware of state and local legislation.

Money has been appropriated in the budget.

Thank your for your consideration to this request.

Sincerely yours,



Brenda Faulls
Receiver of Taxes

cc: Town Clerk

X
cc
TBD
MR

Steven J. Carras
16 Horizon Farms Drive
Warwick, NY 10990

May 8, 2014

Warwick Town Board
Town of Warwick
132 Kings Highway
Warwick, NY 10990

Re: Conservation Board

Dear Gentlemen,

I have been advised by the Town Clerk that my current term on the Conservation Board will expire on June 30, 2014.

Kindly accept this letter as my request to be reappointed to the Board for another term.

Yours truly,



Steven J. Carras

cc: Dan Duthie, Chairman

RECEIVED

MAY 09 2014

TOWN
CLERK

TOWN OF WARWICK



132 KINGS HIGHWAY
WARWICK, NEW YORK 10990

PLANNING DEPT. (845) 986-1127
EXT 261, 259
FAX NO. (845) 987-9644
ENGINEER EXT 275
ATTORNEY EXT 239

May 7, 2014
Town of Warwick
Town Board
132 Kings Highway
Warwick, New York 10990

Re: Planning Board Applicant, Pochuck Views-Escrow Refund Request

SBL# 24-1-20.1

Dear Town Board Members:

Enclosed is a letter from Planning Board applicant, Pochuck Views, received April 8, 2014 requesting a refund on the remaining balance of their escrow in the amount of \$2,181.25. Final maps were signed on June 14, 2013 and June 17, 2013. As of today's date, review of the applicant's project has been completed and there are no outstanding invoices from the Town Professionals.

Town Planner W/A. (CS)
Ted Fink/Greenplan

Planning Board Engineer Laura Barca
Laura Barca/HDR

Planning Board Attorney John Bollenbach
John Bollenbach, Esq.

Please release and mail the balance of the escrow back to Lehigh & Hudson Professional Building, LLC c/o Lehman & Getz, and P.C. at 17 River Street, Warwick, N.Y. 10990.

Sincerely,

Connie Sardo

Connie Sardo
Planning Board Secretary

cc: Joanne Wilcox, Bookkeeper
Michael Sweeton, Supervisor
Meg Quackenbush, Town Clerk
John Bollenbach, Deputy Town Attorney
Pochuck Views, Applicant

Encl.

COPY

Lehigh & Hudson Professional Building, LLC

c/o Lehman & Getz, P.C.
17 River Street
Warwick, NY 10990
(845) 986-7737

April 8, 2014

Town of Warwick Board of Trustees
132 Kings Highway
Warwick, NY 10990

RECEIVED

APR 08 2014

Town of Warwick

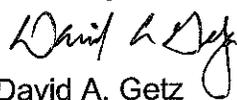
Re: Pochuck Views Subdivision
Section 24, Block 1, Lots 20.1 & 35
117 Glenwood Road
L&G #76.3

Dear Supervisor Sweeton and Trustees:

We finalized the Pochuck Views Subdivision project year, and the subdivision plat was filed in September. We request that the Town return unspent funds to us from the escrow account that was established for the project.

Thank you.

Sincerely,


David A. Getz

cc: Connie Sardo, Planning Board Secretary

Town of Warwick

132 Kings Highway

Warwick, NY 10990

845-986-1127

ESCROW LEDGER REPORT

Application #: 2012-09 **Application Date:** 4/26/2012
Master Parcel: 24-1-20.1 **Type of Project:** SUBDIVISION - MAJOR
Project: POCHUCK VIEWS SUBDIVISION (OLD TARELLI SUB)
Location: 117 GLENWOOD RD
Applicant: LEHIGH & HUDSON PROFESSIONAL BLDG. LLC
 17 RIVER ST.
 WARWICK NY 10990

Pochuck Views Subdivision SBL#		5-Lots (#TAO-899)				
--DATE--	--DESCRIPTION--	TRANS	AMT CHG	AMT PAID	BALANCE	
5/11/2013	JDB ATTY INV# 2913	CHG	740.00			
5/15/2013	HDR INV# 394776-H	CHG	943.75			
6/7/2013	JDB ATTY INV# 2927	CHG	462.50			
7/3/2013	JDB ATTY INV# 2951	CHG	277.50			
7/12/2013	HDR INV# 396925-H	CHG	370.00			
9/5/2013	JDB ATTY INV# 2987	CHG	231.25			
10/3/2013	JDB ATTY INV# 3002	CHG	277.50			
10/15/2013	Greenplan Inv# 6079	CHG	70.00			
11/5/2013	JDB ATTY INV# 3021	CHG	46.25			
		TOTAL:	\$19,088.75	\$21,270.00	\$2,181.25	

Town of Warwick
132 Kings Highway
Warwick, NY 10990
845-986-1127

ESCROW LEDGER REPORT

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Project: POCHUCK VIEWS SUBDIVISION (OLD TARELLI SUB)
Location: 117 GLENWOOD RD
Applicant: LEHIGH & HUDSON PROFESSIONAL BLDG. LLC
17 RIVER ST.
WARWICK NY 10990

Pochuck Views Subdivision SBL# 5-Lots (#TAO-899)

--DATE--	--DESCRIPTION--	TRANS	AMT CHG	AMT PAID	BALANCE
4/26/2012	Escrow Ck#1074 (TAO-899)	PAID		5600.00	
4/30/2012	Transferred from Pre-App # 201	PAID		992.50	
5/15/2012	Greenplan Inv# 5762	CHG	525.00		
6/9/2012	JDB ATTY INV# 2691	CHG	231.25		
6/13/2012	HDR INV# 386889-H	CHG	1343.75		
6/14/2012	Greenplan Inv# 5784	CHG	455.00		
9/15/2012	Greenplan inv# 5839	CHG	210.00		
10/3/2012	JDB ATTY INV# 2776	CHG	138.75		
10/12/2012	HDR INV# 389442-H	CHG	1585.00		
10/15/2012	Greenplan Inv# 5853	CHG	385.00		
10/19/2012		CHG		0.00	
10/24/2012	Escrow ck# 1087	PAID		3881.25	
11/8/2012	JDB ATTY INV# 2799	CHG	508.75		
11/14/2012	HDR INV# 390150-H	CHG	1700.00		
11/15/2012	Greenplan Inv# 5873	CHG	665.00		
12/9/2012	JDB ATTY INV# 2822	CHG	555.00		
12/17/2012	HDR INV# 390993-H	CHG	2110.00		
12/27/2012	Greenplan Inv# 5896	CHG	315.00		
1/4/2013	JDB ATTY INV# 2839	CHG	185.00		
1/7/2013	Escrow Ck# 1093	PAID		5833.75	
1/16/2013	HDR INV# 391776-H	CHG	260.00		
2/3/2013	JDB Inv# 2855	CHG	185.00		
2/13/2013	HDR INV# 392297-H	CHG	123.75		
3/5/2013	JDB ATTY INV# 2877	CHG	647.50		
3/11/2013	HDR INV# 393096-H	CHG	1012.50		
3/15/2013	Greenplan Inv# 5952	CHG	105.00		
4/4/2013	JDB ATTY INV# 2895	CHG	786.25		
4/15/2013	Greenplan Inv# 5971	CHG	35.00		
4/15/2013	HDR INV# 393981-H	CHG	1602.50		
5/5/2013	Escrow Ck# 1108	PAID		4962.50	