

# KUIKEN BROTHERS COMPANY INC.

RESIDENTIAL & COMMERCIAL BUILDING MATERIALS *Since 1912*

REMIT PAYMENT TO:  
Kuiken Brothers Company, Inc  
P.O. Box 1040  
Fair Lawn, NJ 07410  
Tel 201.796.2082

FAIR LAWN, NJ  
201.796.2082  
EMERSON, NJ  
201.262.6666

WANTAGE, NJ  
973.875.5106  
MIDLAND PARK, NJ  
201.652.1000

ROSELAND, NJ  
973.226.5700  
SUCCASUNNA, NJ  
973.968.7700

GARFIELD, NJ  
973.772.0044  
WARWICK, NY  
845.986.2255

INFO@KUIKENBROTHERS.COM | WWW.KUIKENBROTHERS.COM

SOLD TO  
TOWN OF WARWICK-D.P.W.  
D.P.W.  
132 KINGS HIGHWAY  
WARWICK, NY 10990

SHIP TO  
TOWN OF WARWICK-D.P.W.  
D.P.W.  
132 KINGS HIGHWAY  
WARWICK, NY 10990  
(845) 986-3358

ACCOUNT #	QUOTE #	TERMS		DATE ENTERED	SLSMN	EXPIRATION DATE
040210	6031485	NET 30		10/21/16	HSE06	10/31/16
ORDERED		U/M	DESCRIPTION	PRICE	AMOUNT	
			**** QUOTE ****			
162		PC	6 X 6 16' #2 SYP PRESSURE TREATED 6616PT	47.560	7704.72*	
24		EA	8 X 8 16' #2 PT SPO	133.486	3203.66*	
1300		EA	1/2 X 16 GALV CARRIAGE BOLTS SPO	2.419	3144.70*	
1300		EA	1/2 X 18 GALV CARRIAGE BOLT SPO	2.984	3879.20*	
1300		EA	1/2" GALVANIZED HEX NUT 12GHN	0.210	273.00*	
1300		EA	1/2" GALV FLAT WASHER 12GFW	0.200	260.00*	
			Note: It is the responsibility of the contractor to verify all quantities, sizes and specifications. This is our interpretation only.			
			Total \$ 3,677.70 Fasteners			
			Total \$ 10208.38 Lumber			
October 24, 2016 10:40:30 OT:SE1					MERCHANDISE	18465.28
					OTHER	0.00
					TAX	0.00
					FREIGHT	0.00
					TOTAL	18465.28

\*\*\*\*\*  
\* quote \*  
\*\*\*\*\*

06  
PAGE 1 OF 1

X  
RECEIVED BY



TOWN OF WARWICK DPW  
132 KINGS HWY  
Warwick, NY 10990-3152  
ATTN: Brian

Phone:  
Fax:  
Contract No: PC67227 Award # 22918

Account #: NHNY1594  
Quote #: 87673  
Job #:

Due Date:  
Expiration Date: 11/24/2016  
PO #:

Line No	Part #	Customer Part #	Description	Quantity	Price/C	Extended Price
1	0144111		1/2-13X16 CB HDG 1/2"-13 x 16" Hot Dipped Galvanized Finish ASTM A307 Grade A Round Head Carriage Bolt	1,300	\$159.3200	\$2,071.16
2	36709		1/2"-13 Hex Nut Galv 1/2"-13 Hot Dip Galvanized Finish Grade A Finished Hex Nut	1,300	\$13.7000	\$178.10
3	33184		1/2 USS F/W Galvaniz 1/2" x 1.375" OD Low Carbon Hot Dipped Galvanized Finish Steel USS General Purpose Flat Washer	1,300	\$14.3800	\$186.94
4	0189434		1/2-13x18 CB G 1/2"-13 x 18" Hot Dipped Galvanized Finish ASTM A307 Grade A Head Carriage Bolt	1,300	\$175.2800	\$2,278.64

USD Total: \$4,714.84

Comments:  
Thank You For The Opportunity

Fasteners  
Bolts, nuts, washers  
Total \$ 2,436.20

Thank you,

FASTENAL  
580 Route 211 East  
Suite # 4  
Middletown, NY 10941  
Phone: (845)692-3278  
Fax: (845)692-6887  
E-mail: NYNEW@stores.fastenal.com



\*Shipping & Handling charges are subject to change.

Roe Brothers Inc.  
 www.roelumber.com  
 P.O. Box 575  
 65 Maple Ave  
 Florida, NY 10921  
 845-651-4025  
 Fax: 845-651-4974



QUOTE

1610-135498 R4 PAGE 1 OF 1

SOLD TO
TOWN OF WARWICK
132 KINGS HIGHWAY
WARWICK NY 10990

JOB ADDRESS
132 KINGS HIGHWAY
WARWICK NY 10990
845-986-3358

ACCOUNT	JOB
TNWARWIC	0
CREATED ON	10/21/2016
EXPIRES ON	11/21/2016
BRANCH	1000
CUSTOMER PO#	
STATION	CNT4
CASHIER	RICHE
SALESPERSON	
ORDER ENTRY	RICHE
MODIFIED BY	RICHE

Family Owned and Trusted  
 Since 1886  
 \*THANKS FOR YOUR BUSINESS\*

Item	Description	D	Quantity	U/M	Price	Per	Amount
SOLUM	<del>NO LUMBER NO RETURNS</del>		<del>162</del>	<del>EACH</del>	<del>46.0000</del>	<del>EACH</del>	<del>7452.00</del>
HF	HILLMAN FASTENERS		1,300	EACH	2.5000	EACH	3250.00
	1/2x18" galv carr bolts						
4811073	GALV.FLAT WASHERS 1/2		26	BX	14.4900	BX	376.74
4810512	GALV HX NUTS USS 1/2-13 50		26	BX	14.9900	BX	389.74
SOLUM	<del>NO LUMBER NO RETURNS</del>		<del>24</del>	<del>EACH</del>	<del>50.0000</del>	<del>EACH</del>	<del>1200.00</del>
<p>Prices are subject to change and ONLY VALID for 10 Days.</p> <p>NONPRO 0.00% EXE: ON FILE</p>							<p>Subtotal 15,068.48</p> <p>Sales Tax 0.00</p> <p>Total 15,068.48</p>

Lumber \$ 11,052.00  
 Fasteners \$ 4,016.48

Signature

NEW HAMPTON LUMBER CO.  
 PO BOX 422 - NEW HAMPTON, NY 10952  
 (845) 374-8012

Page: 1 Date: 10/21/16

PICK TICKET

Ticket No: 77691 1

Customer: CASH

Ship to:

TOWN OF WARWICK  
 DPW  
 BEN ASTORINO

DPW  
 BEN ASTORINO

Line	Quantity	Description	Product	Unit Price	Amount	Tx
1	24 EA	8X9X16' #2 SYP PT STRUCT	108816	126.140 EA	3,027.36	33
2	162 EA	6X6X16' #2SYP .23/EMBEDMENT	106616B	48.920 EA	7,925.04	33
Subtotal					10,952.40	
Total					10,952.40	

*NO  
FASTENERS*

Loaded By \_\_\_\_\_ Received By \_\_\_\_\_

# CATANIA, MAHON, MILLIGRAM & RIDER, PLLC

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(845) 569-4377

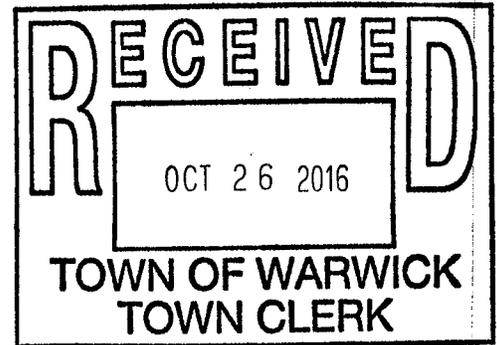
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Writer's E-Mail  
[jfurst@cmmrlegal.com](mailto:jfurst@cmmrlegal.com)

October 25, 2016

**Via E-Mail Only**

Town of Warwick Town Board  
Attn: Supervisor Michael Sweeton  
Warwick Town Hall  
132 Kings Highway  
Warwick, New York 10990



RE: Further Comments on Proposed Zoning Amendments Regarding Campgrounds  
Our File No.: 13835-62340

Dear Supervisor Sweeton and Members of the Town Board:

Our office represents Giora Neeman and we submit these further comments on the proposed zoning amendments (Proposed Local Law # 4 of 2016). As previously noted, Mr. Neeman is a longtime property owner of land located off of Jessup Road within the Town of Warwick. His property shares a 1,900 linear foot boundary with the Black Bear Campground ("BBC"), which is the only campground located within the Town. We submitted comments on October 13, 2016 and also presented testimony at the public hearing the same night. The Town Board agreed to accept written comments up until October 25<sup>th</sup>. This letter amplifies some of our prior written comments regarding the proposed amendments to the Town's campground regulations.

October 25, 2016

Page 2

In short, if the Town permits a longer durational stay at the BBC, it will intensify existing water supply and wastewater treatment issues currently at the campground. For example, 190 campsites, each using 100 gallons of water per day (or even 65 gallons per day as BBC Engineer has represented) plus at least 1,000 gallons of water for the one laundry with 6 washing machines used just 3 times/day per year (20,000 gal/day x 210 days=6,090,000 gal/year). That is more water than is permitted to be taken from 52 acres of land, particularly in light of the fact that the location is already experiencing extremely low water pressure and appears to have a diminishing water supply. Has BBC received special authorization to remove all that water from the ground?

Concomitantly, and of equal importance, the excess water will produce that much more effluent or sewage. With respect to many sites at the campground, no one seems, at this point, to know exactly where the various discharges are going. We do know that some of it has, in the past, been injected, and disposed of, into and onto the Neeman property. In the spring of 2016, a hydro-geologist retained by Neeman inspected a new ponded area of water and found that the ponded area contained chemicals generally not found in nature (e.g. detergents) which have surfaced lower down on the Neeman property for which the only possible source can be BBC's campground operations.

BBC does not have adequate facilities to dispose of all of its sewage. In 2009 or 2010, BBC improperly installed a 1500 gallon septic tank on the Neeman property to receive effluent from unpermitted RV sites. Neeman was forced to commence a proceeding in State Supreme Court in order to enjoin continued use by BBC of that tank and, eventually, secured removal of the illegal septic tank itself. Although BBC subsequently obtained permits from the Town of Warwick (in 2015) to build septic systems and treat effluent from some sites at the campground; most of the approved sewage facilities have not yet been constructed. Indeed, it is our understanding that those permits have already expired. Thus, the BBC has no current plan to handle the waste from most of their campsites. Creating longer durational stays will only exacerbate that problem.

In addition to increasing water usage and sewage disposal, allowing longer durational stays will strain the existing internal road system and internal access to the campsites. This is especially true since it will now be more likely for campers to rent space during the winter time when there is likely to be snow and ice on the roads. The Town's emergency services (Fire, Police, Ambulance) should examine the campground and review the proposed plans with respect to adequate access in order to ensure the protection of the campers' (and publics') general health, safety, and welfare. Temporarily closing the campground for a few months over the winter will avoid many of those safety issues and ensure the durational stay time periods will not be exceeded.

For the above stated reasons, as well as those set forth in our October 13<sup>th</sup> letter, the proposed zoning amendment to allow longer durational stays should be rejected by the Town Board. In addition, the Town Board should re-institute the proposed amendment to decrease the

CATANIA, MAHON, MILLIGRAM & RIDER, PLLC

October 25, 2016

Page 3

maximum density to 1.5 campsites per acre. Finally, we believe language temporarily closing the campgrounds to all guests over the winter months should be included with these proposed amendments.

Very truly yours,



JOHN W. FURST

JWF/1280757

Cc Mr. Neeman  
Town Clerk  
Jay Myrow, Esq.

*Pursuant to IRS Regulations, any tax advice contained in this communication or attachments is not intended to be used and cannot be used for purposes of avoiding penalties imposed by the Internal Revenue Code or promoting, marketing or recommending to another person any tax related matter.*

# TOWN OF WARWICK

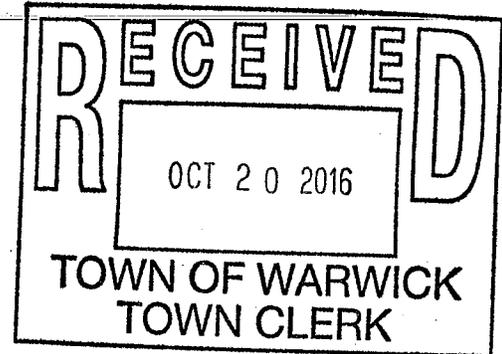


132 KINGS HIGHWAY  
WARWICK, NEW YORK 10990

TOWN HALL TELEPHONE (845) 986-1124  
POLICE DEPT. TELEPHONE (845) 986-3423  
PUBLIC WORKS TELEPHONE (845) 986-3358  
TOWN HALL FAX (845) 986-9908  
SUPERVISOR [supervi@warwick.net](mailto:supervi@warwick.net)  
TOWN CLERK [townclk@warwick.net](mailto:townclk@warwick.net)

October 10, 2016

Michael Sweeton, Supervisor  
Town Board of the Town of Warwick  
132 Kings Highway  
Warwick, NY 10990



Re: Proposed Local Law No. 4 of 2016 - Zoning Amendments  
Planning Board Comments

Dear Supervisor Sweeton and Members of the Town Board:

As requested, the Planning Board has completed a review of the above proposed Amendments to the Town Zoning Law. The amendments have been designed to: a) further modernize the Town's outdated campground regulations from the new provisions added by Local Law No. 4 of 2015; b) recognizes local, state and nationally significant historic resources in the Town and provides for an expansion of economic opportunities for owners of such resources; c) modifies some of the provisions for solar energy that were enacted by Local Law No. 4 of 2015; d) corrects several typographical or grammatical errors in the Zoning Law; e) continues the "grandfathering" of previously approved subdivisions; f) creates an allowance for the keeping of bees on residential parcels; and g) changes the Zoning Map designation for two parcels of land. One parcel is currently within the Rural Zoning District, so that it more appropriately reflects the farming use and is to be placed within the Agricultural Industry Zoning District while the other adds a new parcel to the Agricultural Protection Overlay District to reflect its operating farm activities. The Planning Board does not have any objections to the proposed Zoning Amendments.

Following is the Planning Board's analysis and recommendations, with the Zoning Law's requirements for new Zoning amendments found in Section 164-60.A(1) repeated first in **boldface**:

- (a) **Whether such change is consistent with the aims and principles embodied in this chapter to the particular districts concerned.** The proposed amendments to the Zoning Law for campgrounds applies to the Rural, Mountain and Conservation Zoning districts. The Planning Board agrees with the proposed changes and believes that they are consistent with the aims of not only the Rural District but the Mountain and Conservation districts as well. Since campgrounds are recreational and open space oriented, they can help to maintain the rural and open space character of such districts. The proposed changes will ensure that campgrounds will protect the character of the community.

The changes to the Special Conditions for large scale solar energy installations will ensure that such installations are properly sized for Warwick and do not detract from the rural and agricultural character of the Town. Such changes will also ensure proper removal of the solar installations should that be necessary in the future.

The Preservation of Historic Structures are a common sense approach to protecting irreplaceable resources that should be protected for future generations so that the history of the development of our community is not lost. The features allowing the owners of such properties to obtain relief from the bulk requirements and other matters is simply a recognition that when these structures were built, there was no zoning in place.

- (b) **Which areas and establishments in the Town will be directly affected by such change and in what way will they be affected.** Since there is only one campground in the Town, located in the Rural District, this is the only expected District to be affected by the proposed changes to the Campgrounds.

As far as historic structures is concerned, there are three structures directly affected; two on Hathorn Road and one in the Greenwood Lake area. Additional historic structures will be recognized and encouraged to take advantage of the new allowances, a potential benefit to the property owners.

For large-scale solar installations, none are currently found in the Town but there is one application pending before the Planning Board, which may not be subject to the new rules.

Beekeeping allowances are designed to protect public health by creating maximum

concentration of hives and requiring a minimum setback from property lines, which is especially important in a residential area.

(c) ***The indirect effect of such change on other regulations.*** The Planning Board does not expect there to be any indirect effects to other Town regulations as a result of the adoption of the amendments.

(d) ***The effect of whether such proposed amendment is consistent with and furthers the goals and objectives of the Town of Warwick Comprehensive Plan.*** The Planning Board is of the belief that the proposed Amendments are consistent with and further the goals of the Town's 2008 Comprehensive Plan and 2016 Comprehensive Plan Update. The Comprehensive Plan encourages farming, solar, and open space uses in the Town.

The Zoning Law also requires the Planning Board to make an inquiry and determination concerning the proposed Zoning Map changes found in Section 4 of the proposed Local Law. As proposed, the Map change involves two parcels of land identified as Section 6 Block 2 Lot 85 and Section 31 Block 2 Lot 91.2, owned by Albert Pawliczek and Karen and Kurt Emmerich respectively. The first parcel is approximately 3.7 acres in size and is located at 157 Mt. Eve Road. The landowner has requested a Zoning map change from the Rural (RU) Zoning District to the Agricultural Industry (AI) Zoning District. This parcel is located in the black dirt area of the Town and is currently in agricultural use. According to Orange County Real Property Tax records, the parcel is classified as Land Use Code 130 - mucklands. The second parcel is approximately 31.4 acres in size and is located at 110 Sleepy Valley Road. The property contains an operating tree farm known as the Emmerich Tree Farm. The property is located in the Rural (RU) Zoning District and the landowners have requested that their property also be included within the Agricultural Protection Overlay (AP-O) District Qualifying Area.

The Planning Board agrees that the uses permitted by the proposed changes are appropriate to the areas concerned, no additional public services would likely be needed to serve them, are consistent with the Town Comprehensive Plan including the growth of the Town, and are unlikely to result in either an increase or decrease in the total zoned residential capacity of the Town.

Finally, as noted in the discussion above, the Planning Board has identified one typographical error in the proposed Local Law No. 4 of 2016. On page 2 of the proposed Law, under the "Address" for the Albert Pawliczek parcel Zoning Map change, the correct address for the parcel is 157 Mt. Eve Road. The address listed for the parcel is the landowner's mailing address. To avoid confusion, we believe this typographical error

SOLAR ENERGY SYSTEM, LARGE-SCALE — An active solar energy system that occupies 40,000 square feet or more of surface area and produces energy primarily for the purpose of off-site consumption.

### Section 4. Zoning Map

**Section 164-32 of the Zoning Law entitled "Zoning Map" is hereby amended by adding a new parcel to the Agricultural Protection Overlay (AP-O) District Qualifying Area as follows:**

TAX MAP #(S)	OWNER	ADDRESS
Section 31 Block 2 Lot 91.2	Kurt Emmerich, Karen Emmerich	101 Sleepy Valley Rd.

**Section 164-32 of the Zoning Law entitled "Zoning Map" is hereby amended by re-designating a parcel in the Rural (RU) Zoning District with a new designation in the Agricultural Industry (AI) Zoning District as follows:**

TAX MAP #(S)	OWNER	ADDRESS
Section 6 Block 2 Lot 85	Albert Pawliczek	157 Mt. Eve Rd.

### Section 5. General Regulations

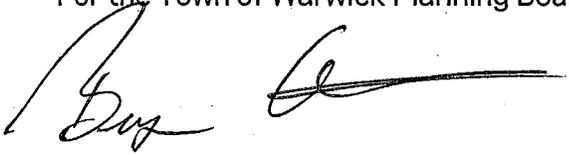
**Section 164-40.G of the Zoning Law entitled "Table of Use Requirements" is hereby amended by replacing Row 41 with a new Row 41 as follows:**

Business Uses	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
41. Hotels and motels, health spas, health resorts, and tourist homes		S (j) (103)	S (j) (103)	S (j) (103)	S (j) (103)			S (j) (53) (81) (97) (103) (124) (127) (131- 137) (145)					

should be corrected so that the proposed Zoning Law reflects the actual 911 address of the parcel.

In conclusion, the Planning Board has made a careful inquiry and determination in regards to the proposed Zoning amendments and has reviewed the potential changes that would result if Local Law No. 4 of 2016 was adopted. The Planning Board's consensus is a positive recommendation to the Town Board to consider adoption of the changes to the Zoning Law.

For the Town of Warwick Planning Board,



Benjamin Astorino, Chairman

On a motion by Dennis McConnell, seconded by Bo Kennedy, and a vote of 5 for, and 0 against, and 0 absent, the Planning Board authorized this letter of recommendation to the Town Board on October 19, 2016.

X

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## **ELECTION INSPECTORS NEEDED FOR ELECTION DAY!**

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**The Orange County Board of Elections is in urgent need of Persons to Work the Polls for the upcoming General Election, November 8, 2016 in all towns throughout Orange County.**

---

**Inspectors are expected to work at their assigned location at 5:15am and work with fellow inspectors to have polls open at 6am. The workers will process the voters throughout this busy election day and will remain in their district until polls close at 9pm. They must assist fellow inspectors with closing procedures. Table Inspectors are paid \$200 for day, and Machine Inspectors are paid \$225 for the day.**

---

**All Inspectors must be a registered voter in Orange County.**

**Training dates are available. See the Schedule below for Table and Machine Inspector opportunities. Any inspectors that attend training is compensated \$25 per class.**

### **Table Inspector Class Schedule:**

**Wednesday, November 2, 2016 - 10:00 AM & 6:00 PM**

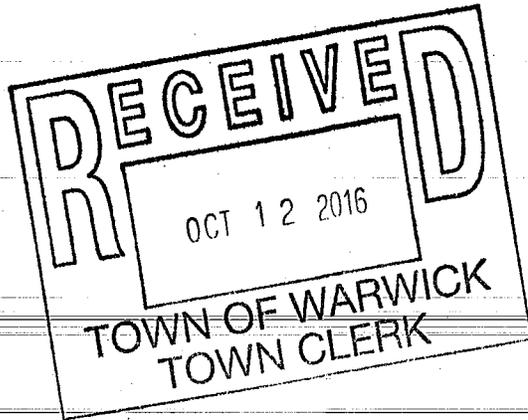
**Saturday, November 5, 2016 - 9:30am**

### **Machine Class Schedule:**

**Tuesday, October 25 - 10:00 AM & 6:00 PM**

**All classes take place at the Board of Elections Office - 75 Webster Ave,  
Goshen, NY**

cc TSD  
T/CS  
Chief



September 28, 2016

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

Dear Mr. Sweeton,

We are writing to you to express our concern with the speed limit on Jessup Road, in particular where our house is located at 213 Jessup Rd and are requesting the Town of Warwick petition the State to complete a traffic study to reduce the speed limit to 30 miles per hour on all of Jessup Rd.

When leaving the Village of Florida to Sunrise Rd, the speed limit is 30 mph. The speed limit then increases to 40 mph, until Sargent Road, and then decreases again to 30 mph until it ends at Pine Island Turnpike. All of Jessup Road should be 30 mph. It doesn't make any sense that the speed limit is higher on our part of the road, the speed limit is too fast and unsafe considering the bends, sight distance issues, curves, and width of the road.

Most of the other roads around Jessup are 30 mph, a much safer speed for our secondary roads. We have a lot of people who walk, run, and ride bikes. I walk on my road almost every day, and every day I have people speeding past me, not slowing down or pulling over. With the speed limit being 40 I know that the speed is exceeded all the time.

How can Route 94 from East Ridge Road until the Village of Warwick be 45mph? That is only 5 mph higher than Jessup Road, it is double yellow line road, and probably twice as wide. Pine Island Turnpike is another road that is 45 mph. It doesn't make sense to me, and I am sure other people in this area would like to see the speed limit lowered.

I would like to thank your staff for taking my information when I came to your office last week, and I would also like to also thank Lt. Maslanka from the Warwick Police Dept. for listening to my concerns and suggesting that I write this letter to you.

Thank you for your time and consideration with this matter.

Sincerely,

*Bruce Hardin*

*Karen Hardin*

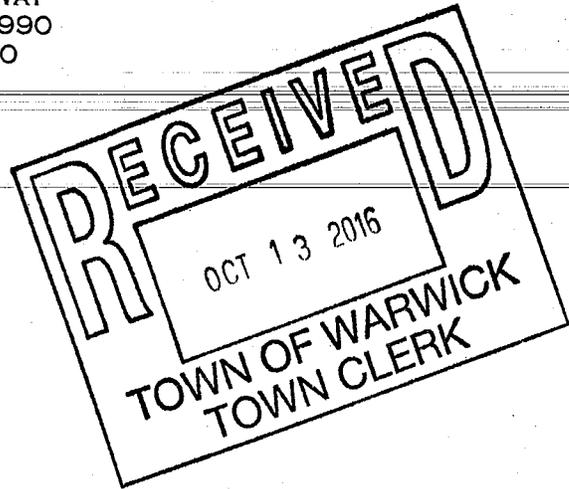
Bruce and Karen Hardin

# TOWN OF WARWICK

DEPARTMENT OF POLICE

132 KINGS HIGHWAY  
WARWICK N.Y. 10990  
(845) 986-5000

THOMAS F. MCGOVERN, JR. N.A.  
CHIEF OF POLICE



11<sup>th</sup> October 2016

MEMO

To: Supervisor Michael Sweeton, Town Board  
From: Chief Thomas F. McGovern, Jr. *TM*  
Re: Budget Deposit

Please accept this check from the Town of Woodbury for Officer Cossentino, in the amount of \$1527.00, for working at the Woodbury Commons and deposit into the Police full time overtime line.

If you have any questions, do not hesitate to contact me.

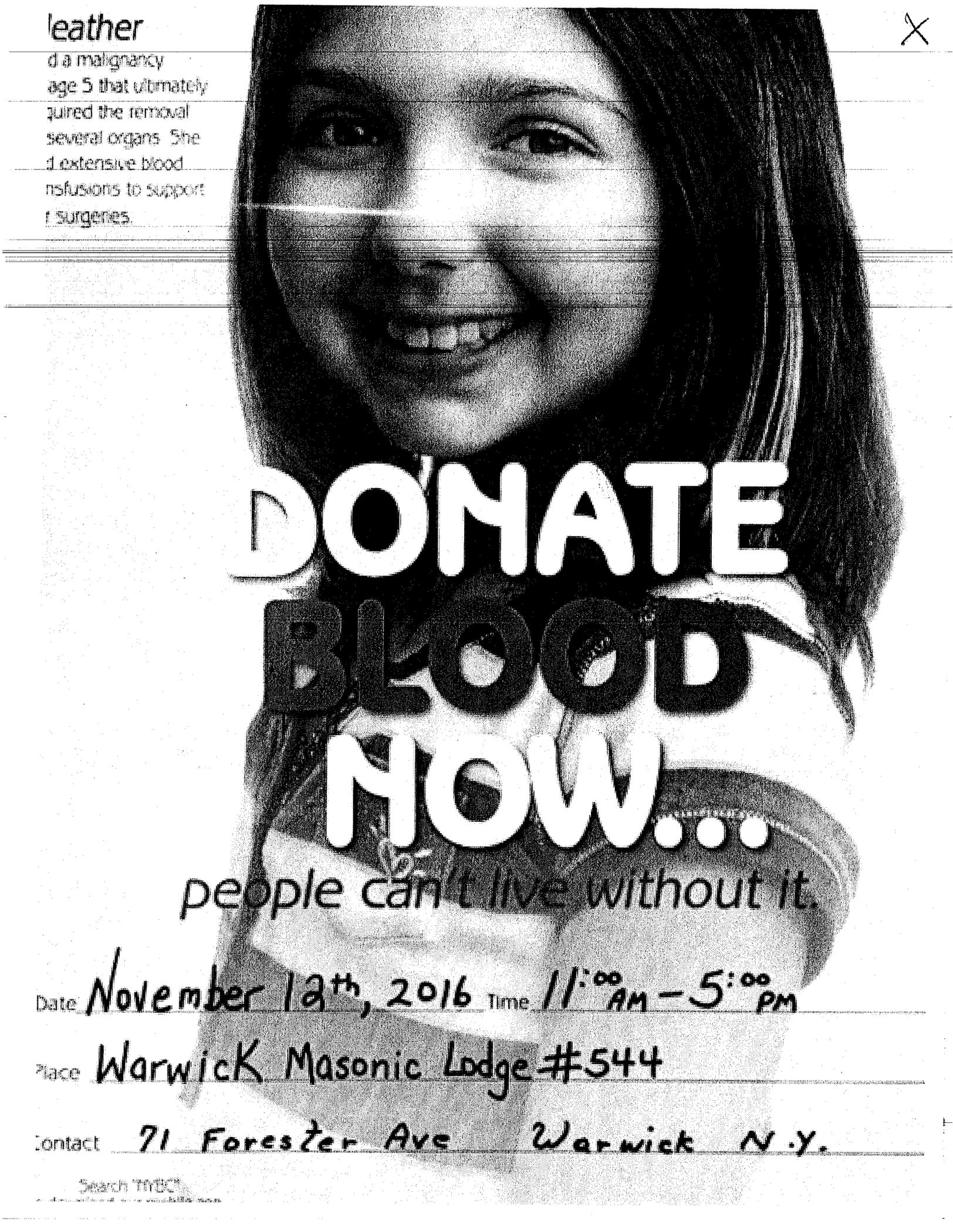
Thank you.

cc: Ana Kanz & Eileen Astorino

TM/km

leather

d a malignancy  
age 5 that ultimately  
ruined the removal  
several organs. She  
d extensive blood  
transfusions to support  
her surgeries.



# DONATE BLOOD NOW...

people can't live without it.

Date November 12<sup>th</sup>, 2016 Time 11:00 AM - 5:00 PM

Place Warwick Masonic Lodge #544

Contact 71 Forester Ave Warwick N.Y.