

## **AGENDA - TOWN BOARD MEETING**

**August 14, 2025**

**7:00 pm**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
ROLL CALL  
PRESENTATION**

### **ACCEPTANCE OF MINUTES**

1. Regular Meeting – July 10, 2025
2. Regular Meeting – July 31, 2025

### **APPROVAL TO PAY AUDITED BILLS:**

**CORRESPONDENCE:** (Addendum # 1)  
Board's Discussion on Correspondence

### **VISITING OFFICIALS**

### **REPORTS OF BOARDS AND DEPARTMENT HEADS:**

- Police
- DPW (Addendum #2)
- Water / Sewer
- Recreation
- Senior Liaison

### **TOWN BOARD REPORTS**

- Councilman DeAngelo
- Councilman Kowal
- Councilman Mattingly
- Councilman Shuback
- Town Clerk Astorino (Addendum #3)
- Supervisor Dwyer

### **PRIVILEGE OF THE FLOOR (AGENDA ITEMS)**

### **NEW BUSINESS / RESOLUTIONS:** (Addendum #4)

### **PRIVILEGE OF THE FLOOR:** (GENERAL)

**NEXT MEETING:** Thursday, September 11 @ 1:00pm (Workshop @ 11:30am)

### **MOTION TO ADJOURN:**

**Addendum #1**

**CORRESPONDENCE:**

**CONNIE SARDO** – Planning Board Secretary, Town of Warwick. Letter dated July 15, 2025 to the Town Board regarding an escrow refund for Planning Applicant Nuradin Giljic.

**CONNIE SARDO** – Planning Board Secretary, Town of Warwick. Letter dated July 15, 2025 to the Town Board regarding an escrow refund for a withdrawn Planning application from Pine Island Solar.

**LINDA A. ZAPPALA** – Town Clerk, Town of Chester. Letter to the Town Clerk dated July 29, 2025 regarding Introductory Local Law #10 of 2025, A Local Law to conform to the Town Code to the Comprehensive Plan. Public Hearing to be held October 22, 2025 at 6:45 at the Town of Chester Town Hall located at 1786 Kings Highway, Chester, New York.

**ERIKA DENEGA**- Commissioner, Orange County Department of Public Works. Road Closure Notice dated July 29, 2025 informing the Town of road closures at State Line Road & Oil City Road, Town of Minisink & Town of Warwick. Said closing being effective by the conspicuous posting of “Road Closed” signs on or about August 19, 2025 for approximately 18 days.

**JOHN SPRINGER** – Applicant, Fence Road Brewery LLC, 8 Fence Road, Warwick New York. Submitted Standardized Notice Form for Providing 30 Day Advance Notice to a Local Municipality or Community Board.

**MICHAEL DULANEY** – Operations Associate, Office of Senator James Skoufis (NY-42). Email dated August 4, 2025 to the Clerk regarding completion of DASNY review of \$459,000.00 grant awarded to the Town of Warwick for renovations of the Town Police Department.

**LEE SCHULZ** – Email dated July 27, 2025 to the Supervisor regarding the Town of Warwick Planning Board.

**MARISA DOLLBAUM** – Town Clerk, Town of Tuxedo. Town of Tuxedo Notice of continued hearing of Introductory Local Law “Regulation of Cannabis Retail Dispensaries” on August 13, 2025 at 7pm.

**REBECCA SHEEHAN** – Assistant to County Executive, Director of Public Information & Media Relations Orange County Government Center. Email dated July 22, 2025 to the Clerk regarding discounted compost Bins and Rain Barrels to promote greener living.

**GREGORY B. EIBAND** – Project Manager, Orange & Rockland Utilities, Inc. Letter dated July 8, 2025 regarding Orange & Rockland Utilities, Inc. application for Site Plan Approval and Special Permit Construction of electric substation, transmission and distribution circuits 95 John Hicks Drive, Section 46-1-48.21.

**GEDALYE SZAGADIN** – Village Clerk, Palm Tree-Kiryas Joel. Email dated July 18, 2025 to the Clerk regarding Town wide Universal Voting Sites.

**STEVE NICOLAS** –Assessment Board of Review Member, Town of Warwick. Letter dated July 14, 2025 to the Town Board requesting to be re-appointed to the Assessment Board of Review.

**Addendum #1**  
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**REBECCA SHEEHAN** – Assistant to County Executive, Director of Public Information & Media Relations Orange County Government Center. Email dated August 6, 2025 regarding Mosquitoes carrying West Nile Virus found in Greenwood Lake. This is an important reminder that mosquito-borne illnesses like West Nile Virus are present in our region. The Orange County Department of Health is here to keep you informed and safe. They provide the tools, resources, and guidance residents need to prevent mosquitoes from breeding and to reduce the risk of bites to themselves and their families. Residents should always try to protect themselves but especially now that West Nile Virus positive mosquitoes have been detected in the County. Residents should wear appropriate clothing, consider sprays when outdoors, and check their property for any pooling or stagnant water. If found, it should be removed as soon as possible.

Other ways residents can reduce the risk of mosquito bites:

- Minimize outdoor activities between dusk and dawn
- Wear shoes and socks, long pants, and a long-sleeved shirt when you are outdoors for long periods of time, or when mosquitoes are most active
- Consider using mosquito repellent when it is necessary to be outdoors, particularly during evening activities, e.g., fishing. Be sure to follow the directions on the label.
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Mosquitoes can breed in any stagnant water that lasts more than four days. To reduce the mosquito population around your home and property, take the following steps to reduce or eliminate standing water:

- Dispose of tin cans, plastic containers, ceramic pots, or similar water-holding containers.
- Drill drain holes in the bottoms of recycling containers that are kept outdoors.
- Make sure that your roof gutters drain properly, and clean clogged gutters in the spring and fall.
- Turn over wading pools and wheelbarrows when not in use.
- Change the water in birdbaths twice a week.
- Remove all discarded tires from your property.
- Clean vegetation and debris from the edges of ponds.
- Drain water from pool covers. Also, remove leaves and debris as they collect on covers to reduce breeding areas.
- Use landscaping to eliminate standing water that collects on your property.

For more information on mosquito prevention or protection, call the Orange County Department of Health at 845-291-2332.

**VICTORIA LAWRENCE**- Environmental Analyst 1, NYSDEC, Division of Environmental Permits. Email dated July 21, 2025 to the Clerk regarding a Notice of Complete Application for DEC ID# 3-3354-00087/00003Kings Elementary School.

**JACQUI RUNHOLT** – Treasury Manager, Geronimo Power. Letter received July 11, 2025 regarding the sale of their business to Brookfield Asset Management is complete and will be moving forward under the new brand name, Geronimo Power.

**Addendum #1**

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**JACKIE PEREZ** – Director of Operations, Vision Hudson Valley. Email dated July 18, 2025 to the Supervisor regarding Pathways Committee requesting support for the Orange County Bikeway Vision, adopted November 2, 2023, as part of the Orange County Comprehensive Master Plan (Resolution No. 302). This initiative establishes a countywide, separated non-motorized trail network using abandoned railroad rights-of-way, connecting communities like Middletown, Walden, Goshen, and Newburgh to enhance safety, mobility, health and economic vitality.

**JACQUI RUNHOLT** – Treasury Manager, Geronimo Power. Letter received July 11, 2025 regarding the sale of their business to Brookfield Asset Management is complete and will be moving forward under the new brand name, Geronimo Power.

**ANN MARIE CALLI** – OCGS Program Coordinator. Email dated July 31, 2025 regarding Orange County Genealogical Society will be holding an offsite program on October 25, 2025. The program will be held at the Orange County Government Center, 255 Main Street, Goshen NY. Registration is required to attend, as space is very limited. Please email me at [acalli1065@aol.com](mailto:acalli1065@aol.com) and make note on Subject Line for OCGS Registration 10/25/2025. You will receive an email from us that you are registered to attend. Please be aware that ID will be required to enter the County Building.

**DEBORAH EURICH** – Assessor, Town of Warwick. Letter dated August 8, 2025 to the Town Board requesting to attend NYSAA Fall Training Session on Assessment Administration.

**SUZYN BARRON** – President, Town of Warwick Humane Society. Letter dated August 8, 2025 to the Supervisor recommending Veronica Hildago be appointed as an Animal Control Officer.

**JOHN RADER** – Chief of Police, Town of Warwick. Memo dated August 11, 2025 to the Supervisor recommending the appointment of Dylan J. Semprivio as a Full time Police Officer.

**SUE GARDNER** – Town Historian, Letter dated August 11, 2025 requesting a budget transfer.

**DEPARTMENT OF PUBLIC WORKS REPORT:**

Culvert Pipes	Benedict Dr.	Install 70' and two 2'X2' basins for a water issue
	West Ridge Road	Install 80'X5' culvert pipe under road
	Four Corners Rd.	Install 60' X 2' culvert pipe
Drainage	Four Corners Rd.	Blacktop ditch
Ditch Work	Ketchum Rd.	Ditch roadsides
	Cascade Lake Rd.	Ditch roadsides
Tree Work	99 Sandfordville Rd.	Take down two trees with O&R
Mowing	Town wide	Fill with hot mix
Pot Holes	Town wide	Fill with hot mix
Vehicle Maint.	As needed	
Emergency Repairs	As needed	
Road Signs	Town wide	Replace as needed

**PARKS DEPARTMENT**

Union Corners Park	Open	Town
Mountain Lake Park	Open	Town
Mountain Lake Park Pool	Open weekends 10-6	Town
Town of Warwick Dog Park	Open	Town
Airport Road Park	Open	Town
Cascade Park	Open	Town
Wickham Woodland Park	Open	Town
Ben Winstanley Park (GWL)	Open	Village of Greenwood Lake
Thomas Morahan Waterfront Park	Open weekends 10-6	Village of Greenwood Lake

**TOWN CLERK REPORT:**

**1. FEES COLLECTED – JULY 2025**

Interest in Town Clerk's Checking Account	\$4.00
MLP Cabins/Apartments	\$13,400.00
MLP Front Building	\$1,500.00
MLP Kitchen	\$1,280.00
MLP Kitchen per hour	\$406.25
MLP Kitchen Storage	\$600.00
MLP NS Cabins / Apartments	\$8,000.00
MLP Lodge Dining Hall	\$1,760.00
MLP NR Lodge Dining Hall	\$725.00
MLP- Office Large Room	\$600.00
MLP Storage	\$1,050.00
MLP- Tablecloths	\$50.00
Pickle Ball Non Residents	\$400.00
MLP Pool Adult	\$525.00
MLP Pool Child	\$450.00
MLP Daily	\$2,178.00
MLP Replacement Pass	\$25.00
MLP Pool Family	\$2,287.50
MLP Pool Senior	\$700.00
MLP Pool Swim Lessons	\$2,125.00
Wickham Woodland Manor Fee	\$500.00
Greenwood Lake Permit Residents	\$20.00
MLP Access Resident	\$40.00
Wickham L Permit Fee Res	\$20.00
Wickham L Permit Renewal Res	\$30.00
Copy of Map	\$5.00
Marriage Certified	\$120.00
Peddler Permit	\$100.00
Photocopies	\$28.75
Postage	\$2.76
Returned Check Fee	\$20.00
Use of Senior Room	\$300.00
Special Event Permit	\$50.00
Dog Impoundments	\$650.00
Town Park Pavilion	\$100.00

Marriage License Fee	\$416.25
Conservation	\$24.95
Dog Licensing	\$1,631.00
Town Park Deposits	\$200.00
Registrar Town of Warwick	\$420.00
Wickham Woodland Manor Deposit	\$900.00

**Addendum #3**

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MLP Deposit Kitchen	\$1,000.00
MLP Deposit Lodge Dining Hall	\$200.00
MLP Deposit Park Grounds	\$1,000.00
Athletic Field Hockey Deposit	\$200.00
Athletic Field Deposit	\$50.00
Total Local Shares Remitted	\$46,094.46

**2. FEES PAID – JULY 2025**

NYS Dept. of Health	\$528.75
NYS Ag & Markets for Spay/neuter program	\$202.00
Conservation	\$730.05
Village of Greenwood Lake for Registrar Fees	\$160.00
Village of Warwick for Registrar	\$1,360.00
Total Non-Local Revenues	\$2,980.80

**3. \*Bid Proposal for Town Hall roof Cupola**

1. FM Construction Group, LLC  
100 Dr. Martin Luther King Blvd  
East Orange, NJ 07018  
Bid Proposal: \$20,826.93

2. Precision Roofing  
22 Kerr Lane  
Southfields, NY 10975  
Bid Proposal: \$20,900.00

3. Eden Restoration LLC  
485 Newport Bridge Rd.  
Warwick, NY 10990  
Bid Proposal: No Submittal

4. King Quality Roofing/Siding  
125 Willbur Place #120  
Bohemia, NY 11716  
Bid Proposal: No Submittal

5. A&J Reiable, Inc.  
50 Second Ave. Suite A  
Nanuet, NY 10954  
Bid Proposal: No Submittal

**NEW BUSINESS / RESOLUTIONS:**

**#R2025-295 REQUEST TO SERVE ALCOHOL AT TOWN OF WARWICK PARKS/RENTAL FACILITIES**

Motion granting permission to the following applicant to serve alcohol at the Town of Warwick Parks/Rental Facilities. All applicants have filed a Certificate of Liability and Liquor Liability of insurance in the Town Clerk's office:

	APPLICANT	PARK/RENTAL FACILITY	DATE	Permit #
A	Greenwood Lake Theater	Mountain Lake Park	August 2 <sup>nd</sup> & 3 <sup>rd</sup> , 2025	MLP-31
B	Ashley Karlewicz	Wickham Woodland Manor	October 25, 2025	WWM-26
C	Eileen Pascullo	Wickham Woodland Manor	October 19, 2025	WWM-25
D	Shawn Tetzlaff	Wickham Woodland Manor	August 15, 2025	WWM-27
E	Courtney Herrmann	Wickham Woodland Manor	September 20, 2025	WWM-28
F	Laura VanDuzer	Warwick Town Park	September 27, 2025	TP-8

**#R2025-296 REFUND PLANNING DEPARTMENT ESCROW – NURADIN GILJIC SITE PLAN**

Motion to refund \$2,874.25.00 back to Nuradin Giljic for a completed project located at 536 Jersey Ave. Warwick, NY as per letter dated June 15, 2025 from the Planning Board Secretary.

**#R2025-297 REFUND PLANNING DEPARTMENT ESCROW – PINE ISLAND SOLAR LLC/JORGENSEN PROPERTY**

Motion to refund \$15,330.00 back to Pine Island Solar, Inc. for a withdrawn application in regards to Site Plan and Special Use Permit for tax parcel SBL #27-1-16.5 as per letter dated June 15, 2025 from the Planning Board Secretary.

**#R2025-298 RE- APPOINTMENT OF ASSESSMENT BOARD OF REVIEW MEMBER – STEVE NICOLAS**

Motion to re-appoint Steve Nicolas White to the Assessment Board of Review for a term of five (5) years to expire September 30, 2030.



**#R2025-299 REFUND PARTIAL PAYMENT FOR RENTAL OF MOUNTAIN LAKE PARK – TONI RIEHLE**

Motion to refund \$1,000.00 back to Toni Riehle for the rental of the Lodge at Mountain Lake Park because of issues associated with the work being done that disrupted water, power and access.

**Addendum #4  
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**#R2025-300 AUTHORIZE SUPERVISOR TO SIGN AGREEMENT WITH BLOOD HOUND GROUND PENETRATING RADAR**

Motion to authorize the Supervisor to sign an agreement with Blood Hound Ground Penetrating Radar to locate all private utilities, water, sewer and electric lines at Mountain Lake Park in the amount of \$4,944.00.

**#R2025-301 SPECIAL EVENT PERMIT –TASTE OF WARWICK**

Motion to approve Special Event for the Warwick Valley Chamber of Commerce to host Taste of Warwick at Warwick Valley Winery on September 9, 2025 from 6:00pm to 9:00pm. A Certificate of Liability insurance is on file in the Town Clerk's office.

**#R2025-302 AMEND #R2025-175 STANDARD WORKDAY AND REPORTING TO NEW YORK STATE AND LOCAL EMPLOYEES' RETIREMENT SYSTEM FOR ELECTED AND APPOINTED OFFICIALS**

Motion to amend the following resolution:

BE IT RESOLVED, that the Town Board of the Town of Warwick, New York/30311 hereby establishes the following as standard work days for elected and appointed officials and will report the following days worked to the New York State and Local Employees' Retirement System based on the time keeping system records or the record of activities maintained and submitted by this official to the clerk of this body.

ELECTED OFFICIALS:

TITLE	STANDARD WORK DAY	NAME	CURRENT TERM	RECORD Of ACTIVITY	PAY FREQUENCY
Zoning Board of Appeals Member	8	Glenn Ehlers	6/1/2024-6/30/202 9	4.21	from biweekly to quarterly

**#R2025-303 REFUND MOUNTAIN LAKE POOL SWIMMING LESSON FEE –  
MELISSA COLON**

Motion to refund \$125.00 back to Melissa Colon for cancelled swimming lessons at Mountain Lake Park Pool as per recommendation from Recreation Director.

**#R2025-304 REFUND RENTAL FEE – CATHY SCHWEIZER**

Motion to refund \$250.00 fee back to Cathy Schweizer for Wickham Woodland Manor for application fee.

**Addendum #4  
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**#R2025-305 SPECIAL EVENT – BEAR MOUNTAIN CHAPTER OF ANTIQUE MOTORCYCLE CLUB**

Motion to approve a Special Event for the Bear Mountain Antique Motorcycle Club of America on September 7, 2025 at the Polish Legion of American Veterans (P.L.A.V.) 16 Legion Road, Pine Island. From 7:00am – 4:00pm. A certificate of Liability Insurance is on file in the Clerk's office.

**#R2025-306 AUTHORIZATION TO ATTEND ASSESSOR TRAINING SESSION**

Motion to authorize the Assessor and assistant Assessor, to attend The New York State Assessor's Association (NYSAA) Fall Training Session on Assessment Administration in Lake George, NY from October 6<sup>th</sup> through October 9<sup>th</sup>, 2025. Funds for these training sessions are in the current budget.

**#R2025-307 APPOINT ANIMAL CONTROL OFFICER- VERONICA HILDAGO**

Motion Angelo to appoint Veronica Hildago as a Town of Warwick Animal Control Officer as per recommendation of the Humane Society President's letter dated August 8, 2025.

**#R2025-308 SPECIAL EVENT PERMIT –ANTIQUE CAR (MUSTANG) SHOW**

Motion to approve Special Event for the Edenville Deli to host an Antique Car Show at 240 Pine Island Turnpike, Warwick, NY on September 14, 2025 from 9:00am to 3:00pm A Certificate of Liability insurance is on file in the Town Clerk's office.

**#R2025-309 AMEND #R2025-164 ACCEPT BID PROPOSAL FOR REPLACING EXISTING CULVERTS AT EACH OF THE FOLLOWING FOUR (4) CULVERT PROJECTS**

Motion to amend #R2025-164 contract agreement with Ground Control Excavating, Inc. to replace the existing culvert at Hoyt Road for a from \$620,309.50 to \$942,412.43 due to unexpected site conditions.

**#R2025-310 AUTHORIZE BUDGET TRANSFER – TOWN HISTORIAN**

**Motion to authorize the following budget transfer:**

<b>FROM</b>	<b>TO</b>	<b>AMOUNT</b>
<b>Mileage</b> <b>A00.00.7510.444</b>	<b>Special Department Supplies</b> <b>A00.00.7510.466</b>	<b>\$300.00</b>
<b>Postage</b> <b>A00.00.7510.450</b>	<b>Training</b> <b>A00.00.7510.480</b>	<b>\$60.00</b>

**Addendum #4**  
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**#R2025-311 APPOINT FULL TIME POLICE OFFICER DYLAN J. SEMPRIVIVO**

Motion to appoint Dylan J. Semprivivo as a full-time police officer with a pay rate of \$37.27 per hour, corresponding to Step 1 rate, as specified in the PBA Collective Bargaining Agreement effective August 16, 2025.

**#R2025-312 ACCEPT BID FOR TOWN HALL ROOF/CUPOLA REPAIR**

Motion to accept bid proposal from FM Construction Group, LLC to repair the town hall roof/cupola in the amount of \$20,826.93.