

The Town retained its original boundaries until 1845, when the northeast corner was cut off to become a portion of the newly-formed Town of Chester. Despite this, Warwick continues to be one of the largest towns in New York State. Prior to 1719, the name "Warwick" was first applied to a large farm, which encompassed thousands of acres and covered much of this area. The land became so well known by that moniker, that naming the Town and Village Warwick was regarded as "natural."

Before the Town was formed, several hamlets existed in the area. Early settlers made use of the Longhouse Creek, building dams and mills and an iron forge, giving Bellvale its start. From the Doublekill, a "fine stream for water-power and mills," emerged New Milford. The community of Florida was established by the middle of the 1700's.

During the 1800's, Amity, Edenville and Pine Island became centers of population in the midst of the surrounding dairy, fruit and vegetable farms. Early settlers in the mountains from Sterling to Cascade were employed in iron mining, charcoal burning and lumbering. Near Mount Adam and Mount Eve, residents found work at local quarries. Greenwood Lake became well-known to hunters and fishermen and evolved into a popular resort and recreation area.

By the mid-20th century, the Town housed three incorporated villages – Warwick (1867), Greenwood Lake (1924) and Florida (1946).

2.3 Topography And Soils

The Town's 1999 Comprehensive Plan divides and identifies Warwick's topography and soil types into three distinct districts: (1) the Ramapo Mountains in the east, (2) the Rolling Hills of central Warwick, and (3) the Black Dirt region to the west. Each of these districts, as described in the Comprehensive Plan, is discussed below:

MOUNTAIN REGION

The Ramapo Mountains are approximately 1,000 feet above the low-lying farmlands in the western area. The highest peak (Taylor Mountain), reaches 1,417 feet above sea level. Nearly 30 percent of the slopes in the mountain region are characterized by a 20 percent or greater incline, making any sizable development extremely difficult as the maximum slope for an all season road is generally considered to be 10 percent.

The two north/south ridges divided by the Greenwood Lake and Trout Brook drainage basins create Warwick's Ramapo Mountain range. Both ridgelines have hiking trails. Hard metamorphic gneiss, granite, and conglomerate as well as a ridge of sandstone, have resisted both historic glacial action and continual wearing by wind and rain to create today's distinct formations.

The mountainous region soils are generally glacial till deposits with frequent rock outcrops, especially in the south. Most soils in the mountains are classified by the U.S. Natural Resources Conservation Service (NRCS) as having severe septic limitations. This limitation is due to steep

slopes and occasional shallow depth to bedrock or a hard fragipan layer. The agricultural value of the Ramapo Mountain region is limited, as only selected soils in the drainage basin, between the two ridgelines, have value for crops. Some of these soils are productive for grass and alfalfa hay, others are good only for pasture land. There are no remaining active farms in this area.

CENTRAL ROLLING HILLS

Central Warwick is dominated by rolling hills with two exceptions: (1) the flat, alluvial plain of the Wawayanda Creek to the east; and (2) isolated mountain peaks to the west. Over 70 percent of this central area has slopes of less than 10 percent. As this is the case, most of the Town's suitable development sites are located in this region.

Although soils are variable, both in terms of drainage and depth to bedrock, they are overall generally well drained and at sufficient depth for development. In some areas, deep pockets of sand or gravel can cause a groundwater pollution hazard. Some soils also have limitations where limestone bedrock is close to the surface. There is concern about Halcyon Lake Calc-Dolomite bedrock because of the possibility of solution cavities in the bedrock. Pollution from septic effluent is a potentially serious hazard.

BLACK DIRT REGION

Historically, the "black dirt" region of Warwick was called the Drowned Land, because of the shallow glacial lake that covered the black dirt area. As the last of the glaciers melted away about 10,000 years ago, most of the lake area was gradually filled in with layers of decaying organic matter, forming a large wetland complex.

The soil in this region is an extremely deep (usually more than 96 inches) organic soil, best suited for farming purposes. Common crops grown in the region are onions, mixed vegetables, and lettuce, as well as sod farming. The poor strength of the soil, potential problems with frost action, and frequent flooding and wetness, severely limit development opportunities. Generally, the communities in the region are confined to the "islands" and the edges of the black dirt area.

2.4 Surface Water and Wetlands

The Town of Warwick has three major lakes: Greenwood Lake, Glenmere Lake, and Wickham Lake, according to the Town's 1999 Comprehensive Plan. The Town houses two drainage basins, and one river, the Walkill, which is located in the southwest area of Town, west of Pine Island. Warwick also houses many wetlands.

2.4.1 Lakes

GREENWOOD LAKE

Greenwood Lake, in the eastern portion of the Town, is the largest lake in Orange County. Located in the upper region of the Passaic River watershed, the lake is an important source of clean water to the Monksville and Wanaque Reservoirs. It also serves as an important environmental, recreational, and economic resource for Warwick, accommodating boating, fishing, and swimming for both residents and tourists. Many marinas and restaurants cater to

Lake users. According to DEC, Greenwood Lake is classified as a “B” waterbody, which means it is suitable for primary and secondary contact recreation, fishing, and fish propagation and survival.

GLENMERE LAKE

Glenmere Lake is an extremely important water supply source, especially for the Village of Florida. The Glenmere Lake dam has had problems in the past, and the lake itself needs dredging to help slow the eutrophication process.

The New York State Department of Environmental Conservation classifies Glenmere Lake as an “AA” waterbody. The best usages of Class AA waters are: a source of water supply for drinking, culinary or food processing purposes; primary and secondary contact recreation; and fishing. The waters shall be suitable for fish propagation and survival.

WICKHAM LAKE

Wickham Lake historically has had problems with algae due to discharge from a nearby sewage treatment plant. With the construction of a new sewage treatment plant that does not discharge directly into the lake, it was anticipated that this would cease being an issue over time. The Town owns the lake and about 13 acres of lakefront lands. Previously some of the lake was owned by the Mid-Orange Correctional Facility, which used the lake as its back-up water supply. According to DEC, Wickham Lake is classified as a “B” waterbody, which means it is suitable for primary and secondary contact recreation, fishing, and fish propagation and survival



2.4.2 Walkkill River

The Walkkill River, a tributary of the Hudson, drains Lake Mohawk near Sparta, New Jersey, and flows to the northeast for more than 90 miles into New York, where it drains into Rondout Creek near Rosendale. The combined flows then reach the Hudson River at Kingston.

The Walkkill River valley rests between the Appalachian Mountains and the northern end of the Blue Ridge. The river flows through the Walkkill River National Wildlife Refuge, the Black Dirt Region, and several Orange County industrial areas, where dams were constructed over time to provide power. According to the Walkkill River National Wildlife Refuge, the Walkkill River is a warm-water fishery where it flows through the refuge. Smallmouth and largemouth bass, pickerel, catfish, and sunfish are the most commonly caught fish. Water levels in the river fluctuate seasonally.

According to the U.S Geological Survey (USGS), USGS has been cooperating with the New York State DEC and the Wallkill River Task Force, on a study aimed at determining streamflow stage and discharge at four sites in the Upper Wallkill River Valley's Black Dirt Region. The Wallkill River Task Force will be collecting Total Suspended Solids (TSS) concentration data at these sites to identify sources and estimate loads of TSS and infer sources of related contaminants.

According to DEC, the Wall Kill River is classified as "C". The best usage of Class C waters is fishing and is suitable for fish propagation and survival. The water quality shall be suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes.

2.4.3 Drainage Basins

Two major drainage basins divide the Town with the he majority of Warwick draining north towards the Hudson River via the Wallkill River. Greenwood Lake and the Sterling Forest area drain southward towards the Passaic River in New Jersey.

2.4.4 Wetlands

Wetlands are transitional areas between water and land plant and animal communities, and often have some of the qualities of both. Wetlands happen when the groundwater occurs near or at the surface, saturating the soil and the root zone of the area's plants. Freshwater wetlands are invaluable resources for flood protection, wildlife habitat, open space, and water resources.

The Town of Warwick has approximately 12.4 acres of wetlands with the most significant wetlands located throughout central Warwick. The larges wetland is located east of Wickham Lake. The New York State Department of Environmental Conservation (DEC) protects and preserves these wetlands and requires that any construction activity that might affect these wetlands (excavation, filling, building obstructions, potential pollution sources, etc.) be regulated, whether or not the activities occur in the wetland itself or impinge upon the protected 100-foot adjacent area.

According to the Orange County Open Space Plan, the Town of Warwick once housed a vast Atlantic white cedar swamp. The swamp (which covered areas of Minisink, Goshen, and Wawayanda in addition to Warwick) was drained over many decades by creating channels leading to the Wallkill River. Trees were logged to clear the swampland and this remaining cleared area with its highly fertile soil is now the farming district known as the Black Dirt Region. Today, per the Orange County Plan, the Town of Warwick houses the only known remnant of the forested swamp ecosystem.

This large, pristine inland Atlantic White Cedar swamp is known as Little Cedar Pond and is located in Sterling Forest State Park according to the Town's Comprehensive Plan. It is recognized as ecologically significant because of rare plant species habitation, especially at the

inland location. While there are a handful of other Atlantic white cedar swamps in the County, this natural community is extremely rare elsewhere in New York State.

2.5 Rare and Endangered Species

According to the New York State Department of Environmental Conservation, Division of Fish, Wildlife, & Marine Resources Natural Heritage Program, there are a number of state listed rare animals, plants and significant habitats located in the Town of Warwick. These species and habitats are recorded as endangered or threatened by New York State.

An endangered species is any native species in imminent danger of extinction in New York or any species listed as endangered by the US Department of the Interior. A threatened species is any species regarded as likely to become an endangered species within the foreseeable future in New York, or listed as threatened by the US Department of Interior. An unlisted status means that the species, while noted as existing in the community, is not listed as either endangered or threatened. While DEC records these habitat areas, the specific location of the species is considered confidential.

Among the species in Warwick (according to its Comprehensive Plan) is the Timber Rattlesnake, a New York State threatened species that is likely to become endangered within the foreseeable future. DEC's Natural Heritage Program has identified at least nine (9) locations where there are Timber Rattlesnake dens in Warwick.

The Town Comprehensive Plan also reports that the Town has had domicile reports of the Bog Turtle and Northern Cricket Frog in the past. The Bog Turtle is an endangered species in New York State while the Northern Cricket Frog is a threatened species.



The Wallkill River National Wildlife Refuge is home to many species identified as threatened, endangered or special concern. The refuge begins in Sussex, New Jersey and ends in Pine Island, New York. There are 48 different identified species in New Jersey that are listed as threatened, endangered, or special concern while in New York the refuge supports 11 species. The Wallkill River National Refuge is home to the federally threatened Bog Turtle.

The following table summarizes the NYS Heritage Program findings:

Table 1: NYS Heritage Program Findings of Species Found in Warwick

Category	Species	NYS Legal Status
Birds	<i>Short-eared Owl</i>	Endangered
	<i>Upland Sandpiper</i>	Threatened
	<i>Northern Harrier</i>	Threatened
Amphibians	<i>Longtail Salamander</i>	Unlisted, Special Concern
	<i>Northern Cricket Frog</i>	Endangered
Dragonflies and Damselflies	<i>Skillet Clubtail</i>	Unlisted
	<i>Arrowhead Spiketail</i>	Unlisted
	<i>Sable Clubtail</i>	Unlisted
Vascular Plants	<i>Davis' Sedge</i>	Threatened
	<i>Atlantic White Cedar</i>	Rare
	<i>Swamp Lousewort</i>	Threatened
	<i>Terrestrial Starwort</i>	Threatened
	<i>Thicket Sedge</i>	Threatened
	<i>Rattlebox</i>	Endangered
	<i>Dwarf Bulrush</i>	Endangered
	<i>Green Parrot's Feather</i>	Endangered
	<i>Carey's Smartweed</i>	Threatened
	<i>Spotted Pondweed</i>	Threatened
	<i>Michaux's Blue-eyed grass</i>	Endangered
Communities	<i>Inland Atlantic White Cedar Swamp</i>	Unlisted
	<i>Rich graminoid fern</i>	Unlisted
	<i>Rich Shrub Fen</i>	Unlisted
	<i>Appalachian Oak hickory Forrest</i>	Unlisted
	<i>Dwarf Shrub Bog</i>	Unlisted
	<i>Hemlock-northern Hardwood</i>	Unlisted
	<i>Highbush Blueberry Bog Thicket</i>	Unlisted
	<i>Chestnut Oak Forest</i>	Unlisted
	<i>Spruce-fir Swamp</i>	Unlisted
<i>Pitch-pine Oak Health Rocky Summit</i>	Unlisted	
Mammals	<i>Eastern Small-footed Myotis</i>	Unlisted, Special Concern
	<i>Allegheny Woodrat</i>	Endangered
Reptiles	<i>Timber Rattlesnake</i>	Threatened
Other	<i>Raptor Winter Concentration</i>	Unlisted
	<i>Bat Colony</i>	Unlisted

Source: New York State Department of Environmental Conservation, division of Fish, Wildlife, & Marine Resources Natural Heritage Program

2.6 Demographic Profile

This section summarizes a number of trends, including population, age, housing, education, income, currently impacting the Town of Warwick. This information is culled primarily from the 2000 U.S. Census of Population and Housing. To document trends, some information from the 1990 Census is included as well. Other sources are cited.

2.6.1 Population

Local population growth or decline is often dependent upon several factors including economic expansion, environmental capacity, housing suitability, age driven needs, and regional desirability. According to the US Census Bureau, the Town of Warwick's population increased from 27,193 in 1990 to 30,764 in 2000. This reflects a 13.1% growth rate, a major increase when compared to the State's 5.5% growth rate, and comparable to the County's 11.0% growth rate during the same period.

ESRI's 2005 population estimates indicate a continuing upward growth trends for the Town (8.4%), the County (9.2%), and the State (2.3%). The 2005 population estimates show a positive growth for the Villages of Florida, Warwick, and Greenwood Lake, at 8.0%, 9.1%, and 1.5%, respectively. The 2010 population projections conducted by ESRI, forecasted that all three areas, the Town, the County, and NYS, would experience positive population growth. A similar trend is visible in the Town's three Villages. See Tables 2 and 3, for additional details.

Table 2: Projected Population Trends

Year	Town of Warwick		Orange County		New York State	
	Number	Growth	Number	Growth	Number	Growth
1990	27,193	NA	307,647	NA	17,990,455	NA
2000	30,764	13.1%	341,367	11.0%	18,976,457	5.5%
2005	33,363	8.4%	372,646	9.2%	19,411,913	2.3%
2010	36,277	8.7%	406,190	9.0%	19,871,975	2.4%
2000-05	2,599	8.4%	31,279	9.2%	435,456	2.3%
2000-10	5,513	17.9%	64,823	19.0%	895,518	4.7%

Source: U.S. Census of Population and Housing, 1990, 2000, and 2003 Estimates. Source for Projections: ESRI Business Information Solutions.

Table 3: Projected Population Trends

Year	(V) Florida		(V) Warwick		(V) Greenwood Lake	
	Number	Growth	Number	Growth	Number	Growth
2000	2,571	NA	6,412	NA	3,411	NA
2005	2,776	8.0%	6,995	9.1%	3,463	1.5%
2010	3,009	8.4%	7,617	8.9%	3,687	6.5%
2000-05	205	8.0%	583	9.1%	52	1.5%
2000-10	438	17.0%	1,205	18.8%	276	8.1%

Source: U.S. Census of Population and Housing, 1990, 2000, and 2003 Estimates. Source for Projections: ESRI Business Information Solutions.

2.6.2 Age Distribution

The percent of population consisting of children (below the age of 18) is similar in the Town of Warwick, NYS, and Orange County. It was further estimated that the 20 – 34 age group makes up less of the total population in the Town (14.9%) than it does in both the County (18.5%) and the State (21.1%). The 35 – 54 age group contributes a significantly larger portion to the Town (36%) than it does to the State (29.7%), with the County falling in between (31.1%). The Town, State, and County all exhibit similar trends with aging populations. In 2000, it was estimated that individuals aged 65 and over represented 11.3%, 10.3%, and 12.9%, respectively, of the Town, the State, and the County population. See Table 4A and Graph 1 for more details.

The Town's three Villages, Warwick, Florida, and Greenwood Lake, show similar growth trends in the percent of population below the age of 18. It was further estimated that the 20 – 34 age group makes up less of the total population in the Village of Warwick (13.8%) than it does in both Greenwood Lake (17.4%) and Florida Village (16.4%). Similar to the Town-wide and County-wide trends, the 35 – 54 age group makes up approximately a third of the total population in each Village (35.5% in Greenwood Lake, 31.8% in Warwick, and 33.3% in Florida). The Village of Warwick, with 18.4%, had the highest percentage of population aged 65 and over. The Villages of Florida, with 12.8%, and Greenwood Lake, with 10.4%, more closely reflected the Town, State, and County percentages described previously. See Table 4B and Graph 1.

The estimated median age in 2000 for the County and the State were comparable, ranging between 34.7 and 35.9. The Town of Warwick's median age, at 38.2, was slightly higher. The Village of Warwick's median age, at 40.0, was the highest, as compared to the Village of Florida (37.9) and Greenwood Lake (37.1).

Table 4A: Comparison of Population by Age - 2000 Census

Age	Town of Warwick		Orange County		New York State	
	Total	%	Total	%	Total	%
0 - 14	7,042	22.9%	83,315	24.4%	3,923,707	20.7%
15 - 19	1,901	6.2%	25,554	7.5%	1,287,544	6.8%
20 - 24	1,154	3.8%	19,938	5.8%	1,244,309	6.6%
25 - 34	3,414	11.1%	43,419	12.7%	2,757,324	14.5%
35 - 44	6,201	20.2%	59,099	17.3%	3,074,298	16.2%
45 - 54	4,858	15.8%	47,221	13.8%	2,552,936	13.5%
55 - 64	2,721	8.8%	27,636	8.1%	1,687,987	8.9%
65 - 74	1,846	6.0%	18,256	5.3%	1,276,046	6.7%
75 +	1,627	5.3%	16,929	5.0%	1,172,306	6.2%
Total	30,764	100.0%	341,367	100.0%	18,976,457	100.0%
Median Age	38.2		34.7		35.9	

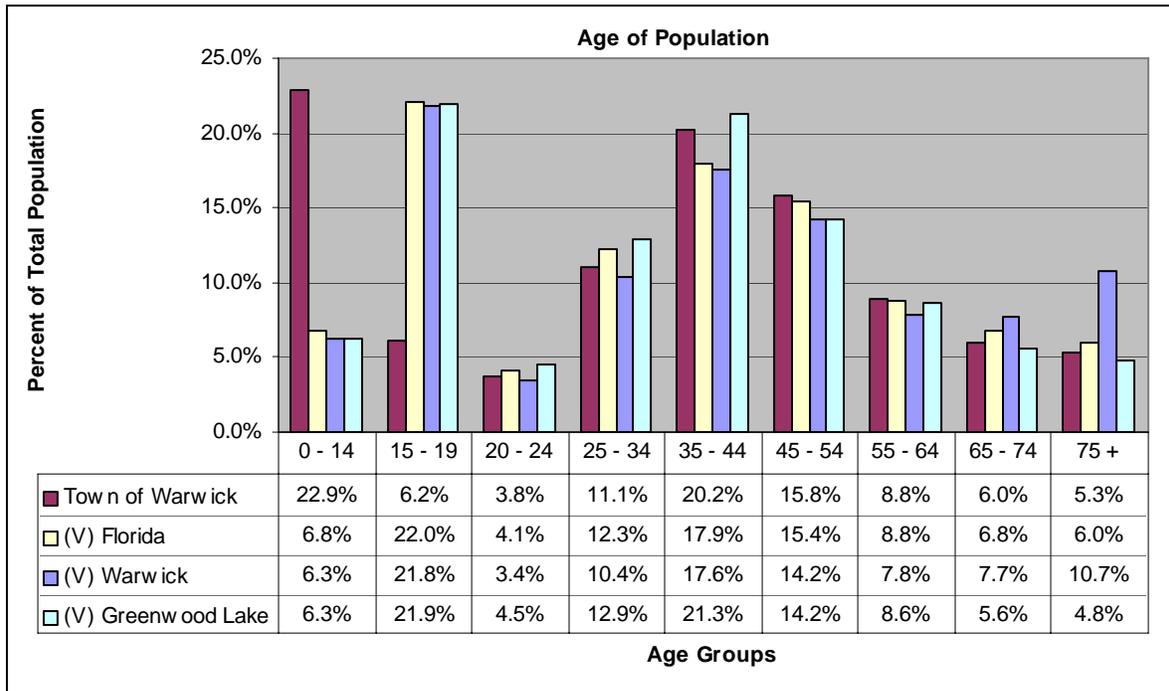
Source: U.S. Census of Population and Housing, 2000.

Table 4B: Comparison of Population by Age - 2000 Census

Age	(V) Florida		(V) Warwick		(V) Greenwood Lake	
	Total	%	Total	%	Total	%
0 - 14	174	6.8%	405	6.3%	215	6.3%
15 - 19	566	22.0%	1,400	21.8%	747	21.9%
20 - 24	105	4.1%	219	3.4%	152	4.5%
25 - 34	315	12.3%	666	10.4%	439	12.9%
35 - 44	461	17.9%	1,128	17.6%	726	21.3%
45 - 54	395	15.4%	910	14.2%	484	14.2%
55 - 64	226	8.8%	503	7.8%	293	8.6%
65 - 74	175	6.8%	492	7.7%	192	5.6%
75 +	154	6.0%	689	10.7%	163	4.8%
Total	2,571	100.0%	6,412	100.0%	3,411	100.0%
Median Age	37.9		40.0		37.1	

Source: U.S. Census of Population and Housing, 2000.

Graph 1: Population by Age Group, 2000



2.6.3 Household Composition

Chart 1 compares the household composition for the Town of Warwick in 1990 and 2000. It was estimated in 2000, that the Town had a total of 10,868 households, of which, 7,957 households, or 73%, were family households, and 2,911, or 27%, were non-family households.

The percentage of family households decreased from 76% of all households in 1990 to 73% in 2000. Most of this decrease is attributed to the decrease in the percentage of married couples families. This group decreased from 66% in 1990 to 62% in 2000. Non-family households, consisting of two or more unrelated individuals living together or individual householders living alone, increased from 24% in 1990 to 27% in 2000.



Of the family households, the percentage of married couples with children decreased slightly from 36% in 1990 to 33% in 2000. The percentage of married couples without children dropped from 31% in 1990 to 28% in 2000. On the other hand, the percentage of single householders with children under the age of 18 increased from 5% to 7%. Single householders without children under the age of 18 remained the same at 5%.

Of the non-family households, the percentage of individuals aged 65 and over living alone in the Town remained consistent at 9%. The share of households consisting of Individuals under the age

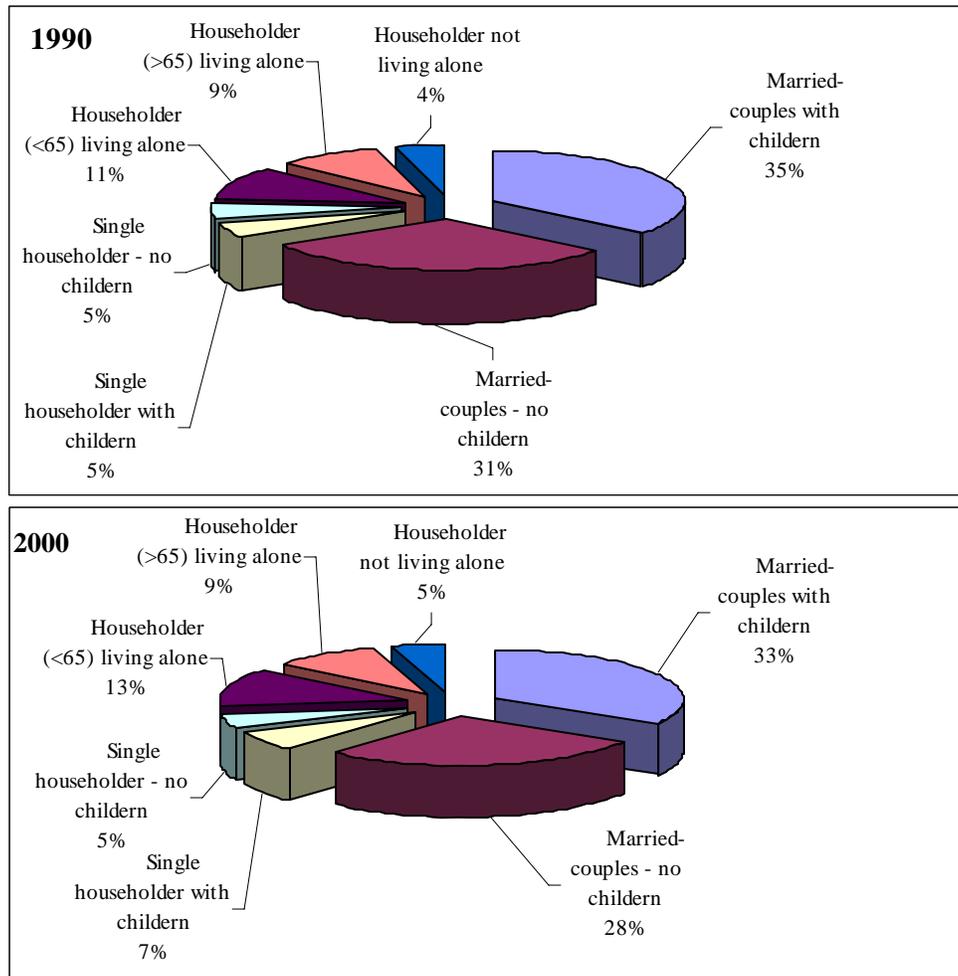


Chart 1: Household Composition in Warwick, 1990 and 2000

of 65 living alone increased from 11% to 13%. Multi-person, non-family households increased from 4% to 5% of all households in the Town.

The average household size for the Town decreased from 2.83 in 1990 to 2.74 in 2000.

2.6.4 Housing

In 2000, it was estimated that the Town of Warwick housing stock consisted of 11,818 homes, of which, 10,868 homes, or 92.0%, were occupied. Of these, 8,495 housing units, or 78.2%, were owner-occupied while the remaining 2,373 or 21.8%, were renter-occupied. (See Table 5). The Town had 950 vacant units (8.0% of its total housing inventory). The Town had 487 homes used

for seasonal or recreational purposes, comprising 4.1% of the total housing stock. This figure was higher than both the State (1.8%) and the County (3.1%).

Orange County's occupancy is slightly higher as compared to the Town and the State. In 2000, 114,788 homes in the County, or 93.5% of its total housing stock, were occupied while 7,966 units, or 6.5%, were vacant. The State had a comparable occupancy rate to that of the Town, with 91.9% occupied units, and only 8.1% of its total housing stock vacant.

Vacant rental properties accounted for a smaller share of all vacant units in the Town (9.4%) as compared to Orange County (21.5%) and NYS (25.5%). Vacant houses listed for sale comprised a larger percentage of vacant units in both the Town (15.5%) and the County (15.0%) than in the State (9.5%). The Town had more than 50% of all its vacant units used for seasonal, recreational purposes, as compared to the County and the State.

Table 5: Housing Inventory, 2000

Characteristics	Town of Warwick		Orange County		New York State	
	Number	%	Number	%	Number	%
Total housing units	11,818	100.0%	122,754	100.0%	7,679,307	100.0%
Occupied housing units	10,868	92.0%	114,788	93.5%	7,056,860	91.9%
Vacant housing units	950	8.0%	7,966	6.5%	622,447	8.1%
<i>Seasonal, recreation, or occasional</i>	487	4.1%	2,215	1.8%	235,043	3.1%
Occupied housing units	10,868	100.0%	114,788	100.0%	7,056,860	100.0%
Owner-occupied housing units	8,495	78.2%	76,959	67.0%	3,739,166	53.0%
Renter-occupied housing units	2,373	21.8%	37,829	33.0%	3,317,694	47.0%
Vacant housing units	950	100.0%	7,966	100.0%	622,447	100.0%
For rent	89	9.4%	1,710	21.5%	158,569	25.5%
For sale only	147	15.5%	1,191	15.0%	59,405	9.5%
Rented or sold, not occupied	70	7.4%	659	8.3%	40,439	6.5%
Migrant Workers	10	1.1%	30	0.4%	750	0.1%
Seasonal, recreation, or occasional	487	51.3%	2,215	27.8%	235,043	37.8%
Other vacant	147	15.5%	2,161	27.1%	128,241	20.6%

Source: U.S. Census of Population and Housing, 2000.

2.6.5 Education

National trends indicate that more and more individuals are attaining higher levels of education, while the number having a high school education or less has been steadily decreasing. When reviewing educational attainment data from Census 2000, it is evident that the trends in the Town of Warwick and Orange County are consistent with these national trends.

In comparing the Town, the County, and NYS, it is clear that NYS had the highest percentage (20.9%) of residents with less than a high school diploma. Orange County falls close to the State

with 18.1% of residents lacking a high school diploma. The Town had the lowest percentage of residents lacking a high school diploma with 14.1%.

In 2000, it was estimated that 59.2% of Town residents had a high school degree and some college education. The County showed a similar trend to that of the Town with 59.4%. The State, at 51.8%, falls slightly behind than both the Town and the County.

The State had the highest percentage (27.4%) of residents with a bachelor's and/or graduate/professional degree than both the Town (26.7%) and the County (22.5%).

Table 6: Educational Attainment, 2000

Attainment Level	Town of Warwick	Orange County	New York State
Less than 9th grade	4.5%	5.6%	8.0%
9th to 12th grade, no diploma	9.6%	12.5%	12.9%
High school graduate	29.7%	31.1%	27.8%
Some college, no degree	22.3%	20.1%	16.8%
Associate degree	7.2%	8.2%	7.2%
Bachelor's degree	15.5%	13.2%	15.6%
Graduate or professional degree	11.2%	9.3%	11.8%
Total	100.0%	100.0%	100.0%

Source: U.S. Census of Population and Housing, 2000.

2.6.6 Income

Table 7 shows a breakdown of household income in the Town of Warwick as compared to Orange County and NYS. Town households earn more, on average, than County and NYS households. The percentage of Town households earning less than \$25,000 was 18.5% in 2000: this compares to 21.6% for Orange County and 29.6% for NYS.

While approximately 21.8% of Town households earned between \$25,000 and \$49,999 in 2000, this figure was higher at both the County (25.7%) and the State (26.2%). County households have a higher percentage (22.2%) of residents earning between \$50,000 and \$74,999 than both Town and State households. This figure is 21.6% for the Town and 18.4% for the State.

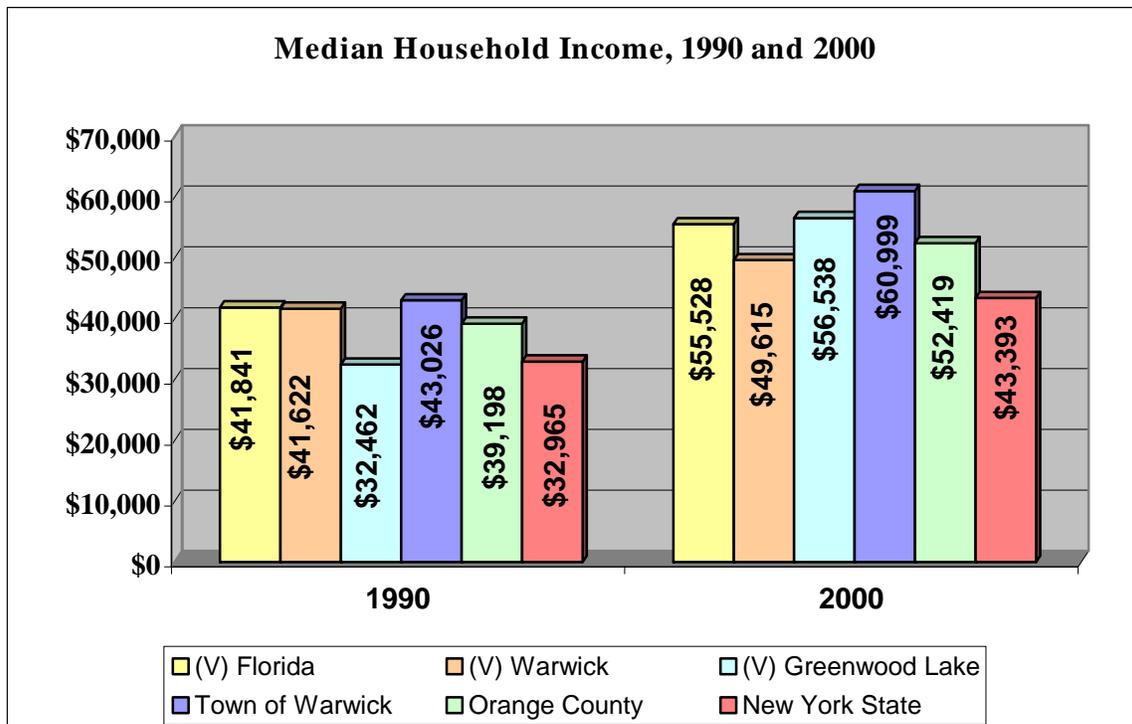
Town households are better off than County and State households in that a larger percentage (38.1%) of residents earn \$75,000 or more. This figure is 30.5% for the County and 25.9% for the State.

Table 7: Household Income, 2000

INCOME IN 1999	(T) Warwick	% Of Total	Orange Co. % Of Total	NYS % of Total
Less than \$25,000	2,011	18.5%	21.6	29.6%
\$25,000 to \$49,999	2,372	21.8%	25.7	26.2%
\$50,000 to \$74,999	2,348	21.6%	22.2	18.4%
\$75,000 to \$99,999	1,787	16.4%	14.4	10.6%
\$100,000 or more	2,355	21.7%	16.1	15.3%
Households	10,873	100.0%	100	100.0%
Median HH Income- 1990	\$43,026		\$39,198	\$32,965
Median HH Income-2000	\$60,999		\$52,419	\$43,393
Median Family Income-1990	\$50,096		\$44,039	\$39,741
Median Family Income-2000	\$70,102		\$60,354	\$51,691

Source: U.S. Census of Population and Housing, 2000.

Graph 2: Median Household Income, 2000



In 1990, median household income was \$43,026 in the Town; \$39,198 in the County; and \$32,965 in NYS. In 2000, there was a significant increase in the median household income of the Town as compared to the County and NYS. In 2000, the Town's median household income increased by 41.8%. Median household income increased in the County by 33.7% and in NYS by 31.6% between 1990 and 2000.

In 1990, median household income was \$32,462 in the Village of Greenwood Lake; \$41,841 in Florida Village; and \$41,622 in Warwick Village. In 2000, there was a significant increase in the median household income of the Village of Greenwood Lake as compared to the Villages of Florida and Warwick. In 2000, the Village of Greenwood Lake's median household income increased by 74.2%, as compared to Florida Village (32.7%) and Warwick Village (19.2%). See amounts in Graph 3.

2.6.7 Current Development Pressure

Orange County has experienced a substantial population growth since 1970, growing by more than 10% just between 1990 and 2000. According to the Warwick Comprehensive Plan, the County's growth is projected to increase by 9.6 percent between 2000 and 2010.

Orange County has been experiencing a significant growth phase in recent years. According to the Orange County Open Space Plan, this growth is driven by several major factors: 1) continuing regional population growth; 2) radial growth from the New York City metropolitan area with Orange County representing the "outer ring of affordable single-family residences"; and 3) the fact that southern neighbors, Rockland, Putnam, and Westchester Counties are approaching full build-out.

While, historically, lack of access to larger employers and population centers, has protected the Town from experiencing rapid growth, this situation has been changing. Major office employers in Westchester County as well as in Morris and Bergen Counties in northern New Jersey, are within a reasonable commuting distance via Interstates 87, 287, and Route 17. The Hudson River Valley, in White Plains and Dutchess County, also houses major employment centers that are easily accessible via the New York State Thruway and Interstates 84/684.

The Town of Warwick with 107 square mile area (including the villages) is the largest town in Orange County and one of the largest in the Hudson Valley. Comprised of a loosely knit group of villages and hamlets, the Town represents a diverse landscape, ranging from mountains in the east, to the flat, black dirt farmland in the west. Warwick is the most populous Town in Orange County, but due to its size, historically has had a lower population density than the County as a whole.

Recent development activity has connected areas of the Town that were previously separated by undeveloped open space or farmland. As reported in the Town's 1999 Comprehensive Plan, newer local and regional development patterns have influenced the location of new housing,

which is now primarily focused adjacent to the existing road network rather than around the Villages. This same trend is visible throughout Orange County.

2.7 Existing Zoning, Land Use, and Land Use Regulations

2.7.1 Zoning Districts

The zoning regulations for the Town of Warwick were amended in their entirety on January 24, 2002 and subsequent amendments have occurred over the past few years. The Town is divided into 12 classes of zoning districts, which are shown on the official zoning map dated January 24, 2002 and amended September 11, 2003. The following is a list of the Town's districts:

AI	Agricultural Industry
RU	Rural
MT	Mountain
CO	Conservation
SL	Suburban Residential Low-Density
SM	Suburban Residential Medium-Density
LB	Local Hamlet Business
OI	Office and Industrial Park
DS	Designed Shopping
SH-F	Senior Housing Floating
TN-O	Traditional Neighborhood Overlay
AP-O	Agricultural Protection Overlay
AQ-O	Aquifer Protection Overlay
RL-O	Ridgeline Overlay
LC	Land Conservation

According to Town of Warwick's Current Zoning Map, the Town's largest zoning district is the Rural District (RU). The purpose of this district is to maintain the Town's historic pattern of rural and agricultural settlements. Large tracts of open space and unspoiled views from the road characterize these settlements. Public parks and playgrounds are allowed in this district by special permit. The majority of the rural district is located in the central portion of the Town, from the shared boundary line with the Town of Chester to the New Jersey border.

Permitted uses for the Rural District include one and two family dwellings, class 1 home occupation, commercial and agricultural operations including raising of field, greenhouse, garden, orchards and nurseries; keeping and raising of cattle, keeping and raising fish or fowl and energy

production involving nonfossil fuel sources and Town of Warwick uses and buildings. A variety of additional uses may be permitted, pending issuance of a special permit.

The Town of Warwick Land Conservation District is the second largest land area. This district is strictly in the western portion of the Town from the Village of Greenwood Lake to Town of Tuxedo border. The purpose of the Land Conservation District is to recognize and provide for the preservation of permanent open space. This district also limits the development on lands under the ownership or control of the Palisades Interstate Park Commission and the National Park Service. The remaining lands in the Land Conservation District are subject to the requirements of the Office and Industry Park District and the Conservation District.

The permitted uses in the Land Conservation District include, one-family dwellings, class 1 home occupations, Town of Warwick uses and buildings. Wireless communication facilities are prohibited unless the provider can demonstrate that adequate coverage cannot be provided in the districts where the use is specially permitted.

The third largest zoning district is the Conservation District. This district is dispersed throughout the Town. There are portions of the district in the eastern part of Town, one section in the north and three areas between the Village of Warwick and the Village of Greenwood Lake. The largest portion of the conservation district is a strip that runs from north to south paralleling the Village of Greenwood Lake and Greenwood Lake.

The purpose of this district is to recognize the environmental sensitivity associated with Mounts Adam and Eve, Warwick, Taylor, and Bellvale Mountains, the Appalachian Trail and significant freshwater wetlands. The district also restricts large-scale development affecting the mountain areas. Public parks and playgrounds are allowed in this district by special permit

Permitted uses in this district include, one-family dwellings, class 1 home occupations, commercial agricultural operations including; raising of field, greenhouse, garden, orchards and nurseries; keeping and raising of cattle, keeping and raising fish or fowl and energy production involving nonfossil fuel sources and Town of Warwick uses and buildings.



According to Warwick’s Zoning Code, the traditional neighborhood overlay district covers lands within the Local Hamlet Business District and the Suburban Residential Low Density District. TN-O Districts, when authorized in accordance with code § 164-47.4, consist of two areas: neighborhood residential and Main Street areas. These areas are intended to provide for the diversity necessary for traditional neighborhood life, while maximizing the interactions among related uses and minimizing the adverse impacts of different uses upon each other. The minimum

size of each neighborhood (excluding greenbelts and other open green periphery areas) is 40 acres, and the maximum size is 200 acres. Larger parcels must encompass multiple traditional neighborhoods, while the Planning Board may reduce the minimum size to 20 acres, where it finds it appropriate to do so. Traditional neighborhoods are not to be designed around arterials.

The purpose of the Ridgeline Overlay District is to guide future development in a manner that protects Warwick's ridgelines, regarded as a "scenic and environmental sensitive area" of the Town, contributing to the Town's rural character. The district calls for development to be "carefully planned and designed to maintain, conserve and enhance the scenic features and views" of the Town. In addition to preserving open space, the ridgeline district will protect important wildlife habitats.

The Ridgeline Overlay District consists of two parts, the RL-O1 and the RL-O2. These districts are located in areas identified in the Town's Comprehensive Plan as important views and scenic roads. The RL-O1 contains areas of Town 600 feet or more above mean sea level located west of the Wawayanda Valley from the Village of Florida south past the Village of Warwick. The RL-O2 district includes areas 700 feet or more above mean sea level east of the Wawayanda Valley from the eastern edge of the Village of Warwick west to the Town of Warwick boundary.

2.7.2 Additional Land Use Regulations

CLUSTER SUBDIVISIONS

According to the Town of Warwick's Zoning Code, cluster subdivisions are when lots and dwelling units are clustered closer together than otherwise possible in a conventional subdivision and where open space is created on the remainder of the property without increasing density for the tract as a whole. The Town's zoning code states that the permitted number of dwelling units is not to exceed the number of units that would be permitted under conventional subdivision design. The Town encourages cluster subdivisions, which are authorized under § 278 of the New York State Town Law, are also referred to as conservation subdivisions or open space subdivisions.

CONSERVATION DENSITY SUBDIVISION

The purpose of the Conservation Density Subdivision according to the Town's Zoning Code is to encourage the preservation of large tracts of open space by affording flexibility to landowners in road layout and design. These subdivisions preserve open space by creating lots that average at least two times the minimum size required in the zoning district. This lower density is maintained forever through the use of permanent conservation easements and other legally binding instruments that run with the land.

To encourage the establishment of these permanent low densities, the Planning Board may reduce road frontage requirements and may allow common driveways built to specific dimensions. In order to approve a conservation density subdivision, the Planning Board must find that the proposed subdivision will maintain or enhance the rural quality of the area and will meet all applicable requirements and conditions, as identified by the zoning and the Planning Board.

These subdivisions require that the lot be at least two times the conventional minimum lot area required and the minimum common driveway frontage must be 15 feet. The zoning code also states that the maximum number of lots using a proposed common driveway shall be six if the common driveway has only one entrance on a public road. If the common driveway has two entrances on a public road, the maximum number of lots using that driveway is 12.

TRANSFER OF DEVELOPMENT RIGHTS

The purpose and intent of transfer of development rights (TDR) according to the Town of Warwick's zoning code is to enable the voluntary transfer of development potential from one parcel to another. TDR makes it possible to limit development in one area (called the "sending district") where there is an important resource, such as active farmland or significant open space, and transfer those development rights to another area (called the "receiving district") where there are little or no impediments to higher density.

Warwick's TDR program is designed to encourage maintenance of agriculture, low-density land use, open space, historic features, critical environmental areas, and other sensitive features. This allows the Town to protect these critical resources while providing a mechanism to compensate sending area landowners for any decrease in land development potential.

The sending district includes lands in the Agricultural Protection Overlay District and the receiving districts include the Suburban Residential Low Density District, the Suburban Residential Medium Density District and the Local Hamlet Business District.

INCENTIVE ZONING FOR OPEN SPACE PRESERVATION

The incentive zoning for open space law, which is consistent with § 261-b of New York State Town Law and the Town of Warwick Comprehensive Plan, allows the Town Board to modify permitted density and area requirements for the specific purpose of preserving open space at a minimum cost to the residents of the Town. To achieve this, an application for open space preservation project must address the following:

- (1) The preservation and enhancement of the site's natural and cultural features.
- (2) The accommodation of land uses and physical site arrangements which are not contemplated under conventional zoning but which would further the Town's land use conservation and development goals.
- (3) The creation of usable open space and recreation lands.
- (4) The preservation of scenic viewsheds, scenic roads, greenway corridors, water resources, forests, meadows, geologic features, environmentally sensitive areas, significant plant and animal habitats, biodiversity, and important ecological resources.
- (5) The provision of a more desirable environment than what would be possible through the strict application of existing zoning regulations.
- (6) The promotion of the general health, safety, and welfare of the Town.

When the Town Board deems open space preservation appropriate, through the rezoning of the land to an Open Space Preservation District, an approval process based on an open space preservation plan replaces the parcel's existing use and dimensional specifications.

CONSERVATION EASEMENTS

According to the Town Zoning Code, the purpose of a conservation easement is to conserve, preserve and protect open space. Proposed easements must have a definite public purpose that benefits the Town and the community as a whole. Determined conservation easements should be preserved in perpetuity or of an "everlasting term."

Proposed conservation easements must conserve, preserve and protect one or more of the following:

- (a) Valuable agricultural or forest land.
- (b) Areas with unique scenic or natural beauty.
- (c) Valuable watercourses, water bodies, freshwater wetlands or aquifer recharge areas.
- (d) Areas with unique geological or ecological character.
- (e) Areas with significant historical, archaeological, architectural or cultural amenities.
- (f) Valuable community recreational areas, greenway corridors, or areas adjacent to such resources.
- (g) Valuable wildlife habitat areas or areas adjacent to wildlife preserves or wildlife corridors.
- (h) Open space areas that preserve scenic vistas or otherwise enhance community character and attractiveness.

Open space areas that determine future land use development patterns within the Town.

2.7.3 Preservation Funding Tools

PURCHASE OF DEVELOPMENT RIGHTS

One of the recommendations that came out of the Town's 1999 Draft Open Space Plan called for the adoption of a Purchase of Development Rights (PDR) Program. Since 2000, the Town has had such a program in place. Since 2002, the three villages in Warwick have also been participating in the program. To date, the PDR program has resulted in \$9.5 million being authorized for open space preservation activities. Distributed among the three school district boundaries, the Greenwood Lake School District has received approximately 20% of the funds, while the Florida School District has been allocated about 15%. The Town has spent about \$5 million of funds collected through PDR, with most of this money being spent on farmland preservation. About 3,500 acres of prime black dirt farmland has been permanently preserved in Warwick.

PROPOSED AGRICULTURAL AND OPEN SPACE PRESERVATION LAW

There is a proposal to adopt an Agricultural and Open Space Preservation Law under discussion in Warwick. This law would require a $\frac{3}{4}$ percent “transfer” tax on all land transfers in the Town. (The first \$100,000 is exempt from the tax; only land transfers of a value exceeding \$100,000 would be taxed.) If this law is adopted, it is anticipated that it will result in an additional \$1 million annually to be used for open space preservation.

2.8 Summary of Existing Land Use

This section of the Warwick Park and Recreation Plan provides an analysis of the existing land use through the use of current Geographic Information System (GIS) data. The *Town of Warwick Existing Land Use Map* was created using 2004 Geographic Information System (GIS) parcel-based Real Property Assessment data from Orange County. Each individual land parcel was assigned a land use category based upon the New York State Real Property Type Classification Codes. Accuracy and completeness of this information is not guaranteed, as the information is only updated on an annual basis. The following land use categories were used to color code all of the *Existing Land Use Map* for this study:

Agricultural – Property used as a part of an operating farm that does not have living accommodations and is used for the production of crops and/or raising of livestock.

Commercial – Property used for hotels, restaurants, automobile services, storage, retail, banks, offices, funeral homes, etc.

Community Services - Property used for schools, libraries, places of worship, cultural facilities, welfare services, hospitals, clinics, government, police, correctional facilities, shelters, cemeteries, etc.

Industrial - Property used for the production and fabrication of durable and non-durable goods, mining, quarrying, etc.

Multi-Family Residential - Property used for apartments, and all types of residential dwellings that have more than two dwelling units.

Public Service - Property used for electric or gas power generation or transmission, public drinking water and water treatment facilities, communications, train, and waste disposal sewer treatment, etc.

Residential - Property used for single-family, year round residences.

Vacant Lands - Property that is not in use, is in temporary use, or lacks permanent improvements.

The Town's development patterns have been greatly influenced by the natural terrain, existing water bodies, road network, state parks and availability of public water and sewer service. The majority of land area in the Town of Warwick is either categorized as residential/possible subdivision, vacant, agricultural, or parks.

Table 8 breaks down the Town properties in to eleven (11) classifications. According to the Orange County Real Property Assessment GIS data, the Town contains 15,222 tax parcels comprising approximately 66,982 acres.

The largest land use category is **Residential/Possible subdivision**, making up 34.98% of the total area, or approximately 23,433 out of 66,982 acres. Family homes are represented all throughout the Town and range from those built prior to 1939, to those constructed in 2004. The land-use category Residential includes one, two and three-family residences, mobile homes, residential-multi-purpose/multi-structural, estate residences, seasonal residences, rural residence with acreage and apartments.

The second largest land use category is **Vacant Land**. Vacant Land classification totals approximately 22% of the total land area, or about 14,733 acres. This high Vacant Land area is attributable, in part, to the government's ability to protect open space and natural areas.

Properties assessed as **Agricultural** is the third largest land area and covers approximately 13,786 acres, or 20.58% of the total land within the Town. The largest concentration of Agricultural lands is located in western Warwick, with the remainder evenly dispersed throughout the Town.

As indicated in Table 8, and visible on the Existing Land Use Map, the fourth largest land area consists of **Parks**. This classification represents 12.4% of the total Town area, or 8,314 acres. The Parkland is somewhat scattered throughout the Town and Villages. The most significant area of parks is located in the eastern portion of Town around Greenwood Lake. Some of the recreational opportunities within the Town include Sterling Forest, Veterans Memorial Park, Town of Warwick Park (Union Corners), the County Park in Warwick and the Appalachian Trail.



Table 8: Warwick Land Use Classifications, 2004

Land Use Category	# Acres	% of Total	# Parcels
Agricultural	13,785.60	20.58	785
Water Body	1,101.82	1.64	4
Commercial	797.15	1.19	308
Community Services	1,655.87	2.47	138
Industrial	797.69	1.19	81
Office	16.85	0.03	31
Parks	8,313.72	12.41	107
Public Service	639.75	0.96	103
Residential/possible subdivision	23,432.81	34.98	10,267
Roads	1,708.08	2.55	818
Vacant Land	14,732.83	22.00	2,580
Total	66,982.17	100.0	15,222

Source: Orange County GIS Database, Town of Warwick Real Property Assessment Data, 2004.

Properties that are classified as **Roads** make about 2.5%, or 1,708 acres. This classification includes all the road networks in the Town and Villages.

Property assessed as **Community Services**, makes up 2.47% of the total land area, or approximately 1,656 acres. Properties that are categorized as Community Services include, the Town and Villages government office buildings, the United States Post Office, Fire and Police Stations, School-owned properties, and various religious properties.

Commercially assessed parcels within the Town equal approximately 1.19% of the total Town area, or 797 acres. As expected, the majority of commercial development occurs in each of the three Village with several parcels randomly dispersed throughout the Town.

Properties assessed as **Industrial** make about 1.19% of the total area of Town, or 798 acres. Industrial properties are almost all contained within the established Agricultural Industry Zoning District. The largest Industrial land use is in the very western edge of the Town.

Public Service covers approximately 0.96% of the total land area and 640 acres of the Town. This land use category includes facilities for water supply including land for the accumulation, storage, transmission or distribution of water, telephone facilities, electric transmission and distribution, Sewer Treatment Plants, utility right-of-ways and infrastructure, and railroad properties.

Office assessed properties within the Town are located on only 16.85 acres, which represents 0.03% (rounded to 0.0%), and is the smallest land use category in the Town. According to the

Town of Warwick's Land Use Map, it appears that almost all of the office parcels are located within the Villages boundaries with one parcel located in the Town.

2.9 Transportation

Recreational facilities and parklands should be accessible to its users. The local transportation network and its facilities can have a significant impact on who will use a community's parks and recreational facilities. The Town and Village's primary local access roads are described in the following paragraphs.

2.9.1 Main Roads and Highways

There are several main highways and roads that travel through the Town of Warwick and its three Villages. NYS Route 94 and 17A is a two lane highway that provides north-south access through the Town, running directly through the Villages of Florida and Warwick south to the New York/New Jersey border. The nearest major thoroughfare is US Route 6/NYS Route 17, located north of Warwick in the Town of Chester. It is accessible via NYS Route 17A.

Union Corners Road, also known as County Route 41, is a two-lane road originating at with the County Route 94/NYS Route 17A intersection. CR 41 then continues in a southerly direction until the intersection with County Road 1. Union Corners Park and Union Corners Sports Complex are located directly off of CR 41.

County Route 6 (Pulaski Highway) is a two-lane road located in the western edge of Town. CR 6 runs in a north to south direction until it intersects with CR 1 in Pine Island.

Kings Highway, also known as CR 13, is a two-lane road that runs in a north to south direction from US Route 6 and NYS Route 17 in the Town of Chester. CR 13 travels in the Town of Warwick until it bisects NYS Route 94 and NYS Route 17A in the Village of Warwick. Kings Elementary School, Kings Estates and Airport Park are located off CR 13.

County Lake Road (CR 5) is another two-lane road that runs in a north-south direction. CR 5 allows for direct access to Greenwood Lake Middle School and bisects NYS Route 17A in the Village of Greenwood Lake.

CR 1 is also known as Pine Island Turnpike, Edenville Road, and Pelton Road. This two-lane route travels in an east to west direction from the Town of Warwick's western border to NYS Route 94 just outside the Village of Warwick. Pine Island Park and Warwick Valley Central School are accessible from CR 1.

NYS Route 17A is another west to east route that begins at the intersection of NYS Route 94 in the Village of Warwick. This two-lane road continues east, crossing the Appalachian Trail, through the Village of Greenwood Lake and traveling into the Town of Tuxedo. Legion Field, Helen Kelly Playground, Lions Field and Greenwood Lake Elementary School and Greenwood

Lake Public Beach have access off of NYS Route 17A. NYS Route 210 intersects Route 17A in the Village of Greenwood Lake and travels south to New Jersey.

2.9.2 Pedestrian and Bike Routes

The Town of Warwick’s 1998 Comprehensive Plan states that, in general, pedestrian and bicycle facilities are not provided along arterial roads. The exception to this is West Street Extension, which is not under the jurisdiction of State or County. This permitted the Town to add a four foot lane for non-motorist use in 1996.



On weekends, although several bicycle organizations travel the scenic roads in the Pine Island area, there are no bicycle lanes on these roads to separate vehicles from bicyclists, making travel dangerous. The grant the Town received from Hudson River Greenway Council will provide for an eleven-mile bicycle route in the Pine Island area to relieve the dangerous situation of riding on the road.