

# TOWN OF WARWICK



132 KINGS HIGHWAY  
WARWICK, NEW YORK 10990

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

June 17, 2015

Town of Warwick  
Town Board  
132 Kings Highway  
Warwick, New York 10990

Re: Planning Board Applicant, Masanda/Luft Subdivision- Refund Request

SBL# 26-1-110

Dear Town Board Members:

Enclosed is a copy of the purchase agreement between Mrs. Julia Luft and William Brown, received June 16, 2015. The agreement states that Mr. Brown is entitled to all rights, title, and interest in the escrow account held by the Town of Warwick in the amount of \$2,863.75. The Planning Department is asking the board to rescind Town Resolution #R2015-147 to refund escrow balance back to Mrs. Luft. Mrs. Luft has agreed to mail voided check back to the town.

Sincerely,

Connie Sardo  
Secretary

cc: Joanne Wilcox, Bookkeeper  
Michael Sweeton, Supervisor  
Meg Quackenbush, Town Clerk  
Jay Myrow, Town Attorney  
Julia Luft, Applicant

Encl.

**#R2015-147 AUTHORIZATION OF ESCROW REFUND – JULIA LUFT**

**Motion Councilman Gerstner, seconded Councilman DeAngelo to adopt a resolution to authorize a refund in the amount of \$2,863.75, the balance of the escrow for SBL# 26-1-110, to Planning Board applicant Julia Luft, as per the recommendation of the Planning Board Secretary; letter dated May 29, 2015. Motion Carried (4 ayes, 0 nays, 1 absent – Councilman Shuback absent) Supervisor declared this resolution duly adopted.**

**ASSIGNMENT OF PLANS AND SPECIFICATIONS**

**KNOW THAT, MASANDA-LUFT PROPERTIES, LLC**, a New York limited liability company with an address at 84 Blooms Corners Road, Warwick, New York 10990 (“Assignor”), in consideration of TEN (\$10.00) DOLLARS paid by **NEWPORT BLOOM, LLC**, a New York limited liability company with an address at 68 Prices Switch Road, Warwick, New York 10990, (“Assignee”), hereby assigns unto the Assignee, the following:

All architectural and construction plans, specifications, surveys permits, approvals, contracts, engineering and environmental reports, and all other documents, plans, specifications, reports and agreements pertaining to the subdivision application of Assignor to the Town of Warwick Planning Board, prepared and submitted by Kirk Rother, PE and Jeffrey W. Donnellon, LS, for the property 4 Newport Bridge Road, Warwick, New York 10990 conveyed this date by Assignor to Assignee, together with all rights, title and interest in the escrow account held by the Town of Warwick having a current balance of \$2,863.75.

**TO HAVE AND TO HOLD THE SAME** unto the Assignee and to the successors and assigns of the Assignee forever.

**IN WITNESS WHEREOF**, the Assignor has duly executed this Assignment this 27<sup>th</sup> day of August, 2014.

MASANDA-LUFT PROPERTIES, LLC

By: \_\_\_\_\_

Julia Luft, Member

**RECEIVED**  
JUN 16 2015  
Town of Warwick

RECEIVED

JUN 16 2015

BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS Town of Warwick

THIS INDENTURE made the 27<sup>th</sup> day of August two thousand fourteen,

BETWEEN **MASANDA-LUFT PROPERTIES, LLC**, a New York limited liability company having an address of 84 Blooms Corners Road, Warwick, New York 10990, party of the first part, and **NEWPORT BLOOM, LLC.**, a New York limited liability company having an address of 68 Prices Switch Road, Warwick, New York 10990, party of the second part,

WITNESSETH that the party of the first part, in consideration of ONE AND 00/100 (\$1.00) DOLLARS, lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Warwick, County of Orange and State of New York and being more particularly bounded and described on Schedule "A" attached hereto.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

BEING the same premises conveyed to the party of the first part by deed from D. Kenneth Luft and Julia D. Luft, dated October 15, 1999 and recorded in the Orange County Clerk's Office on December 27, 1999 in Liber 5211 at page 124.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

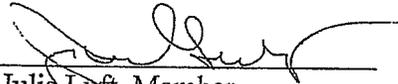
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

(The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.)

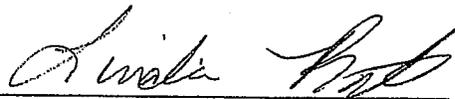
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

MASANDA-LUFT PROPERTIES, LLC

By:   
Julia Luft, Member

STATE OF NEW YORK     )  
  ) ss.:  
COUNTY OF ORANGE    )

On the 27<sup>th</sup> day of August, in the year two thousand fourteen before me, the undersigned, a Notary Public in and for said State personally appeared Julia Luft personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument the individual or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

Linda Rankin  
Notary Public, State of NY  
No. 01RA5060258  
Qualified in Orange County  
Commission Expires May 20 2018

RECEIVED  
JUN 16 2015  
Town of Warwick

*Joanne M. Wilcox*  
725 Eatontown Rd., Port Jervis, NY 12771  
(845) 355-6608

*June 22, 2015*

Supervisor Michael P. Sweeton  
Councilman James E. Gerstner  
Councilman Marion F. Shuback  
Councilman Floyd T. DeAngelo  
Councilman Russell J. Kowal  
Town Clerk Marjorie L. Quackenbush

Dear Town Board Members:

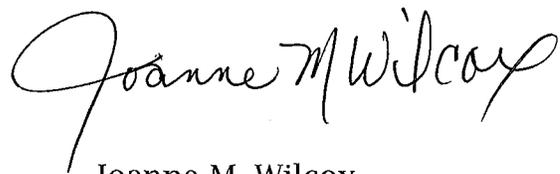
I would like to respectfully submit my request to retire from my position as Bookkeeper in the Town of Warwick's Supervisor's office.

It has been a pleasure and honor to work for the Town of Warwick for the last 25 years. My experiences here have provided me with many wonderful memories, which I will carry with me forever.

I respectfully request my retirement date to be December 31, 2015. This will be my last day of work with the Town, thereby allowing me to retire under our present CSEA contract, and to take advantage of the Town of Warwick's generous retirement incentive, which requires a six month notification period.

I would like to thank all of you for creating a professional work environment which I have been very proud to be a part of.

Sincerely,

A handwritten signature in black ink that reads "Joanne M. Wilcox". The signature is written in a cursive, flowing style.

Joanne M. Wilcox

**Subject:** Re: Resignation from the Board of Assessment Review

**From:** "Tom & Marcia" <mtsaff@warwick.net>

**Date:** 6/16/2015 1:13 PM

**To:** "D Eurich" <daeurich@warwick.net>

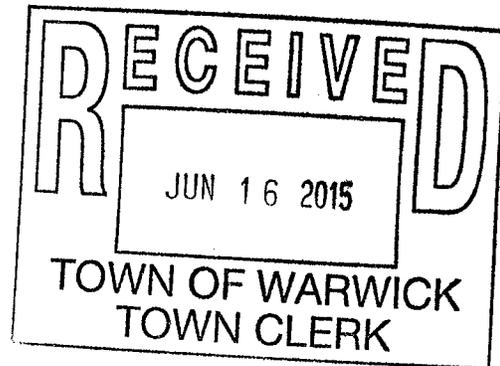
Dear Ms. Eurich:

I would like to give notice that I am hereby resigning from the Town of Warwick Board of Assessment Review as of June 16<sup>th</sup>, 2015.

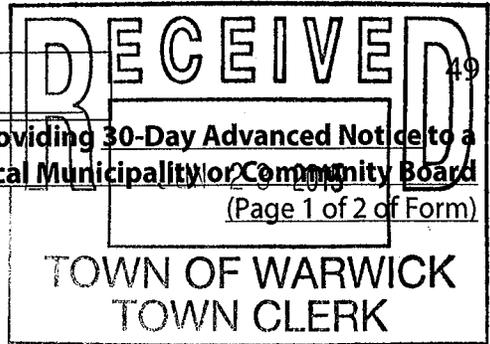
I would like to thank you and the town for the many years of allowing my to work with this group. It was a pleasure and honor to serve my community with this service.

Sincerely,

Marcia Saffioti  
[Marcia.saffioti@gmail.com](mailto:Marcia.saffioti@gmail.com)  
845-988-7745



OFFICE USE ONLY  
 Original     Amended    Date



State of New York  
 Executive Department  
 Division of Alcoholic Beverage Control  
 State Liquor Authority

**Standardized NOTICE FORM for Providing 30-Day Advanced Notice to a Local Municipality or Community Board**  
 (Page 1 of 2 of Form)

1. Date Notice was Sent: (mm/dd/yyyy)

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License

- New Application     Renewal     Alteration     Corporate Change

**This 30-Day Advance Notice is Being Provided to the Clerk of the following Local Municipality or Community Board**

3. Name of Municipality or Community Board

**Applicant/Licensee Information**

4. License Serial Number, if not New Application:     Expiration Date, if not New Application:

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village:  ,NY    Zip Code:

9. Business Telephone Number of Applicant/Licensee:

10. Business Fax Number of Applicant/Licensee:

11. Business E-mail of Applicant/Licensee:

**For New applicants, provide description below using all information known to date.  
 For Alteration applicants, attach complete description and diagram of proposed alteration(s).  
 For Current Licensees, set forth approved Method of Operation only.  
 Do Not Use This Form to Change Your Method of Operation.**

12. Type(s) of Alcohol sold or to be sold: ("X" One)     Beer Only     Wine & Beer Only     Liquor, Wine & Beer

13. Extent of Food Service: ("X" One)     Restaurant (Sale of food primarily; Full food menu; Kitchen run by chef)     Tavern/Cocktail Lounge/Adult Venue/Bar (Alcohol sales primarily; Meets legal minimum food availability requirements)

14. Type of Establishment: ("X" all that apply)

Recorded Music     Live Music     Disc Jockey     Juke Box     Karaoke Bar     Stage Shows  
 Patron Dancing (small scale)     Cabaret, Night Club (Large Scale Dance Club)     Catering Facility  
 Capacity of 600 or more patrons     Topless Entertainment     Restaurant     Hotel  
 Recreational Facility (Sports Facility/Vessel)     Club (e.g. Golf Club/Fraternal Org.)     Bed & Breakfast  
 Seasonal Establishment

15. Licensed Outdoor Area: ("X" all that apply)

None     Patio or Deck     Rooftop     Garden/Grounds     Freestanding Covered Structure  
 Sidewalk Cafe     Other (specify):

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

State of New York  
 Executive Department  
 Division of Alcoholic Beverage Control  
 State Liquor Authority

**Standardized NOTICE FORM for Providing 30-Day Advanced Notice to a Local Municipality or Community Board**  
 (Page 2 of 2 of Form)

16. List the floor(s) of the building that the establishment is located on:
17. List the room number(s) the establishment is located in within the building, if appropriate:
18. Is the premises located with 500 feet of three or more on-premises liquor establishments?  Yes  No
19. Will the license holder or a manger be physically present within the establishment during all hours of operation?  Yes  No
20. Does the applicant or licensee own the building in which the establishment is located? ("X" One)  Yes (If Yes SKIP 21-24)  No

**Owner of the Building in Which the Licensed Establishment is Located**

21. Building Owner's Full Name:
22. Building Owner's Street Address:
23. City, Town or Village:  State:  Zip Code:

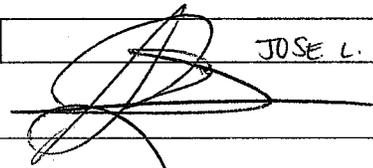
**Attorney Representing the Applicant in Connection with the Applicant's License Application Noted as Above for the Establishment Identified in this Notice**

25. Attorney's Full Name:
26. Attorney's Street Address:
27. City, Town or Village:  State:  Zip Code:
28. Business Telephone Number of Attorney:
29. Business Email Address of Attorney:

I am the applicant or hold the license or am a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

30. Printed Name:  Title:

Signature: X 

# TOWN OF WARWICK



132 KINGS HIGHWAY  
WARWICK, NEW YORK 10990

PLANNING DEPT.

(845) 986-1127

EXT 261, 259

ATTORNEY

EXT 239

ENGINEER

EXT 275

FAX NO.

(845) 987-9644

June 15, 2015

Town of Warwick  
Town Board  
132 Kings Highway  
Warwick, New York 10990

Re: Planning Board Applicant, St. Stephens Church -Escrow Refund Request

SBL# 42-1-35.222

Dear Town Board Members:

Enclosed is a letter from Planning Board applicant, St. Stephens Church, received June 11, 2015 requesting a refund on the remaining balance of their escrow in the amount of \$1,446.55. Final maps were signed on August 12, 2010. 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

By: JPB

Ted Pink/Greenplan

Planning Board Engineer

Laura Barca

Laura Barca/HDR

Planning Board Attorney

JPB

John Bollenbach, Esq.

Please release and mail the balance of the escrow back to St. Stephens Church, 75 Sandfordville Road Warwick, N.Y. 10990.

Sincerely,

Connie Sardo

Connie Sardo  
Planning Board Secretary

cc: Joanne Wilcox, Bookkeeper  
Michael Sweeton, Supervisor  
Meg Quackenbush, Town Clerk  
Jay Myrow, Town Attorney  
St. Stephens Church, Applicant

Encl.

# Town of Warwick

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

## ESCROW LEDGER REPORT

Application #: 20090009      Application Date: 2/25/2009  
Master Parcel: 42-1-35.222      Type of Project: SITE PLAN & SPEC USE PERMIT &  
Project: Saint Stephens  
Location: WEST ST EXT & CO HWY  
Applicant: ROMAN CATHOLIC CHURCH      845-986-4028  
75 SANFORDVILLE RD  
WARWICK NY 10990

St. Stephens Parish Ball Field SBL#	Parish Ball Field Site Pl & Spec Use #TAO-899				
--DATE--	--DESCRIPTION--	TRANS	AMT CHG	AMT PAID	BALANCE
2/26/2009	Escrow Ck# 337	PAID		3100.00	
3/15/2009	Greenplan Inv# 4970	CHG	105.00		
3/19/2009	Tectonic Inv# 196582	CHG	83.10		
3/30/2009	JDB ATTY INV# 1727	CHG	92.50		
4/20/2009	Tectonic Inv# 197454	CHG	515.20		
4/24/2009	Greenplan Inv# 4994	CHG	420.00		
5/4/2009	JDB ATTY INV# 1767	CHG	185.00		
5/15/2009	Greenplan Inv# 5011	CHG	210.00		
5/21/2009	Tectonic Inv# 0198483	CHG	179.20		
6/4/2009	JDB ATTY INV# 1806	CHG	138.75		
6/11/2009	Tectonic Inv# 0198829	CHG	123.20		
6/15/2009	Greenplan Inv# 5037	CHG	455.00		
6/24/2009	Escrow ck# 351	PAID		2383.75	
7/7/2009	JDB ATTY INV# 1834	CHG	46.25		
10/4/2009	JDB ATTY INV# 1916	CHG	370.00		
10/6/2009	Tectonic Inv# 0201949	CHG	112.00		
10/31/2009	JDB ATTY INV# 1938	CHG	46.25		
10/31/2009	Tectonic Inv# 0202619	CHG	112.00		
2/1/2010	JDB ATTY INV# 2016	CHG	138.75		
2/15/2010	Greenplan Inv# 5222	CHG	70.00		
2/15/2010	HDR INV# PB013	CHG	402.50		
4/15/2010	Greenplan Inv# 5254	CHG	105.00		
5/5/2010	JDB ATTY INV# 2095	CHG	46.25		
8/15/2010	Greenplan Inv# 5336	CHG	35.00		
9/2/2010	JDB ATTY INV# 2198	CHG	46.25		
TOTAL:			\$4,037.20	\$5,483.75	\$1,446.55



ORANGE COUNTY  
DEPARTMENT OF PUBLIC WORKS

MS  
TB

Christopher Viebrock, P.E.  
Acting Commissioner

Steven M. Neuhaus  
County Executive

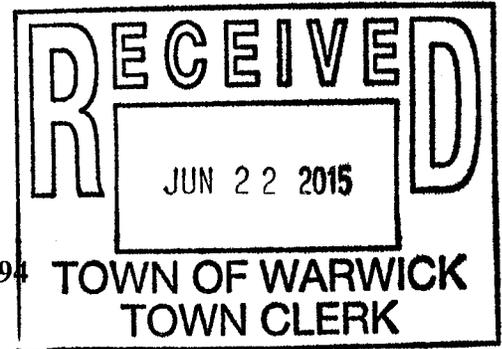
P.O. Box 509, 2455-2459 Route 17M  
Goshen, New York 10924-0509  
[www.orangecountygov.com](http://www.orangecountygov.com)

TEL (845) 291-2750

FAX (845) 291-2778

ROAD CLOSING NOTICE

EDENVILLE ROAD  
(COUNTY ROAD No. 1A)  
BETWEEN WEST ST. & NYS RTE. 94  
TOWN OF WARWICK  
COUNTY OF ORANGE



The undersigned Acting Commissioner of Public Works of the County of Orange does hereby close all that portion of County Road No. 1A (Edenville Road.) in the Town of Warwick, Orange County, New York. **BEGINNING** at a point approximately 2,050 feet south of the intersection of County Road No. 1A (Edenville Rd.) and West Street and runs **THENCE** in a southerly direction along said County Road No. 1A (Edenville Rd.) approximately 300 feet (0.06 miles) to a point approximately 3500' north of N.Y.S. Rte. 94, for the purpose of allowing the New York, Susquehanna and Western Railway, its agents or contractors, to excavate, repair, pave and do all such work as required in connection with the "Railroad Crossing Improvements" on said County Road. Said closing being effective by the conspicuous posting of "Road Closed" signs on or about June 29, 2015.

Said county road will be closed to all through traffic for a period of approximately Five (5) days in accordance with the provisions of Section 104 of the Highway Law. Appropriate traffic control devices, in accordance with the provisions of the National Manual of Uniform Traffic Control Devices (MUTCD), and the New York State Supplement, will be in place and detour routes will be prominently marked. In the case of inclement weather or other unforeseen problems, this period of time may be extended as needed.

Normal through traffic using this portion of County Road No. 1A (Edenville Rd.) should use alternate routes or signed detour routing that will utilize West Street and N.Y.S. Rt. 94.

DATED: June 17, 2015

Christopher Viebrock, P.E.  
ACTING COMMISSIONER

**Detour Directions for CR. 1A (Edenville Rd.), Town of Warwick:**

**Traveling South on County Road No. 1A (Edenville Rd.):**

1. At the intersection of County Road No. 1A and West Street, turn left onto West Street and proceed easterly for approximately 1.2 miles to N.Y.S. Rte. 94
2. Turn right onto N.Y.S. Rte. 94 and proceed southerly for approximately 1.1 miles to County Road No. 1A

(End of Detour)

**Traveling North on N.Y.S. Rte. 94:**

1. At the intersection of N.Y.S. Rte. 94 and County Road No. 1A (Edenville Rd.), continue straight on N.Y.S. Rte. 94 and proceed northerly for approximately 1.1 miles to the intersection of N.Y.S. Rte. 94 and West Street
2. Turn left onto West Street and proceed westerly for approximately 1.2 miles to the intersection of County Road 1A

(End of Detour)

41 Warwick Estate Dr

Pine Island, NY 10969

845-258-4270

To The Warwick Town Board,

I have been a member of the Pine Island Recreation Board for the last few years. I understand my appointment will expire this July. I would appreciate you renewing my appointment.

Thank you for your attention to this matter.

Nancy Moriarty-Scheinert

A handwritten signature in black ink that reads "Nancy Moriarty-Scheinert". The signature is written in a cursive style with a large, looping 'N' and 'S'.

RECEIVED  
JUN 22 2015  
TOWN OF WARWICK  
SUPERVISOR'S OFFICE

May  
for resolutions



**Polish Legion of American Veterans  
Post 16  
P.O. Box 16  
16 Legion Road  
Pine Island, NY 10969**

June 22, 2015

Mr. Michael Sweeton Supervisor  
Town of Warwick  
132 Kings Highway  
Warwick, New York 10990

The Polish Legion of American Veterans Post #16 a non-profit organization would like you to consider a waiver of the Fire Inspection fee of \$125.00.

Thank you for your time.

Sincerely,

  
Wayne Miller Commander