

November 26, 2024

The regular meeting of the Town Board of the Town of Warwick was held on Thursday, November 26, 2024 at the Town Hall, 132 Kings Highway, Town of Warwick. Supervisor Dwyer called the meeting to order at 12:00 p.m.

ATTENDANCE: Supervisor Jesse Dwyer
Councilman Floyd DeAngelo
Councilman Russell Kowal
Councilman Kevin Shuback – Absent
Councilman Thomas Mattingly

Attorney for the Town, John Buckheit

ACCEPTENCE OF MINUTES

1. Continuation of Public Hearing of 2025 Budgets – November 14, 2024
2. Regular Meeting – November 14, 2024

Motion Supervisor Dwyer, seconded Councilman DeAngelo to accept the minutes as written from the Continuation of the Public Hearing for the 2025 Preliminary and Special District Budgets held on November 14, 2024.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

Motion Supervisor Dwyer, seconded Councilman DeAngelo to accept the minutes as written from the Regular Meeting held on November 14, 2024.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

CORRESPONDENCE:

BENJAMIN ASTORINO – Planning Board Chairman, Town of Warwick. Memo dated November 19, 2024 to the Town Board requesting a time schedule change for Planning Board Work Sessions & Regular Meetings to begin at 7:00pm.

JOAN MAXWEWLL – Organizer, Warwick Repair Café. Memo to the Town Board regarding the past Repair Café and the great success it was. The next Repair Café will take place on January 18, 2025 from 10am to 2pm in the Warwick Senior Center.

VIKKI GARBY – Planning Board member. Town of Warwick. Letter dated November 18, 2024 requesting re- appointment to the Planning Board.

BENJAMIN ASTORINO – Planning Board Chairman, Town of Warwick. Letter dated November 18, 2024 requesting to be re-appointed as Chairman for the Town of Warwick Planning Board.

ALLISON WAGNER – Greenwood Lake Commission. Email dated November 17, 2024 to the Clerk regarding Greenwood Lake Commission Dates for 2025. Monthly meeting dates are listed below:

January	22	2025	NJ
February	26	2025	NY
March	26	2025	NJ
April	23	2025	NY
May	28	2025	NJ
June	25	2025	NY
July	23	2025	NJ
August	27	2025	NY
September	24	2025	NJ
October	22	2025	NY
November	19	2025	NJ
December	17	2025	NY

January – October is on the 4th Wednesday of each month.

November & December is on the 3rd Wednesday of the month. 7:00pm – 9:00pm

NJ Location: The West Milford Library - 1470 Union Valley Rd, West Milford, NJ 07480

NY Location: The Senior Center – 132 Windermere Ave, Greenwood Lake, NY 10925

* Dates Subject to Change

TRACY GREGOIRE - Founder, Small Things Inc. Creator & Organizer, Warwick Food Truck Festival. Letter dated November 11, 2024 to the Supervisor requesting to have the rental fee at Mountain Lake Park be waived for a food truck festival. Proceeds will be used to purchase locally and gift holiday toys and Christmas trees in our community.

JAN JANSEN- ZBA Chairman, Town of Warwick. Letter received November 21, 2024 to the Town Board informing the Board of his resignation as the Zoning Board of Appeals for the purpose of retirement.

SAMANTHA WALTER – Recreation Director, Mountain Lake Park. Email dated November 22, 2024 to the Clerk regarding a refund of a deposit at Mountain Lake Park.

SORAIDA VALENTINE – Resident, Greenwood Lake, NY. Email to the Supervisor dated November 22, 2024 regarding abandoned property 27 Deer Trail North, Greenwood Lake.

NYS OFFICE OF CANNABIS MANAGEMENT – Letter dated November 22, 2024 to the Town Board regarding a response from NYS Cannabis Control Board under Cannabis Law Section 76(4) for Muckland LLC/Colleen Dougherty.

JOHN W. FURST – Attorney, Catania, Mahon & Rider, PLLC Attorneys at Law. Letter dated November 22, 2024 regarding Senior Housing Development on Sanfordville Road.

JARED SIMON & CARRIE ZASLOW – Email dated November 23, 2024 to the Supervisor regarding Airbnb violation # 20240114.

SAM WALTER – Recreation Director, Mountain Lake Park. Email dated November 21, 2024 regarding Mountain Lake Park Package Pricing for 2025.

VISITING ELECTED OFFICIALS: No visiting elected officials were present.

BOARD'S DISCUSSION ON CORRESPONDENCE:

SUPERVISOR DWYER - Obviously this is a consolidated meeting. We had a gap between holidays and we wanted to make sure that we had a meeting to specifically make sure that we can pay our bills. But unfortunately, as is required in the town, there's a lot of work that needs to be done. So, we do have some resolutions and we will add a couple of components from a regular meeting. Reports from Boards and Department Heads were not required during this meeting. But at this time, I'll open it up to any Councilmen that would like to report on anything that they may have.

COUNCILMAN MATTINGLY - I have a few things from the Village of Warwick and the Warwick Chamber of Commerce. It's a busy time of the year. So, there are a lot of great events. First of all, ribbon-cutting. Warwick Isle ribbon-cutting. Howard Hannah Rand Realty celebrates the development of Warwick Isle in the neighborhood coming to the hamlet of Pine Island. That's on Thursday, December 5th at 4 p.m., 1007 Pine Island Turnpike, Pine Island.

Nova Studio, the Lash Specialist ribbon-cutting is on Thursday, December 6th, 4 p.m., 28 Main Street, Suite 1 in Warwick, Pine Island. Other Warwick Valley Chamber events are coming up. Holiday Maker Market, November 29th from 10:00 a.m. to 4:00 p.m., 80 Main Street in Warwick, Wickham Works is back with a holiday edition of their Love Local Maker Market on Black Friday, stop by Lewis Park to get a head start on your holiday shopping by supporting local artisans this season, admission benefits Wickham Works.

Holiday at the Lake on November 29th, Friday and Saturday, the 30th in Greenwood Lake. Greenwood Lake is inviting you to shop local on Green Friday, and Small Business Saturday. Additionally, they will have their holiday festival and tree lighting on Saturday from 12:00 p.m. to 6:00 p.m. at Winstanley Park. Be sure to stop by for some holiday festivities and some local shopping.

Winding through Warwick is December 7th from 10 a.m. to 4 p.m. in the Village of Warwick, New York. Holiday house tours are back again this year. Tour the inside of some of the most festive homes in Warwick with the option to lunch at Old Stone House. The proceeds from this event benefit the St. Anthony Warwick Health Foundation. Be sure to reserve your spot by contacting St. Anthony's as this self-guided tour sells out quickly. The Holiday Market on December 7th is from 3:00 p.m. to 5:00 p.m., on Treasure Lane in Pine Island. The annual tree lighting of the Pine Island Park is getting an update this year to feature a Pop-Up Holiday Market. Stop by early to peruse goodies from local vendors and school organizations. As Always, Meistersingers, that's the Warwick Valley High School Choir, and hot chocolate will be available.

A visit from Santa on December 8th from 10 a.m. to noon, 696 County Route 1 in Pine Island. Pine Island Bagel is getting a visit from Santa. Come by and take a photo with Santa and he just might give you a gift. Pine Island Bagel is also accepting letters to Santa on November 30th through December 19th with handwritten responses ready by the 20th.

Holiday concert on December 8th, 16 Maple Avenue in Warwick. Save the date for Backpack Snack Attack's Holiday Concert at the Warwick Reformed Church. The Meistersingers and more musical groups are scheduled to make this concert one to remember.

In the Village of Warwick, the Warwick Fire Department is holding its tree lighting at Lewis Park on Friday, November 29th at 6.30 p.m. They will also be collecting coats, food, and toys for the benefit for Toys for Tots.

Finally, an update on Warwick Valley Telephone and Arch Top Communication installation. By the end of 2024, which is in about a month, 98% of the fiber installation will be completed and there are currently 13,000 people using Warwick Valley Telephone and Arch Top Communications fiber out there. That's all I have for today's meeting.

SUPERVISOR DWYER - Just a couple things there, Tom. Just a couple. Okay, and just one comment on the Arch Top Fiber. What they're doing is a lot of work in the rights-of-way. My office has been getting a lot of calls from residents complaining that they're digging in their yards. We confirmed with Arch Top they have a very aggressive coordination program where they drop flyers on everybody's doorsteps. If they're going to go through a driveway, they work out a deal in advance with them. But the bottom line is and the moral of the story is that Arch Top Fiber, WVT, is a public utility and they are authorized by state law to perform work in the public right-of-way. Now, people don't want to hear this, but technically they shouldn't plant bushes or do landscaping or anything in the public right-of-way because it's at their own risk and the possibility that a public utility may enter the public right-of-way for utilities such as fiber optics or cable or internet or anything like that, that may happen. So, we've been getting a lot of calls on this and trying to deal with them as they come in. But thankfully, by the end of this year, that'll all be behind us.

TOWN CLERK REPORT

1. Proposals for Onsite Office Commercial Shredders for Town Clerk's office

1. Staples.com

500 Staples Drive
Framingham, MA 01702
Bid Proposal: \$1,913.00

2. Amazon.com

410 Terry Ave.
Seattle, WA 98109
Bid Proposal: \$2,000.00

3. Office Depot.com

6600 North Military Trail
Boca Raton, FL 33496
Bid Proposal: \$2,224.99

SUPERVISOR DWYER – Attorney Buckheit do you have anything non-confidential to report?

ATTORNEY BUCKHEIT – No Supervisor. I'm prepared to answer any questions.

PRIVILEGE OF THE FLOOR (AGENDA ITEMS)

No comments were made from the Town Board or the public.

NEW BUSINESS/RESOLUTIONS:

#R2024-450 ACCEPT BID PROPOSAL TO REMOVE TREES AT 1 & 2 OLGA WAY, GREENWOOD LAKE

Motion Supervisor Dwyer, seconded Councilman Kowal to accept bid from Mauricio's Tree Service for removal of three large dead trees at 1&2 Olga Way in Greenwood Lake in an amount not to exceed \$3,200.00.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

#R2024-451 AUTHORISE SUPERVISOR TO SIGN MAINTENANCE AGREEMENT FOR SNOW MAINTENANCE & REMOVAL AT TOWN HALL.

Motion Councilman DeAngelo, seconded Councilman Mattingly to authorize the supervisor to sign a maintenance agreement with RS Landscaping, LLC for snow maintenance and removal from walks and designated areas at Town Hall.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

#R2024-452 BUDGET TRANSFER – TOWN CLERK

Motion Councilman Kowal, seconded Councilman DeAngelo to adopt a resolution to authorize the following budget transfers:

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
Contractual A00.00.1410.412	Equipment A00.00.1410.200	\$1,900.00
Contractual A00.00.1918.412	Office Expenses A00.00.1410.444	\$800.00
Contractual A00.00.1918.412	Office Supplies A00.00.1918.442	\$200.00
Training A00.00.1410.480	Office Expenses A00.00.1410.444	\$1,000.00
Printing A00.00.1410.452	Dues A00.001410.414	\$100.00

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

**#R2024-453 AUTHORIZE SUPERVISOR TO SIGN FIFTH AMENDMENT TO OPTION
AND GROUND LEASE AGREEMENT- TOWN OF WARWICK &
HOMELAND TOWERS, LLC**

Motion Councilman Mattingly, seconded Councilman DeAngelo to authorize the Supervisor to sign fifth amendment to option and ground lease agreement by and between Town of Warwick and Homeland Towers, LLC for the purpose of constructing and operating a telecommunication facility located at State School Road, Town of Warwick, Orange County, NY, SBL# 46-1-39.2.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

Discussion: Supervisor Dwyer stated that they have had a lease agreement with the Town of Warwick for the last 4 years and it's set to expire this year. They basically had a lease with the Town where they had the option to develop a cell tower. They're a few weeks away from beginning the process to construct the cell tower, going to the Planning Board and the Building Department for their permits. So, they just asked for one final extension before they actually go to complete the project, and it's in its final phases right now.

#R2024-454 APPROVE PURCHASE OF COMMERCIAL SHREDDER

Motion Councilman DeAngelo, seconded Councilman Kowal to approve the purchase of a Formax OnSite Office 8402SC 32- Sheet Strip-cut Commercial Shredder from Staples.com in the amount of \$1,913.00. Funds for this purchase are in the current budget.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

**#R2024-455 WAIVE RENTAL FEE FOR TRUCKS N TREES WINTER-FEST OF THE
WARWICK FOOD TRUCK FESTIVAL**

Motion Councilman Kowal, seconded Councilman DeAngelo to waive rental fee at the Mountain Lake Park for the winter mini-fest of the Warwick Food Truck Festival on December 7th & 8th, 2024. The event is open to everyone with no admission fee.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

Discussion: Supervisor Dwyer stated there is no admission fee. This is a local registered nonprofit, and all the funds raised from this event will go to support local community organizations. So as per our guidelines that we've kind of set, that's the reason that we're waiving this fee.

**#R2024-456 REQUEST TO SERVE ALCOHOL AT TOWN OF WARWICK
PARKS/RENTAL FACILITIES**

Motion Councilman Mattingly, seconded Councilman DeAngelo to adopt a resolution granting permission to the following applicants to serve alcohol at 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	Small Things/Trunk N Tree	Mountain Lake Park	Dec. 7 th & 8, 2024	MLP-109

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

#R2024-457 ACCEPT RESIGNATION OF ZBA CHAIRMAN JAN JANSEN

Motion Supervisor Dwyer, seconded Councilman Kowal to accept the resignation of Zoning Board of Appeals Chairman Jan Jansen for the purpose of retirement effective December 31, 2024.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

Discussion: Supervisor Dwyer thanked Chairman Jansen for all of his years of service to the Town Board, to the Town of Warwick, the ZBA for 34 years. 34 years serving the community. We appreciate his contributions and longstanding support for the Town, and we wish him well in his retirement.

#R2024-458 REFUND MOUNTAIN LAKE PARK DEPOSIT – SARAH OSTER

Motion Councilman DeAngelo, seconded Councilman Kowal to refund a deposit in the amount of \$1,000.00 to Sarah Oster for the cancellation of Mountain Lake Park rental as per email dated November 22, 2024 from the Recreation Director.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

**#R2024-459 AUTHORIZE SUPERVISOR TO SIGN PURCHASE/EQUIPMENT AND
SOFTWARE MAINTENANCE AGREEMENT WITH PITNEY BOWES**

Motion Councilman Kowal, seconded Councilman DeAngelo to authorize the Supervisor to sign a purchase agreement/equipment and software maintenance agreement with Pitney Bowes for a SENDPROMAILCENTER machine not to exceed \$8,797.52 and meter & subscription fee of \$519.48 per year to be billed quarterly.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

Discussion: Supervisor Dwyer stated Just to point out this, the postage meter that we have right now is falling apart, failing, needs to be replaced. I did do a price analysis to see if it would make more sense to lease over the next five years or purchase. The leasing option with everything that would be included over the course of five years would essentially be \$4,000

more than if we just purchased the machine up front and given life expectancy for these is anywhere between five and six years. So, we are ultimately going to save approximately \$4,000 to \$5,000 by purchasing this equipment rather than leasing it. So, I guess, one of those things that are still makes somewhat sense to purchase and we're not stuck with having to lease everything. So, it works out pretty well for us.

#R2024-460 AUTHORIZE CHANGE OF FILM AND VIDEO PRODUCTION/PERMIT FEES

Motion Councilman Mattingly, seconded Councilman DeAngelo to adopt the following resolution:

WHEREAS, in accordance with Town Code §81-7 (Fees) and Town Code §81-4 (Request for film productions) the Town Board, by resolution, may establish any fee it deems reasonable and appropriate for filming within the Town of Warwick;

NOW THEREFORE I offer a Motion to adopt a resolution setting filming fees as follows:

For Filming with a film crew size of one (1) to fifteen (15) people \$250 per day.
For Filming with a film crew size of sixteen (16) to twenty-five (25) people \$500 per day.
For Filming with a film crew size of twenty-six (26) to fifty (50) people \$1,500 per day.
For Filming with a film crew size of fifty-one or more people \$2,500 per day.
For Filming which involves the closure of a roadway, an additional fee of \$5,000 per day.

The Police Service Fee shall be calculated at a rate of \$180 per hour per police officer along with a charge of \$40 per hour for each police vehicle

If an application, for filming, by a film crew of twenty-five (25) or more people, is submitted less than thirty (30) days prior to the requested filming date, there will be a mandatory, non-refundable processing fee in the amount of \$5,000 in addition to the afore-mentioned Film and Video Productions Permit fee and Police Service Fee.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

#R2024-461 WORK NECESSARY TO BE COMPLETED FOR DEDICATION TO THE MOORE SUBDIVISION

Motion Councilman Kowal, seconded Councilman DeAngelo to adopt the following resolution:

WHEREAS, J.W. Warwick LLC has yet to complete the entirety of the work specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006; and

WHEREAS, Town of Warwick remains in receipt of the cash Performance Bond and the cash Landscape Bond, provided by J.W. Warwick LLC with regard to the Moore Subdivision; and

WHEREAS, the Town of Warwick is desirous of accepting the Dedication, as public roadways, of the roads contained within the Moore Subdivision, in particular Drumlin Farm Road and Vintner's Way; and

WHEREAS, the Town of Warwick cannot accept the Dedication, as public roadways, of the roads contained within the Moore Subdivision, in particular Drumlin Farm Road and Vintner's Way, until the completion of the entirety of the work specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006; and

WHEREAS, the Town of Warwick has made demand upon J.W. Warwick LLC, that it complete the entirety of the work specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006; and

WHEREAS, the Town of Warwick's acceptance of the Dedication, as public roadways, of the roads contained within the Moore Subdivision, in particular Drumlin Farm Road and Vintner's Way, best serves the interests of the residents of the Town of Warwick; and

WHEREAS, the Town of Warwick intends to take all steps necessary to ensure completion of the entirety of the work specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006; and

WHEREAS, the Town of Warwick by correspondence dated October 30, 2024, advised J.W. Warwick LLC, that by November 13, 2024, it must complete the remaining outstanding work as more clearly specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006, and in the event of its failure to do so, the Town of Warwick will have the necessary outstanding work completed, and the Town of Warwick will charge the costs of same against the Performance Bond and Landscape Bond and

WHEREAS, the Town of Warwick by correspondence dated November 6, 2024, advised J.W. Warwick LLC, that the Town of Warwick had obtained a proposal from Ward Paving, in accordance with the State bid, for the cost of performing the required paving, in the amount of \$134,575.00; and

WHEREAS, the Town of Warwick by correspondence dated November 21, 2024, advised J.W. Warwick LLC, that the actual cost for Ward Paving's performance of the required paving, is \$113,014.88; and

WHEREAS, the Town of Warwick has received no response from J.W. Warwick LLC;

NOW THEREFORE I offer a Motion to adopt a resolution authorizing the Town Supervisor to take all steps necessary to pay Ward Paving for performing the aforementioned paving specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006, in the amount of \$113,014.88, from the cash Performance Bond.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

#R2024-462 AUTHORIZE THE SUPERVISER TO TAKE NECESSARY STEPS FOR DIRECT EVOLUTION EDGES TO INSTALL REQUIRED ADDITIONAL GUARDRAIL FOR THE MOORE SUBDIVISION

Motion Councilman Mattingly, seconded Councilman Kowal to adopt the following resolution:

WHEREAS, J.W. Warwick LLC has yet to complete the entirety of the work specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006; and

WHEREAS, Town of Warwick remains in receipt of the cash Performance Bond and the cash Landscape Bond, provided by J.W. Warwick LLC with regard to the Moore Subdivision; and

WHEREAS, the Town of Warwick is desirous of accepting the Dedication, as public roadways, of the roads contained within the Moore Subdivision, in particular Drumlin Farm Road and Vintner's Way; and

WHEREAS, the Town of Warwick cannot accept the Dedication, as public roadways, of the roads contained within the Moore Subdivision, in particular Drumlin Farm Road and Vintner's Way, until the completion of the entirety of the work specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006; and

WHEREAS, the Town of Warwick has made demand upon J.W. Warwick LLC, that it completed the entirety of the work specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006; and

WHEREAS, the Town of Warwick's acceptance of the Dedication, as public roadways, of the roads contained within the Moore Subdivision, in particular Drumlin Farm Road and Vintner's Way, best serves the interests of the residents of the Town of Warwick; and

WHEREAS, the Town of Warwick intends to take all steps necessary to ensure completion of the entirety of the work specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006; and

WHEREAS, the Town of Warwick by correspondence dated October 30, 2024, advised J.W. Warwick LLC, that by November 13, 2024, it must complete the remaining outstanding work as more clearly specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006, and in the event of its failure to do so, the Town of Warwick will have the necessary outstanding work completed, and the Town of Warwick will charge the costs of same against its Performance Bond and Landscape Bond and

WHEREAS, the Town of Warwick by correspondence dated November 21, 2024, advised J.W. Warwick LLC, that the Town of Warwick has obtained a proposal from Evolution Edges, in accordance with the State Bid and Orange County contract, for the cost of installing the required additional guiderail, in the amount of \$10,283.45; and

WHEREAS, the Town of Warwick has received no response from J.W. Warwick LLC;

NOW THEREFORE I offer a motion to adopt a resolution authorizing the Town Supervisor to take all steps necessary to direct Evolution Edges to perform, and pay for the cost of performing the aforementioned installation of the required additional guiderail, as specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006, in an amount not to exceed \$10,283.45, from the cash Performance Bond.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

#R2024-463 AUTHORIZE SUPERVISOR TO TAKE NECESSARY STEPS TO RECOUP THE COST OF PLOWING SNOW AND SALTING FOR THE MOORE SUBDIVISION IN PARTICULAR DRUMLIN FARM ROAD AND VINTNER'S WAY, FROM THE CASH PERFORMANCE BOND

Motion Councilman Kowal, seconded Councilman Mattingly to adopt the following resolution:

WHEREAS, J.W. Warwick LLC has yet to complete the entirety of the work specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006; and

WHEREAS, Town of Warwick remains in receipt of the cash Performance Bond and the cash Landscape Bond, provided by J.W. Warwick LLC with regard to the Moore Subdivision; and

WHEREAS, the Town of Warwick is desirous of accepting the Dedication, as public roadways, of the roads contained within the Moore Subdivision, in particular Drumlin Farm Road and Vintner's Way; and

WHEREAS, the Town of Warwick cannot accept the Dedication, as public roadways, of the roads contained within the Moore Subdivision, in particular Drumlin Farm Road and Vintner's Way, until the completion of the entirety of the work specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006; and

WHEREAS, the Town of Warwick has made demand upon J.W. Warwick LLC, that it complete the entirety of the work specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006; and

WHEREAS, the Town of Warwick's acceptance of the Dedication, as public roadways, of the roads contained within the Moore Subdivision, in particular Drumlin Farm Road and Vintner's Way, best serves the interests of the residents of the Town of Warwick; and

WHEREAS, the Town of Warwick intends to take all steps necessary to ensure completion of the entirety of the work specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006; and

WHEREAS, the Town of Warwick by correspondence dated October 30, 2024, advised J.W. Warwick LLC, that by November 13, 2024, it must complete the remaining outstanding work as more clearly specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006, and in the event of its failure to do so, the Town of Warwick will have the necessary outstanding work completed, and the Town of Warwick will charge the costs of same against its Performance Bond and Landscape Bond and

WHEREAS, the Town of Warwick by correspondence dated November 22, 2024, advised J.W. Warwick LLC, that, in anticipation of the dedication of the Moore Subdivision roads to the Town of Warwick, the Town Department of Public works has begun to plow snow and salt these roads, in particular, Drumlin Farm Road and Vintner's Way, and the Town will charge the cost of reimbursement for such services against its Performance Bond.; and

WHEREAS, the Town of Warwick has received no response from J.W. Warwick LLC;

NOW THEREFORE I offer a motion to adopt a resolution authorizing the Town Supervisor to take all steps necessary to recoup the cost of plowing snow and salting, the roads of the Moore Subdivision, as specified on the Subdivision Plan, for the Moore Subdivision, approved by the Town of Warwick Planning Board, on June 8, 2006, in particular Drumlin Farm Road and Vintner's Way, from the cash Performance Bond.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

**#R2024-464 AUTHORIZE SUPERVISOR TO ENTER INTO LEASE AGREEMENT
WITH JUNONIA GROUP, LLC, D/B/A SCRIPTED FRAGRANCE AT
WISNER HALL**

Motion Councilman Mattingly, seconded Councilman DeAngelo to adopt the following resolution:

WHEREAS, the Town of Warwick has received 255 State School Road, Warwick, New York 10990, which is improved by "Wisner Hall" a 10,288 gross square foot building, from the Orange County Industrial Development Agency; and

WHEREAS, the Town of Warwick has received 255 State School Road, Warwick, New York 10990, which is improved by "Wisner Hall," from the Orange County Industrial Development Agency, subject to a lease between the Orange County Industrial Development Agency and Junonia Group, LLC, d/b/a/ Scripted Fragrance; and

WHEREAS, Junonia Group, LLC, d/b/a/ Scripted Fragrance, remains in possession of 255 State School Road, Warwick, New York 10990, which is improved by "Wisner Hall;"; and

WHEREAS, the Town of Warwick desires to clarify its rights and obligations with regard to the possession of 255 State School Road, Warwick, New York 10990, which is improved by "Wisner Hall," by Junonia Group, LLC, d/b/a/ Scripted Fragrance; and

WHEREAS, the Town of Warwick has sought a determination of the fair market lease value for the property, from Nikki Grzegorewski of Keller Williams Realty, a qualified real estate appraiser, who is determined the fair market monthly rental value to be \$3,000.00.

NOW THEREFORE I offer a motion to adopt a resolution authorizing the Town Supervisor to enter into a lease with Junonia Group, LLC, d/b/a/ Scripted Fragrance, to address its continued possession of 255 State School Road, Warwick, New York 10990, which is improved by "Wisner Hall," for the fair market value for the property, as determined by a qualified real estate appraiser.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

#R2024-465 SANDFORDVILLE SENIOR HOUSING EXTENSION

Motion Councilman DeAngelo, seconded Councilman Mattingly to adopt the following resolution:

WHEREAS, MGF Corporation, owns a 71.9 acre parcel of real property that is situated across from the Sanfordville Elementary School, on tax lot 51-1-1; and

WHEREAS, MGF Corporation, by petition, dated October 10, 2023, requested that the Town assign density for a Senior Housing Floating District and amend the Zoning Map to designate MGF Corporation's afore-mentioned parcel of real, as a Senior Housing (SH) District, and further requested determination of a density of seventy (70) units, with an additional bonus of twenty (25) units; and

WHEREAS, on November 30, 2023, the Town Board adopted an amendment to the Town Code, which created the Sanfordville Road Senior Housing District, with regard to its afore-mentioned parcel of real property, with a permitted density of ninety-five (95) units (70 basic and 55 bonus); and

WHEREAS, in accordance with Warwick Town Code §164-49.1(B)(2), MGF Corporation is required to make application for the necessary site plan approval from the Planning Board, with regard to its afore-mentioned parcel of real property, within one (1) year; and

WHEREAS, MGF Corporation has not yet sought the necessary site plan approval, with regard to its afore-mentioned parcel of real property, from the Planning Board, which application must be submitted by November 30, 2024; and

WHEREAS, MGF Corporation now advises that it will be submitting an amended application with regard to its afore-mentioned parcel of real property, seeking one-hundred-twenty-five (125) units; and

WHEREAS, MGF Corporation advises that it is in the process of preparing the necessary application in support of its amended application, with regard to its afore-mentioned parcel of real property, but requires additional time in which to do so; and

WHEREAS, in accordance with Warwick Town Code § 164-49.1(B)(2), the Town Board may, for good cause, extend the designation of a parcel of real property as a SH District so as to allow additional time for MGF Corporation to make application for the necessary site plan approval from the Planning Board;

WHEREAS, MGF Corporation has made request that, in accordance with Warwick Town Code § 164-49.1(B)(2), the Town Board extend the designation of MGF Corporation's afore-mentioned parcel of real property as a SH District, so as to allow additional time for MGF Corporation to make application for the necessary site plan approval from the Planning Board; and

WHEREAS, good cause for same having been found;

NOW THEREFORE I offer a motion to adopt a resolution extending the designation of MGF Corporation's afore-mentioned parcel of real property as a SH District, so as to extended the time in which, MGF Corporation must make application for the necessary site plan approval from the Planning Board, for an additional six (6) months extending until April 30, 2025

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

APPROVAL TO PAY AUDITED BILLS:

Motion Supervisor Dwyer, seconded Councilman Mattingly to pay the bills as audited.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback Absent)

PRIVILEGE OF THE FLOOR (GENERAL):

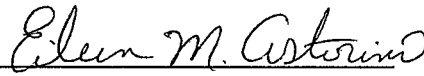
No comments were made under the privilege of the floor by the Town Board or the public.

NEXT MEETING:

Supervisor Dwyer stated the next meeting will be December 12, 2024 there will be a Public Hearing on a Local Law on the Procurement Policy, that will begin at 7 30 p.m. The Town Board Meeting will start immediately after that public hearing. A workshop of the Town Board may begin up to 90 minutes before that public hearing as well as the Town Board Meeting so that could be as early as 6 p.m. that evening. At this time, we will adjourn and before I do, I would like to wish everybody a Happy Thanksgiving the Town Board and anybody watching from home and I hope everybody has safe plans for this weekend and enjoys them.

MOTION TO ADJOURN: Motion Supervisor Dwyer, seconded Councilman DeAngelo that the regular meeting be adjourned.

Motion Carried (4 Ayes, 0 Nays & 1 Absent – Councilman Shuback) 12:40 p.m.
11-26-24 CP.


Eileen Astorino, Town Clerk

Date: 11/26/2024
Time: 12:23:21PM

Selective Check Register

User: BONNIE
Page: 1

TOWN OF WARWICK

Including all check statuses

For Bank Id ST and Check Number from 069613 to 069680

BANK ID	CHECK #	STATUS	VENDOR #	VENDOR NAME	CHECK DATE	RECONCILE / VOID DATE	AMOUNT EFT	DP
ST	069613	O	ADVANCEDDR	ADVANCED DRI, LLC	11/26/2024		921.50 ✓	
ST	069614	O	AMAZONCAP1	AMAZON CAPITAL SERVICES, INC	11/26/2024		1,556.07 ✓	
ST	069615	O	AMCHAR0000	AMCHAR WHOLESALE INC.	11/26/2024		6,855.75 ✓	
ST	069616	O	AWISCO....	AWISCO	11/26/2024		24.93 ✓	
ST	069617	O	BARLET,PET	PETER D. BARLET, JUSTICE	11/26/2024		862.06 ✓	
ST	069618	O	BEATTIE&KR	BEATTIE & KRAHULIK	11/26/2024		625.00 ✓	
ST	069619	O	BECKER0000	TOSHIBA BUSINESS SOLUTIONS (USA)	11/26/2024		33.06 ✓	
ST	069620	O	BENDERM.00	MATTHEW BENDER & CO., INC	11/26/2024		56.00 ✓	
ST	069621	O	BILELLOEDW	EDWARD BILELLO	11/26/2024		39.52 ✓	
ST	069622	O	BLUSTEIN,S	BLUSTEIN, SHAPIRO, RICH & BARONE, LLP	11/26/2024		225.00 ✓	
ST	069623	O	BUCKHEITPA	BUCKHEIT PARTNERS LLP	11/26/2024		2,916.67 ✓	
ST	069624	O	CABLEVISIO	OPTIMUM	11/26/2024		94.90 ✓	
ST	069625	O	CHEMSEARCH	CHEMSEARCH	11/26/2024		7,052.90 ✓	
ST	069626	O	CINTASCORP	CINTAS CORPORATION	11/26/2024		282.30 ✓	
ST	069627	O	COOLY GROU	COOLEY GROUP, INC.	11/26/2024		539.37 ✓	
ST	069628	O	DOMBROWSKI	DOMBROWSKI'S LAWN	11/26/2024		643.65 ✓	
ST	069629	O	DOWSER LLC	DOWSER, LLC	11/26/2024		162.64 ✓	
ST	069630	O	DTH0000000	DTH SEPTIC SERVICE INC.	11/26/2024		2,000.00 ✓	
ST	069631	O	EASTCOASTE	EAST COAST EMERGENCY LIGHTING, INC.	11/26/2024		7,499.74 ✓	
ST	069632	O	EDMUNDSGOV	EDMUNDS GOVTECH, INC	11/26/2024		40,920.00 ✓	
ST	069633	O	EMPIRE ST.	EMPIRE STATE ELECTRIC MOTORS	11/26/2024		9,450.00 ✓	
ST	069634	O	ENV/LABWOR	ENVIRONMENTAL LABWORKS, INC	11/26/2024		415.00 ✓	
ST	069635	O	EVOQUAWATE	EVOQUA WATER TECHNOLOGIES, LLC	11/26/2024		53,680.00 ✓	
ST	069636	O	FL SENIORS	FLORIDA SEWARD SENIORS	11/26/2024		399.90 ✓	
ST	069637	O	FRITTOLAM1	MICHAEL FRITTOLA	11/26/2024		1,500.00 ✓	
ST	069638	O	GABRIELLIT	MID-HUDSON IMACK INC DBA GABRIELLI TRUCK SALES	11/26/2024		31.38 ✓	
ST	069639	O	GLENCOSUPP	GLENCO SUPPLY INC.	11/26/2024		2,484.15 ✓	
ST	069640	O	GLOBAL MON	GLOBAL MONTEELLO GROUP CORP.	11/26/2024		8,873.12 ✓	
ST	069641	O	HAVENSLAWF	HAVENS LAW FIRM	11/26/2024		700.00 ✓	
ST	069642	O	HORTON,TIM	TIMOTHY HORTON	11/26/2024		400.00 ✓	
ST	069643	O	HUMANE SOC	WARWICK VALLEY HUMANE SOCIETY	11/26/2024		450.00 ✓	
ST	069644	O	HV.REALTY.	HV REALTY SERVICES, INC.	11/26/2024		2,823.75 ✓	
ST	069645	O	J.M. ELECT	J.M. ELECTRIC & SON INC.	11/26/2024		542.25 ✓	
ST	069646	O	JACOBOWITZ	J & G LAW LLP	11/26/2024		92.12 ✓	
ST	069647	O	JOHNNY.ON.	JOHNNY ON THE SPOT, LLC	11/26/2024		395.26 ✓	

Date: 11/26/2024
Time: 12:23:21PM

Selective Check Register

User: BONNIE
Page: 2

TOWN OF WARWICK

Including all check statuses

For Bank Id ST and Check Number from 069613 to 069680

BANK ID	CHECK #	STATUS	VENDOR #	VENDOR NAME	CHECK DATE	RECONCILE / VOID DATE	AMOUNT EFT DP
ST	069648	O	KANZ.ANA..	ANA KANZ	11/26/2024	37.04 ✓	
ST	069649	O	KOWAL.RUSS	RUSSELL KOWAL	11/26/2024	40.00 ✓	
ST	069650	O	KRYSTAL CL	KRYSTAL KLEANING LLC	11/26/2024	3,050.00 ✓	
ST	069651	O	LIBERTY000	RENTOKIL PEST CONTROL/J C EHRlich CO, INC.	11/26/2024	316.54 ✓	
ST	069652	O	MAURICIOST	MAURICIOS TREE SERVICE CORP	11/26/2024	4,000.00 ✓	
ST	069653	O	MCS SPECTR	HARRIS COMPUTER SYSTEM	11/26/2024	1,382.97 ✓	
ST	069654	O	MOUNTAINE	MOUNTAIN RESTAURANT SUPPLY LLC	11/26/2024	14,325.00 ✓	
ST	069655	O	NY COMM000	NEW YORK COMMUNICATIONS COMPANY	11/26/2024	3,396.00 ✓	
ST	069656	O	OCCOMM-DAB	ORANGE COUNTY COMMISSIONER OF FINANCE	11/26/2024	2,567.77 ✓	
ST	069657	O	OFFICE-JUS	OFFICE OF THE STATE COMPTROLLER	11/26/2024	6,482.00 ✓	
ST	069658	O	ORANGE/ROC	ORANGE AND ROCKLAND UTILITIES	11/26/2024	21,437.12 ✓	
ST	069659	O	P.I. SENIO	PINE ISLAND SENIOR CITIZENS	11/26/2024	1,295.00 ✓	
ST	069660	O	PANCO00000	PANCO	11/26/2024	671.42 ✓	
ST	069661	O	PARTNERS S	PARTNERS IN SAFETY INC.	11/26/2024	195.00 ✓	
ST	069662	O	PECKHAMMAT	PECKHAM INDUSTRIES INC.	11/26/2024	2,716.58 ✓	
ST	069663	O	PHILLIPS00	R.S. PHILLIPS CO.	11/26/2024	293.47 ✓	
ST	069664	O	PROBILLING	PROBILLING & FUNDING SERVICE	11/26/2024	543.41 ✓	
ST	069665	O	QUILL00000	QUILL CORPORATION	11/26/2024	936.70 ✓	
ST	069666	O	RINGSQUARE	RINGSQUARED TELECOM LLC	11/26/2024	445.44 ✓	
ST	069667	O	ROCKLAND C	COMMISSIONER OF FINANCE/POLICE ACADAMY	11/26/2024	990.00 ✓	
ST	069668	O	ROE0000000	ROE BROTHERS	11/26/2024	3,974.99 ✓	
ST	069669	O	ROGO FASTE	ROGO FASTENER CO., INC.	11/26/2024	1,395.88 ✓	
ST	069670	O	SEELY00000	ACRISURE LLC	11/26/2024	448.00 ✓	
ST	069671	O	SEM SECURI	SEM SECURITY SYSTEMS, INC	11/26/2024	850.50 ✓	
ST	069672	O	SKYWARD EL	SKYWARD ELECTRIC COMP., INC.	11/26/2024	4,500.00 ✓	
ST	069673	O	SNAPONINDU	SNAP-ON INDUSTRIAL	11/26/2024	2,287.03 ✓	
ST	069674	O	TILCON0000	TILCON NEW YORK, INC.	11/26/2024	5,261.45 ✓	
ST	069675	O	USA BLUEBO	USA BLUEBOOK	11/26/2024	189.37 ✓	
ST	069676	O	VERIZON WI	VERIZON WIRELESS	11/26/2024	210.41 ✓	
ST	069677	O	WARWICK SE	WARWICK VALLEY SENIORS	11/26/2024	1,840.00 ✓	
ST	069678	O	WECHSLER00	WECHSLER POOL & SUPPLY CO.	11/26/2024	777.28 ✓	
ST	069679	O	WERNERS001	WERNERS FOR HOME & FAMILY	11/26/2024	500.04 ✓	
ST	069680	O	WOLFFJESSI	JESSICA WOLFF	11/26/2024	1,500.00 ✓	

To the Supervisor:

I certify that the vouchers listed above were audited by the town Board on 11/26/24 and allowed in the amounts shown. You are hereby authorized and directed to pay to each of the claimants the amount opposite his name.

11/27/24
Date
Deputy Town Clerk

Bank ID: ST Name: STERLING NATIONAL BANK

Checking Account #: 6700102910

Bank ID Totals:

244,404.40

Report Totals:

244,404.40