

**AGENDA – TOWN BOARD MEETING**

**April 14, 2022**

**7:15pm**

**PUBLIC HEARING - COMMUNITY DEVELOPMENT 2023 HUD GRANT PROJECT SOLICITATION**

**PUBLIC HEARING - TO CONSIDER ACQUISITION OF REAL PROPERTY – SBL # 113-4-2.12, 2.22 & 16 BORDERING GLENMERE LAKE APPROXIMATELY 95.77+/- ACES**

**PRESENTATION: ELIZABETH VERBOYS – OPERATION CLEAN SWEEP**

**REGULAR MEETING:**

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

**ACCEPTANCE OF MINUTES**

- 1. Regular Meeting- March 24, 2022**
- 2. Special Meeting- March 30, 2022**
- 3. Public Hearing – Introductory Local Law NO. 3 of 2022**

**CORRESPONDENCE:**

**JULIA MEE – Member, Greenwood Lake Volunteer Ambulance Corp. Letter dated March 29, 2022 to the Supervisor regarding Service Award Program for the Greenwood Lake Volunteer Ambulance Corps.**

**SUSAN FERRO – Executive Director, Winslow Therapeutic Riding Center. Letter dated March 21, 2022 to the Town Board requesting the Town's support for the Fiscal Year 2023 CDBG application of \$25,000.00.**

**SUZYN BARRON – President, Warwick Valley Humane Society. Email dated March 31, 2022 regarding the resignation of Jen Basile.**

**LINDA A. ZAPPALA – Town Clerk, Town of Chester. Letter dated March 25, 2022 to the Town of Warwick regarding the Town of Chester Town Code 77A Introductory Local Law.**

**MATTHEW MARICONI – Orange & Rockland. Email dated March 28, 2022 regarding Orange & Rockland Urging municipalities to check for Excavator Certification.**

**THERESA MANERA-MASON – Regional & Community Affairs Manager, Orange & Rockland Utilities. Email dated March 28, 2022 regarding Sunset Terrace Gas Main Replacement.**

**BRUCE CUMMINGS** – Chief Construction Inspector, Orange & Rockland. Letter dated March 25, 2022 notifying residents that they can expect to see Orange & Rockland crews in their neighborhoods to improve the safety and reliability of their gas system. If you have any questions or concerns regarding the specific nature of the work being done, please call 8450577-3466 or email [cummingsb@oru.com](mailto:cummingsb@oru.com) .

**ALAN J. SORENSON** – AICP Commissioner of Planning, Orange County Planning Department. Letter dated March 25, 2022 with comments regarding Introductory Local Law No. 3 of 2022 Amending Chapter 164 to regulate farm markets in the APO district and APO qualifying area.

**DEVIN ROSENTHAL** – Secretary/Administrative Assistant, Orange County Department of Public Works, Division of Environmental Facilities & Services. Orange County Household Hazardous Waste Collection – Friday May 6, 2022 at the Thomas Bull Memorial Park, 90 Grove Street, Campbell Hall, NY. You must register before Friday, April 22, 2022. For more information go to <https://www.orangecountygov.com/449/Hazardous-Waste> .

**DEIDRE ELLIS** – Clerk's Office, West Milford, New Jersey. Email dated April 7, 2022 regarding Ordinance 2022-015 Ordinance of the Township of West Milford, County of Passaic, State of New Jersey amending chapter 500 entitled "Zoning" of the revised general ordinances of the township to create a new section entitled "Measurement and Buffering" as to measuring distances between eligible locations for cannabis businesses within the township – amended.

**REGINA FELICIANO** – ZBA Recording Secretary, Town of Warwick. Email dated April 1, 2022 informing the town of her resignation.

**RICHARD W. HULL** – Town Historian, Town of Warwick. Letter dated April 5, 2022 to the Comptroller regarding a budget transfer.

**CONNIE SARDO** – Planning Board Secretary, Town of Warwick. Letter dated April 5, 2022 to the Town Board requesting and escrow refund for Planning Board Applicant for SBL# 61-1-38.2.

**MICHAEL KELLY** – Authorized Representative, Warwick Whiskey Bar LLC. Letter dated April 7, 2022 to the Town Clerk regarding the thirty (30) day advance notice to the State Liquor Authority for an alteration and an additional Bar.

**MICHAEL VILLAROSA** – Principal Engineer, Orange County Department of Public Works. Letter dated April 12, 2022 regarding Speed limit Reduction Request County Route 84 – Long Meadow Road Town of Warwick Orange County, New York.

**BOARD'S DISCUSSION ON CORRESPONDENCE**

**VISITING ELECTED OFFICIALS**

## REPORTS OF BOARDS AND COMMISSIONS

### COMMITTEE REPORTS

#### DEPARTMENT OF PUBLIC WORKS REPORT

Culvert Pipes	Cascade Rd.	Replace 25'X15' culvert pipe
Drainage	Cascade Rd.	Repair drainage after storm
	Little York Rd.	Repair drainage after storm
	Iron Mountain Rd.	Repair drainage after storm
Tree Work	Old Dutch Hollow Rd.	Remove dead trees
	Iron Mountain Rd.	Remove dead trees
Pot Holes	Town Wide	
Vehicle Maint.	As needed	
Emerg. Repair	As needed	
Road Signs	Town wide	Replace as needed
Town Park	Kayak Launch	Build new kayak launch

#### PARKS DEPARTMENT

Union Corners Park	Open (Bathrooms open April 15 <sup>th</sup> )	Town
Kutz Camp	Fishing pond closed	Town
Town of Warwick Dog Park	Open	Town
Airport Road Park	Open (Bathrooms open April 15 <sup>th</sup> )	Town
Wickham Woodland Park	Open	Town
Wickham Passive Boat Launch	Open April 1 <sup>st</sup> (Keys on sale in Clerk's office RESIDENTS ONLY	Town
Pine Island Park	Open (Bathrooms open April 15 <sup>th</sup> )	Town
Thomas P. Morahan Waterfront Park	Beach opens for swimming on May 28, 2022	Village of GWL
Ben Winstanley Park	Open	Village of GWL
Village of GWL Dog Park	Open	Village of GWL

#### ENVIRONMENTAL CONSULTANTS REPORT MARCH 2022

##### Wickham Water District

Wells #11

1,578,700 gal

Average daily use

58,600 gal

Sodium Hypochlorite used

100 qt

Orthophosphate used

60 qt

Caustic Soda

100 gal

##### Bellvale Park Water District

Total monthly production

101,400 gal

Average daily use

3300 gal

Sodium Hypochlorite used 7 qt

**Eurich Heights Water District**

Total monthly production 226,300 gal  
Average daily use 7,300 gal  
Sodium Hypochlorite used 8 qt  
Orthophosphate used 12 qt

**Pine Island Water District**

Total monthly production 224,800 gal  
Average daily use 7,300 gal  
Sodium Hypochlorite used 17 qt

**Westside #1 Water District**

Total monthly production 2,919,200 gal  
Average daily use 94,200 gal  
Sodium Hypochlorite used 200 qt  
Orthophosphate used 60 qt  
Caustic Soda 42 gal

**The Fairgrounds**

Total monthly production 107,400 gal  
Average daily use 3,500 gal  
Sodium Hypochlorite used 12 qt

**The Warwick Tech Park**

Total monthly production 118,000 gal  
Average daily use 4,500 gal  
Sodium Hypochlorite used 40 qt

**Sewer District #1 Wastewater Treatment Facility**

Warwick Tech Park	154,430 gal	3%
Wickham Village District	2,947,887 gal	59%
Kings Estates District	1,867,443 gal	38%
<b>Total District Flow</b>	<b>4,969,760 gal</b>	<b>100%</b>
<b>Average Daily Flow</b>	<b>160,314 gal</b>	

All facility maintenance has been done for the month. (Oil grease, filters)

The belt press ran for 30 hrs. and 2 gal of polymer was used.

**Sewer District #2 Wastewater Treatment Facility – The Fairgrounds**

<b>Total District Flow</b>	<b>89,178 gal</b>
<b>Average Daily Flow</b>	<b>2,876 gal</b>

**COUNCILMAN DE ANGELO REPORT**

**COUNCILMAN KOWAL REPORT**

**COUNCILMAN GERSTNER REPORT**



## **COUNCILMAN SHUBACK REPORT**

## **ATTORNEY'S REPORT**

## **TOWN CLERK'S REPORT**

### **1. FEES COLLECTED – MARCH 2022**

<b>Interest in Town Clerk's Checking Account</b>	<b>\$0.04</b>
<b>Wickham Woodland Manor Fee</b>	<b>\$150.00</b>
<b>Kutz Camp Access</b>	<b>\$20.00</b>
<b>Wickham Lake Permit Res. New</b>	<b>\$20.00</b>
<b>Wickham Lake Permit Res Renewal</b>	<b>\$40.00</b>
<b>Copy of Map</b>	<b>\$95.00</b>
<b>Film Permit Fee</b>	<b>\$5,000.00</b>
<b>Marriage Certified</b>	<b>\$100.00</b>
<b>Postage</b>	<b>\$53</b>
<b>Photocopies</b>	<b>\$7.80</b>
<b>Special Event Permit</b>	<b>\$25.00</b>
<b>Dog Impoundments</b>	<b>\$375.00</b>
<b>Dog enumerations</b>	<b>\$40.00</b>
<b>Town Park Pavilion</b>	<b>\$150.00</b>
<b>Athletic Field Fee</b>	<b>\$50.00</b>
<b>Marriage License Fee</b>	<b>\$175.00</b>
<b>Conservation</b>	<b>\$27.62</b>
<b>Dog Licenses</b>	<b>\$1,556.00</b>
<b>Registrar Town of Warwick</b>	<b>\$420.00</b>
<b>Police Agreement 3<sup>rd</sup> party</b>	<b>\$4,200.00</b>
<b>Wickham Woodland Manor Deposit</b>	<b>\$600.00</b>
<b>Town Park Deposits</b>	<b>\$250.00</b>
<b>Athletic Field Deposit</b>	<b>\$50.00</b>
<b>Little League Field Deposits</b>	<b>\$400.00</b>
<b>Total Local Shares Remitted</b>	<b>\$13,751.99</b>

### **2. FEES PAID – MARCH 2022**

<b>NYS Dept. of Health</b>	<b>\$225.00</b>
<b>NYS Ag &amp; Markets for Spay/neuter program</b>	<b>\$194.00</b>
<b>NYS Environmental Conservation</b>	<b>\$427.38</b>
<b>Village of Florida for Registrar</b>	<b>\$70.00</b>
<b>Village of Greenwood Lake for Registrar</b>	<b>\$130.00</b>
<b>Village of Warwick for Registrar</b>	<b>\$920.00</b>
<b>Total Non-Local Revenues</b>	<b>\$2,011.38</b>

**3. \*Bid Proposal for Level Alarm in Eurich Water Tank**

**1. Norman O'Dell Electrical Services**  
23 Noble Place  
Florida, NY 10921  
845-651-7028  
**Bid Proposal: \$3,500.00**

**2. J.M. Electric & Son, Inc.**  
870 Pulaski Hwy  
Goshen, NY 10924  
845-986-2565  
**Bid Proposal: \$3,250.00**

**3. TAM Enterprises**  
114 Hartley Road  
Goshen, NY 10924  
845-294-8882  
**Bid Proposal: \$4,734.00**

**4. \* Bid proposal Painting & Power Washing portion of TOW2022 KC1 & KC4**

**1. Professional Brush Works**  
45 Jersey Ave.  
Suffern, NY 10901  
845-827-6164  
**Bid Proposal: \$22,000.00**

**2. MKC Painting Plus LLC**  
855 Rt 12  
New Hampton, NY 10958  
**Bid Proposal: \$ 24,500.00**

**3. Cilia's PCM**  
15 Park Ave.  
Middletown, NY 10940  
**Bid Proposal: \$25,000.00**

**5. \* Bid Proposal for the Interior Cleaning to the Office and Apartments project number TOW2022 KC2**

**1. Comfort Cleaning**  
3 Ricki Lane  
Chester, NY 10918  
845-469-5106  
**Bid Proposal: \$4,375.00**

**2. DOC Professional Cleaning Services**  
P.O. Box 300  
Highland Mills, NY 10930  
914-755-0520  
**Bid Proposal: \$4,840.00**

**3. Krystal Kleaning, LLC**  
17 River St.  
Warwick, NY 10990  
845-651-9506  
**Bid Proposal: \$8,800.00**

**6. \* Government Bid Proposal for Scanner/Printer for the Records Department**

SCANNER BRAND	VENDOR	SIZE	PRICE	AVAILABLE
Espon sure color T5270 & T5270D (printer only)	B&H	36"	\$4,824	2 to 4 weeks
Canon image prograf TM-300	cdw-g	36"	\$7,424	4 to weeks
Canon image prograf TA-30	B&H	36"	\$6,760	In stock
Contex HD Ultra X 4250	Cdw-g	36"	\$7,120.25	?
HP DesignJet T830	Cdw-g	36"	\$6,637.36	In stock
Contex IQ Quattro 44 MFP	Amazon	36"	\$6,718	In Stock

**7. \*Bid Proposal for Fencing around Basketball Court at Kutz Camp**

**1. Bilt-Well Fence Co. Inc**  
521 Route 17M  
Monroe, NY 10949  
845-782-8301  
**Bid Proposal: \$8,492.00**

**2. Kuperus Custom Fence Inc.**  
173 Hortons Road  
Westtown, NY 10998  
845-726-3849  
**Bid Proposal: \$7,200.00**

**3. Ketcham Fencing**  
19 Border St.  
Otisville, NY 10963  
845-386-1161  
**Bid Proposal: \$10,900.00**

**8. \*Bid Proposal for Positive Displacement Blower for Sanitary Sewer District #1**

**1. Excelsior Blower Systems**  
331 June Ave.  
Blandon, PA 19510  
610-921-9558  
**Bid Proposal: \$15,694.00**

**2. Gardner Denver**  
305 N State Blvd  
Sedalia, MO 65301-2390  
660-826-8341  
**Bid Proposal: \$19,985.00**

**3. Penn Valley Pneumatics, LLC**  
535 Sell Road  
Mohnton, PA 19540  
610-856-0979  
**Bid Proposal: \$19,345.00**

**SUPERVISORS REPORT**

- 1. Operation Clean Sweep-April 16<sup>th</sup>-23<sup>rd</sup>**
- 2. Arbor Day Event- VOW**
- 3. USFWS payment**
- 4. Marijuana and your Kids-presentation WVMS-4/19**
- 5. Happy Easter & Passover**

6. Journal entries
7. Supervisors Corner – Published each week in the Warwick Dispatch, with excerpts printed in the Warwick Advertiser.

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

### **NEW BUSINESS:**

1. SCHEDULE PUBLIC HEARING – ACQUISITION OF DEVELOPMENT RIGHTS
2. ACCEPT PROPOSAL TO IMPORT CONVERTED MICROFILM TO LASERFICHE – EBIZDOCS
3. AUTHORIZATION TO SIGN 2021 SERVICE AWARD PROGRAM CERTIFICATE (LOSAP) – GREENWOOD LAKE VOLUNTEER AMBULANCE CORP.
4. ACCEPT RESIGNATION OF ANIMAL CONTROL OFFICER – JEN BASILE
5. REQUEST TO SERVE ALCOHOL – WARWICK VALLEY ROTARY
6. APPOINT PART-TIME DPW CLERK – NICOLE TARAZONA
7. ADOPT LOCAL LAW NO. 3 OF 2022
8. ACCEPT BID PROPOSAL FOR LEVEL ALARM IN EURICH WATER TANK
9. BUDGET MODIFICATION – OFFICE OF TOWN HISTORIAN
10. ACCEPT RESIGNATION ZBA RECORDING SECRETARY– REGINA FELICIANO
11. APPOINT BOARD OF ASSESMENT REVIEW MEMBER – CATHY L. CONKLIN
12. ESCROW REFUND SBL# 61-1-38.2 – SARA COX SUBDIVISION
13. APPOINT PART-TIME CLERK – POLICE DEPARTMENT
14. RESOLUTION TO ESTABLISH LEAD AGENCY – WARWICK’S COMMUNITY PRESERVATION PLAN AND ACQUISITION OF THREE PARCELS IN UPDATED PLAN
15. AUTHORIZE FILING OF NEGATIVE DECLARATION – UPDATE OF COMMUNITY PRESERVATION PLAN (CPP) AND POTENTIAL ACQUISITION OF THREE PARCELS IN UPDATED CPF
16. STANDARD WORKDAY AND REPORTING TO NEW YORK STATE AND LOCAL EMPLOYEES’ RETIREMENT SYSTEM FOR ELECTED AND APPOINTED OFFICIALS
17. APPOINT POLICE CHIEF – LIEUTENANT JOHN RADER
18. CREATE PART-TIME RECREATIONAL DIRECTOR #22052 FOR KUTZ CAMP
19. APPOINT PART TIME RECREATION DIRECTOR #22052 – FORMER KUTZ CAMP
20. ACCEPT BID PROPOSAL - POWER WASH & PAINT KUTZ CAMP INTERIOR & EXTERIOR
21. ACCEPT BID PROPOSAL- CLEAN MAIN BUILDING & 8 APARTMENT UNITS AT KUTZ CAMP

22. **ACCEPT GOVERNMENT BID FOR SCANNER/PRINTER – RECORDS DEPARTMENT**
23. **ACCEPT BID FOR FENCING – KUTZ CAMP BASKETBALL COURT**
24. **ACCEPT BID FOR POSITIVE DISPLACEMENT BLOWER**
25. **PROCLAMATION- CELEBRATE ARBOR DAY**
26. **BOND RESOLUTION OF THE TOWN OF WARWICK, ADOPTED APRIL 14, 2022, AUTHORIZING THE PURCHASE OF A KOMATSU LOADER FOR THE DEPARTMENT OF PUBLIC WORKS, STATING THAT THE ESTIMATED MAXIMUM COST THEREOF IS \$180,000.00, APPROPRIATING SAID AMOUNT THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$180,000.00 SERIAL BONDS TO FINANCE SAID APPROPRIATION**
27. **AUTHORIZE SUPERVISOR TO SIGN A CONTRACT – MOVIE PRODUCTION COMPANY**

**BILLS:**

**PRIVILEGE OF THE FLOOR (GENERAL)**

**RECONVENE:**

**ADJOURN:**

**PLEASE TAKE NOTICE** that the Town Board of the Town of Warwick does hereby set a public hearing on April 14, 2022 at 7:15pm at the Town Hall, 132 Kings Highway, Warwick, New York on proposed Application for FY-2023 Orange County Community Block Grant Program or soon thereafter as the matter may be heard.

The Town of Warwick invites public comments and suggestions regarding projects to be considered for funding under the Orange County Community Development Block Grant Program. Under this Program a variety of physical improvements as listed below are eligible for funding: acquisition and disposition of real property; public works, public facilities or site improvements; code enforcement (housing and health codes); clearance, demolition and rehabilitation for public use or economic development; housing rehabilitation loan and grants; special projects for elderly and handicapped; provision of public services (shelter, clinics, senior nutrition, etc); payment of non-federal shares of other grant programs; relocation payments and assistance. The Town of Warwick will be considering projects to be submitted to the Orange County Development Block Grant Program. The deadline for submittal is June 24, 2022.

All interested persons will be given the opportunity to be heard. All written comments must be received by the Board at or prior to the public hearing.

**DATED: March 30, 2022**

**BY ORDER OF THE TOWN  
BOARD OF THE TOWN OF WARWICK  
EILEEN M. ASTORINO  
TOWN CLERK**

**PLEASE TAKE NOTICE** that the Town Board of the Town of Warwick will be holding a Public Hearing to consider acquisition of the Real Property known as SBL # 113-4-2.12, 2.22, & 16 approximately 95.77 +/- acres bordering Glenmere Lake under the Community Preservation Law Chapter 7. Said public hearing to be held on Thursday, April 14, 2022 at 7:15 p.m. at the Town Hall, 132 Kings Highway, Warwick, NY or as soon thereafter as the matter may be heard.

All interested persons will be given the opportunity to be heard.

DATED: March 30, 2022

**BY ORDER OF THE TOWN  
BOARD OF THE TOWN OF WARWICK  
EILEEN ASTORINO  
TOWN CLERK**



Steven M. Neuhaus  
County Executive

ORANGE COUNTY  
DEPARTMENT OF PUBLIC WORKS

Erik Denega, P.E., PMP  
Commissioner

P.O. Box 509, 2455-2459 Route 17M  
Goshen, New York 10924-0509

[www.orangecountygov.com](http://www.orangecountygov.com)

TEL (845) 291-2750

FAX (845) 291-2778

April 12, 2022

VIA MAIL

Lee Zimmer, P.E.  
NYSDOT Region 8 Traffic Engineer  
Eleanor Roosevelt State Office Building  
4 Burnett Boulevard  
Poughkeepsie, New York 12603

Subject: Speed Limit Reduction Request  
County Route 84 – Long Meadow Road  
Town of Warwick Orange County, New York

Dear Mr. Zimmer:

Please see the enclosed TE-9 application, certified copy of the Town Resolution, and related correspondence requesting a speed limit reduction from 55 mph to 35 mph along Long Meadow Road from Old Forge Road to Kings Drive in the Town of Warwick. These items are being submitted on behalf of the Town of Warwick for your review and consideration.

If you have any questions or concerns regarding this request, please feel free to contact me via phone at (845) 291-2764 or via e-mail at [mvillarosa@orangecountygov.com](mailto:mvillarosa@orangecountygov.com). Thank you.

Yours truly,

Orange County Department of Public Works

  
Michael Villarosa, P.E.  
Principal Engineer

Enclosures

Copy: Erik Denega, P.E., PMP, Commissioner, Orange County Department of Public Works (via e-mail)  
Travis Ewald, P.E., Deputy Commissioner, Orange County Department of Public Works (via e-mail)  
Frank Guarnuccio, Junior Engineer, Orange County Department of Public Works (via e-mail)  
Hon. Michael Sweeton, Town Supervisor, Town of Warwick (via e-mail)  
Eileen Astorino, Town Clerk, Town of Warwick (via e-mail)  
Ben Astorino, DPW Commissioner, Town of Warwick (via e-mail)



## Warwick Town Clerk

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**From:** Villarosa, Michael <MVillarosa@orangecountygov.com>  
**Sent:** Tuesday, April 12, 2022 2:38 PM  
**To:** Michael Sweeton; Warwick Town Clerk; Ben Astorino  
**Cc:** Denega, Erik; Ewald, Travis; Guarnuccio, Frank  
**Subject:** CR 84 - Speed Limit Reduction Request  
**Attachments:** 2022-04-12 (CR 84) Zimmer-Speed Limit Reduction Request - With.pdf

Dear all,

Please see attached correspondence regarding the Speed Limit Reduction Request along Long Meadow Road (CR 84) in the Town of Warwick. This request was forwarded to the NYSDOT Region 8 Traffic and Safety Engineer today, April 12, 2022. Thank you.

**Michael Villarosa, P.E.**

Principal Engineer

Orange County Department of Public Works

2455-2459 Route 17M – PO Box 509

Goshen NY 10924-0509

Phone: (845) 291-2764

mvillarosa@orangecountygov.com

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## Warwick Town Clerk

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**From:** Rosenthal, Devin <DRosenthal@orangecountygov.com>  
**Sent:** Friday, March 25, 2022 1:38 PM  
**Subject:** Announcement: First of Four Sets of Hazmat Events in 2022 to be Held at Thomas Bull Memorial Park in the Town of Montgomery - 5/6/22 for Schools, Municipalities, Businesses, Farms & 5/7/22 for County Residents  
**Attachments:** 2022 TB Park Registration Form.pdf; 2022 HHW Event Flyer - Thomas Bull Memorial Park (Montgomery).pdf; Clean Harbors Signed W9 Form.pdf; 2022.5.7 - HHW Event - Thomas Bull Memorial Park.jpg

Good afternoon, please see the email below and the attached regarding the first of four Orange County household hazardous waste events to be held in 2022.

This information can also be found on our website <https://www.orangecountygov.com/449/Hazardous-Waste>

Feel free to share and help us spread the word.

Have a great weekend!

**Devin Rosenthal**

County of Orange  
Department of Public Works  
Division of Environmental Facilities & Services  
Secretary/Administrative Assistant II  
2455-2459 Route 17M, PO Box 637  
Goshen NY 10924-0637  
Phone (845) 291-2664  
Fax (845) 291-2665  
[DRosenthal@orangecountygov.com](mailto:DRosenthal@orangecountygov.com)

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**From:** Siljkovic, Ermin <ESiljkovic@orangecountygov.com>  
**Sent:** Friday, March 25, 2022 10:49 AM  
**To:** Rosenthal, Devin <DRosenthal@orangecountygov.com>  
**Subject:** Announcement: First of Four Sets of Hazmat Events in 2022 to be Held at Thomas Bull Memorial Park in the Town of Montgomery - 5/6 for Schools, Municipalities, Businesses, Farms & 11/7 for County Residents

To Whom It May Concern;

We are pleased to announce the first of four sets of Hazardous Waste Collection Events in 2022 which will take place in Montgomery at Thomas Bull Memorial Park on **Friday, May 6** and **Saturday, May 7**. The Friday, May 6 event is for or School Districts, Municipalities, Businesses, and Farms, or otherwise known as Conditionally Exempt Small Quantity Generators (CESQGs). This event will take place at Thomas Bull Memorial Park located at 90 Grove Street in Montgomery. Please note that some GPS search engines will require you to enter "90 Grove Street, Campbell Hall, NY" in order to generate the correct location.

All CESQGs **\*MUST\*** pre-register for the **Friday, May 6th** event in Montgomery at Thomas Bull Memorial Park by **NO LATER THAN C.O.B. FRIDAY, APRIL 22**. If you have acceptable materials (Latex/Water Based Paints are now accepted) and are interested in participating, please complete the attached registration form and email to [esiljkovic@orangecountygov.com](mailto:esiljkovic@orangecountygov.com) or send via fax to (845) 291-4570. These forms can also be found on our website at <https://www.orangecountygov.com/449/Household-Hazardous-Waste>.

**\*IMPORTANT INSTRUCTIONS\***

On your registration, please articulate the **QUANTITY** of each material you plan on bringing- specifically the number of containers and volume of each container - on the first page, and on the second page please include the **AGGREGATE WEIGHT** of said materials. **NOTE:** Unsigned registrations and registrations containing over 220 lbs. of materials will be rejected.

Your registrations will be sent to our vendor, Clean Harbors, who will then provide a quote based on your submission during the week before the event, providing you time to process purchase orders or checks. The vendor's W9 form is also attached for those who may need to add Clean Harbors as a payee in your system.

Also, attached is a JPEG the flyer for the Saturday event for residents. Registration is not required however commercial quantities of materials will not be accepted. **Please help spread the word!**

Your adherence to the above procedures help make these events possible. We are looking forward to working with you to continue keeping toxic materials out of the environment and recovered, recycled, or disposed of in the best manner possible.

Regards,

Ermin Siljkovic  
Recycling Coordinator  
Orange County DPW  
Division of Environmental  
Facilities & Services (EF&S).  
2455-2459 Route 17M, P.O. Box 637  
Goshen, NY 10924  
(845) 291-3246 (Office)  
(845) 637-9041 (Cell)  
(845) 291-4570 (Fax)  
[esiljkovic@orangecountygov.com](mailto:esiljkovic@orangecountygov.com)

This communication may contain confidential information and is intended only for the individual or entity to whom it is addressed. Any review, dissemination, or copying of this communication by anyone other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender, and destroy all copies of the original message. No responsibility is accepted by Orange County Government for any loss or damage arising in any way from receiving this communication.

# Orange County Household Hazardous Waste Collection - Farms, Schools, Government Agencies, Small Businesses, Conditionally Exempt Small Quantity Generator Registration

Complete entire form (both pages) and return to: OC DPW, Div. of EF&S, P.O. Box 637 Goshen NY 10924, email to [esiljkovic@orangecountygov.com](mailto:esiljkovic@orangecountygov.com), or fax to 291-4570

For more info CALL 845- 291-3246, EMAIL [esiljkovic@orangecountygov.com](mailto:esiljkovic@orangecountygov.com) or go to [www.orangecountygov.com/efs](http://www.orangecountygov.com/efs)

**FRIDAY, May 6, 2022:**  
**THOMAS BULL MEMORIAL PARK**  
**90 GROVE STREET, CAMPBELL HALL, NY 12549**

**No Registrations taken after: Friday, April 22, 2022**

Cost is according to fee schedule established by vendor – drop off time scheduled

*Sponsored by Orange County DPW Division of Environmental Facilities and Services, County Executive, Steven M. Neuhaus  
Co-Sponsored by New York State Department of Environmental Conservation*

SIGNATURE (required): \_\_\_\_\_

Name: \_\_\_\_\_ email: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Are you a (check one): Farmer ☐ School ☐ Governmental Agency ☐ Small Business ☐

CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS MAY TRANSPORT A

**MAXIMUM OF 220 lbs.** OF HAZARDOUS WASTE TO THIS EVENT BASED ON NYS DEC REGULATIONS

<u>Quantity (volume/ # of containers)</u>	<u>Quantity (volume/ # of containers)</u>	<u>Quantity (volume/ # of containers)</u>
<b>Pesticides/Herbicides</b>	<b>Automotive Products/Gas/Oil</b>	<b>Varnishes/Shellacs/Stains:</b> _____
Dry: _____	Dry: _____	
Liquid: _____	Liquid: _____	<b>Solvents/Thinners:</b> _____
Aerosol Cans: _____		
<b>Corrosives/Cleaners</b>	<b>Rubber Cement:</b> _____	<b>Aerosol Cans:</b> _____
Dry: _____		<b>Photographic Chemicals:</b>
Liquid: _____	<b>Roofing Tar:</b> _____	Dry: _____
Aerosol Cans: _____		Liquid: _____
<b>Pool Chemicals</b>	<b>Driveway Sealer:</b> _____	<b>Dry Wall Compound:</b> _____
Dry: _____		
Liquid: _____	<b>Creosote:</b> _____	<b>Mercury:</b> _____
<b>Paint: Oil, Acrylic, Water Based</b>	<b>Inks:</b> _____	<b>Dental Amalgam:</b> _____
Liquid: _____		
Aerosol Cans: _____	<b>Adhesives:</b> _____	<b>Fluor. bulbs (type/amt/ft.):</b> _____
Dry: _____	<b>Other:</b> _____	

# CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR CERTIFICATION

I hereby certify that I am a generator of hazardous waste within the State of New York and that because of the small volume of hazardous waste generated and/or stored, I qualify for conditionally exempt small quantity generator status.

I understand that in order for conditionally exempt small quantity generator status, I must meet all three of the following conditions:

1. Generate less than 1 kg/month (2.2 pounds) of acute hazardous waste (as defined by 6 NYCRR Part 371), and never store more than this amount on site at any time; and
2. Generate less than 100 kg/month (220 pounds) of all other hazardous waste (as defined by 6 NYCRR Part 371), and never store more than 1000 kg/month on site at any time.
3. Transport a maximum of 220 lbs of hazardous waste at one time.

Only if I am a farmer, I realize that I may store up to 1000 kg. (2200 pounds) of non-acute hazardous waste pesticides on my farm without losing my conditionally exempt status, provided that these wastes are brought to a household hazardous waste collection program.

I further understand that if, in the future, I exceed the quantity limitations described above, I will become subject to additionally regulation as a hazardous waste generator and will no longer be eligible to participate in this type of collection program.

I certify that I have the authority to make these statements on behalf of my farm or business. Also, I, the undersigned, do hereby certify that the items brought for collection came from my farm or business located in Orange County.

Signed: \_\_\_\_\_ Title: \_\_\_\_\_

Name (print): \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Organization Type: \_\_\_\_\_

## WASTE (S) BROUGHT TO THIS PROGRAM:

Type of waste: \_\_\_\_\_

Quantity in lbs.: \_\_\_\_\_

Type of waste: \_\_\_\_\_

Quantity in lbs.: \_\_\_\_\_

Type of waste: \_\_\_\_\_

Quantity in lbs.: \_\_\_\_\_

## ADDITIONAL WASTE (S) STORED ON SITE:

Type of waste: \_\_\_\_\_

Quantity in lbs.: \_\_\_\_\_

Type of waste: \_\_\_\_\_

Quantity in lbs.: \_\_\_\_\_

Type of waste: \_\_\_\_\_

Quantity in lbs.: \_\_\_\_\_

# Orange County Household Hazardous Waste & Operation Safe Scripts Pharmaceutical Collection Events

**Saturday, May 7 from 9 AM to 3 PM**

**Thomas Bull Memorial Park – Picnic Area  
90 Grove Street, Campbell Hall, NY**

Sponsored by Orange County DPW Division of EF&S, O.C. Sheriff's Office, PaintCare,  
and County Executive Steven M. Neuhaus, Co-Sponsored by NYSDEC

Latex, Acrylic, and Water Based Paint

**NOW ACCEPTED!**



## What to Bring

## What NOT to Bring

### • Oil and now Latex/Water Based Paints

- Stains and Varnishes
- Paint Thinners & Strippers
- Wood Preservatives
- Resins, Rosins & Adhesives
- Polishes for Furniture, Floor & Metal
- Cleaners for Rug & Upholstery
- Cleaners for Oven, Toilet Bowl & Drain
- Swimming Pool Chemicals
- Pesticides, Herbicides, Insecticides  
(including Lawn Care Products)
- **Fluorescent Bulbs**
- Spot Removers
- Dry Cleaning Solvents
- Lighter Fluids, Camp size propane tanks
- Septic Tank Degreasers
- Full or Partially Full Aerosol Cans
- Rubber Cement, Airplane Glue
- Photo Chemicals, Chemistry Sets
- Engine Degreasers
- Carburetor Cleaners, Car Waxes
- Kerosene, Gasoline, Gas/Oil Mixes
- Fire Extinguishers
- Mercury Thermostats, Thermometers

### • **Pharmaceutical Drugs**

- Rechargeable (Ni-Cd) Batteries
- Auto and Tractor Batteries
- Transmission Fluids, Brake Fluids
- Motor Oil & Antifreeze

Also accepted at Orange County Transfer Stations 1, 2, & 3.  
(Located at: New Hampton, Newburgh, Port Jervis)

### • Electronics, Computers, VCR's

### • Home Appliances

### • Tires of any kind

### • BBQ Propane Tanks

Take to your local  
Transfer Station

### • Household Batteries

### • **Smoke Detectors**

### • Ammunition

### • Fireworks

### • Explosives

### • **Medical Sharps**

Throw in Trash

Contact company on back of unit

Call the Police Department

Take back to the hospital

### • Radioactive Materials

### • Unknown Gases

### • Controlled Substances

### • Pathological Material

Call (845)

291-2640

<http://www.orangecountgov.com/efs>

[esiljkovic@orangecountygov.org](mailto:esiljkovic@orangecountygov.org)

- COVID-19 safety protocols may apply.
- Please load your materials in the rear of your vehicle.
- For your safety, please remain in your vehicle.
- Event staff will unload your materials.
- No smoking on site.



# Orange County Substitute W-9 Form

## Request for Taxpayer Identification Number and Certification

Please complete the following information. We are required by law to obtain this information from you when making a reportable payment to you. If you do not provide us with this information, you may be subject to a federal income tax withholding and may be subject to a \$50 penalty imposed by the IRS under section 6723. Use this form if you are a **U.S. person** (including a U.S. resident alien). If you are a **foreign person**, complete and submit the appropriate IRS Form W-8 available at [www.irs.gov](http://www.irs.gov). See Pub. 515

### Please type or print clearly.

(For assistance in completing this form, you can refer to the instructions found on IRS Form W-9 available at [www.irs.gov](http://www.irs.gov).)

**1. Type of Request** (one of these boxes must be checked):

☒ New Vendor OR ☐ Change to Existing Record\*\*: TIN / previous TIN: \_\_\_\_\_ Effective Date: \_\_\_\_\_  
 \*\*(Check all that apply): ☐ Legal Entity Name ☐ Tax Address ☐ Entity Type

**2. Taxpayer Identification Number (TIN)** (Provide only one nine-digit number)

04-2698999  
 Social Security Number (SSN) Employer Identification Number (EIN)

**3. Clean Harbors Environmental Services, inc.**

**Legal Entity Name** (As shown on your income tax return; must match SSN or EIN given. Individual or Sole Proprietor enter owner's name.)

**4. Business, Trade, "Doing Business As" (DBA) Name** (if different from legal entity name)

**5. Tax Correspondence Address / Contact** (address where tax information will be mailed):

Address Line 1: 42 Longwater Drive/PO Box 9149 Telephone: (800) 282-0058  
 Address Line 2: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address Line 3: \_\_\_\_\_  
 City: Norwell State: MA Zip Code: 02061  
 Contact Name: Tax Department Email Address: \_\_\_\_\_

**6. Payment Requests are Primarily for** (one of these boxes must be checked):

☐ Legal Services ☐ Rent / Lease (equipment, buildings, etc...)  
☐ Medical / Health Care / Veterinary Services ☐ Real Estate Transaction (sale of easement, land, buildings, etc...)  
☐ Commodities (products) ☒ Other (specify): Environmental Services and Waste Disposal

**7. Entity Type** (one of these boxes must be checked):

1099 Reportable (if applicable) Not 1099 Reportable  
☐ Individual ☒ Corporation or LLC, PLLC organized as a corporation NOT providing health care, medical veterinary or legal services  
☐ Sole Proprietor or Sole Proprietor organized as LLC or PLLC ☐ Tax Exempt Organization under §501(a) (includes 501(c) (3))  
☐ Partnership, LLP or Partnership organized as LLC or PLLC ☐ U.S. Government, a state, a possession of the U.S. or any of their political subdivisions or instrumentalities  
☐ Corporation or LLC, PLLC organized as a corporation providing health care, medical veterinary or legal services

**8. Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because:
  - I am exempt from backup withholding, or
  - I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or
  - the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN.

The Internal Revenue Service does not require your consent to any provision of this document other than the certification required to avoid backup withholding.

Signature of US Person: George L. Curtis Title: Executive V.P. Date: 9/16/2020

Print Name Above: George L. Curtis

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Sponsored by Orange County DPW Division of EF&S., O.C. Sheriff's Office, PaintCare,  
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Latex, Acrylic, and Water Based Paint  
**NOW ACCEPTED!**



## What to Bring

## What NOT to Bring

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- Paint Thinners & Strippers
- Wood Preservatives
- Resins, Rosins & Adhesives
- Polishes for Furniture, Floor & Metal
- Cleaners for Rug & Upholstery
- Cleaners for Oven, Toilet Bowl & Drain
- Swimming Pool Chemicals
- Pesticides, Herbicides, Insecticides  
(including Lawn Care Products)

### • **Fluorescent Bulbs**

- Spot Removers
- Dry Cleaning Solvents
- Lighter Fluids, Camp size propane tanks
- Septic Tank Degreasers
- Full or Partially Full Aerosol Cans
- Rubber Cement, Airplane Glue
- Photo Chemicals, Chemistry Sets
- Engine Degreasers
- Carburetor Cleaners, Car Waxes
- Kerosene, Gasoline, Gas/Oil Mixes
- Fire Extinguishers
- Mercury Thermostats, Thermometers

### • **Pharmaceutical Drugs**

- Rechargeable (Ni-Cd) Batteries
- Auto and Tractor Batteries
- Transmission Fluids, Brake Fluids
- Motor Oil & Antifreeze

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*Take to your local  
Transfer Station*

- Household Batteries } *Throw in Trash*
- **Smoke Detectors** } *Contact company on back of unit*
- Ammunition }
- Fireworks } *Call the Police Department*
- Explosives }
- **Medical Sharps** } *Take back to the hospital*

- Radioactive Materials }
- Unknown Gases } *Call (845)*
- Controlled Substances } *291-2640*
- Pathological Material }

**<http://www.orangecountygov.com/efs>  
[esiljkovic@orangecountygov.org](mailto:esiljkovic@orangecountygov.org)**

- COVID-19 safety protocols may apply.
- Please load your materials in the rear of your vehicle.
- For your safety, please remain in your vehicle.
- Event staff will unload your materials.
- No smoking on site.

*Also accepted at Orange County Transfer Stations 1, 2, & 3.  
(Located at: New Hampton, Newburgh, Port Jervis)*





Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

124 Main Street  
Goshen, NY 10924-2124  
Tel: (845) 615-3840  
Fax: (845) 291-2533

Alan J. Sorensen, AICP  
Commissioner

[www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)  
[planning@orangecountygov.com](mailto:planning@orangecountygov.com)

CC: TBD ✓  
X

### County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

RECEIVED

MAR 31 2022

Town of Warwick  
Town Clerk

**Local Referring Board:** Town of Warwick Board

**Referral ID #:** WRT 11-22M

**Applicant:** Town of Warwick

**Tax Map #:** townwide

**Project Name:** Local Law #3 of 2022 Amending Chapter 164

**Local File #:** none provided

**Proposed Action:** Local Law regulating farm markets in the APO district and APO qualifying area

**Reason for County Review:** Local law affecting zoning or land use

**Date of Full Statement:** March 14, 2022

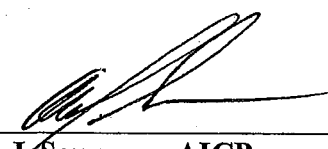
#### Comments:

The Department has received the above referenced local law and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We have no advisory comments regarding this action.

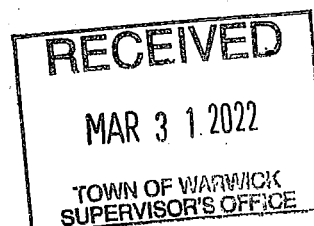
**County Recommendation:** Local Determination

**Date:** March 25, 2022

**Prepared by:** Megan Tennermann, AICP  
Senior Planner

  
Alan J. Sorensen, AICP  
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).



March 25, 2022

RECEIVED

MAR 28 2022

Town of Warwick  
Town Clerk

Dear Customer:

In the coming weeks you can expect to see Orange and Rockland gas crews or contractors working in your neighborhood. The crews will be there to improve the safety and reliability of our gas system.

To be specific, we will replace aging steel gas main lines with superior plastic ones, which are more durable and non-corrosive. We will also upgrade many of the service pipes running from the main lines to individual homes and businesses. Additionally, we will move indoor gas meters and regulators outdoors.

Due to CoronaVirus we will be following CDC guidelines for social distancing when it comes time to transfer services over to the new main. You will be contacted by the contractor foreman to set up a date that the service will be transferred.

We understand the pride you take in making your home and community a safe and attractive place to live. That is why we coordinate our efforts to coincide with municipal roadwork whenever possible. In cases where we might have to dig on your property, we will re-seed grass areas and make necessary restoration to all other areas. When we need to move indoor gas equipment outdoors, we will contact you to schedule a mutually convenient time and answer any questions you may have.

When we need to make the necessary connections to the new main lines, we do have to interrupt your gas service briefly. You can rest assured that we will work as quickly and efficiently as possible. To minimize any inconvenience, an Orange and Rockland gas serviceman will relight the pilot in your gas appliances.

In the meantime, if you have any questions or concerns regarding the specific nature of our work, please feel free to call me directly at 845-577-3466 or send me an e-mail at [cummingsb@oru.com](mailto:cummingsb@oru.com).

Sincerely,  
Bruce Cummings

Chief Construction Inspector

## Warwick Town Clerk

---

**From:** Manera-Mason, Theresa <MasonTh@oru.com>  
**Sent:** Monday, March 28, 2022 8:15 AM  
**To:** Michael Sweeton  
**Cc:** Ben Astorino; Warwick Town Clerk; McGovern, Thomas (Town of Warwick)  
**Subject:** Sunset Terrace Main Replacement  
**Attachments:** Customer Notification Letter Gas Main Replacement.doc

Good Afternoon Supervisor Sweeton,

Orange and Rockland Utilities, Inc. is planning to start a gas main replacement project on Sunset Ter. with its contractor Titanic Underground Construction on approximately 4/1/2022.

Here are some of the details of the project:

The scheduled repair and replacement work is to strengthen and improve the reliability of the gas system in addition it is part of our paving cost share with the town. We will be trenching approximately 4200' down the afore mentioned street to install new HDPE PLX main to replace the aging steel gas mains in the area. This work will involve replacing 82 services and disrupting service to those 82 customers. The customers will be notified prior to loss of service. Attached is the letter they will receive.

The project will be completed approximately mid June.

Upon mobilization, the contractor shall setup the proper work zone safety requirements (i.e., signage, cones, etc.) in accordance with the NYS Manual of Uniform Traffic Control Devices.

If you have any questions please let me know.

*Theresa Manera-Mason  
Orange and Rockland Utilities, Inc.  
Regional & Community Affairs Manager  
Cell: 646-477-2281*

X

## Warwick Town Clerk

---

**From:** Mariconi, Matthew D <mariconim@oru.com>  
**Sent:** Monday, March 28, 2022 8:00 AM  
**To:** Mariconi, Matthew D  
**Subject:** O&R Urges Municipalities to Check for Excavator Certification  
**Attachments:** Gas Education & Outreach - Contractor Certification Blast Email.pdf



Orange and Rockland Utilities, Inc.  
One Blue Hill Plaza  
Pearl River NY 10965  
www.oru.com

RECEIVED  
MAR 28 2022  
Town of Warwick  
Town Clerk

### Check for Excavator Certification

Hitting and damaging underground lines can result in death, injury, fines, arrests, property damage and a sizeable repair bill from O&R. Not to mention the inherent danger faced by your municipalities' first responders. That's why it's important to hire trained professional excavators. We encourage you to consider qualifying your highway department and your contractors to become certified as well.

The UDIG NY Certified Excavator Program in Safe Digging Best Practices has set a new standard for training New York State professional excavators in the proper procedures of excavation.

When a person has successfully completed the UDIG NY Certified Excavator Program (CEP) in Safe Digging Best Practices, they are certified by the one-call center for five (5) years\*, demonstrating a fundamental understanding of the Safe Digging Best Practices that should be used for safe excavation in accordance with the Common Ground Alliance Best Practices and New York State Code Rule 753.

When you hire a contractor or new employee you can check the UDIG NY Training Verification site to see if they are qualified. Simply type in their individual or company name to get the latest certifications. You'll be glad you did.



Orange and Rockland Utilities, Inc.  
One Blue Hill Plaza  
Pearl River NY 10965  
[www.oru.com](http://www.oru.com)



### **Check for Excavator Certification**

Hitting and damaging underground lines can result in death, injury, fines, arrests, property damage and a sizeable repair bill from O&R. Not to mention the inherent danger faced by your municipalities' first responders. That's why it's important to hire trained professional excavators. We encourage you to consider qualifying your highway department and your contractors to become certified as well.

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When you hire a contractor or new employee you can check the [UDIG NY Training Verification](#) site to see if they are qualified. Simply type in their individual or company name to get the latest certifications. You'll be glad you did.

Supervisor - Robert Valentine

*Town Board -*

Antonio Ardisana  
Robert Courtenay  
Brandon D. Holdridge  
Cynthia Smith

*Town Justices -*

Janet M. Haislip  
Sharon Worthy-Spiegl

# TOWN OF CHESTER

1786 Kings Highway  
Chester, NY 10918

Tel: (845) 469-7000  
Fax: (845) 469-9242  
www.chester-ny.gov

*Town Clerk - Linda A. Zappala*

*Highway Supt. - John Reilly, III*

*Receiver of Taxes - Vincent A. Maniscalco*

*Building Inspector - Alexa Burchianti*

*Assessor - John Schuler, III*

*Police Dept. - Daniel J. Doellinger, Chief*

Date: March 25, 2022

To: Orange County Department of Planning  
Town of Blooming Grove  
Village of Chester  
Town of Monroe  
Town of Goshen  
Town of Warwick  
Village of Florida  
Palisades Interstate Park Commission

RECEIVED

MAR 29 2022

Town of Warwick  
Town Clerk

Re: Town of Chester Town Code Chapter 77A Introductory Local Law


Please take notice that the Town Board of the Town of Chester, Orange County, New York introduced the above noted Introductory Local Law at the March 23, 2022 Town Board Meeting.

A Public Hearing has been scheduled for April 12, 2022, 7:00 pm or as soon thereafter as the matter may be heard, at the Town Hall Meeting Room, 1786 Kings Highway, Chester, New York.

Enclosed please find the Town of Chester Introductory Local Law 1 of 2022, A Local Law Adding Chapter 77A Entitled "Short-Term Rentals" To The Town Code of the Town Of Chester, for your review and comments.

Kindly address any comments to the Town Board, Town of Chester, 1786 Kings Highway, Chester, New York, 10918.

Sincerely yours,



Linda A. Zappala  
Town Clerk

Enc.

## **LOCAL LAW NO. 1 OF 2022**

### **A LOCAL LAW ADDING CHAPTER 77A ENTITLED "SHORT-TERM RENTALS" TO THE TOWN CODE OF THE TOWN OF CHESTER**

Be it enacted by the Town of Chester in the County of Orange, as follows:

#### **Section 1. Title**

This Local Law shall be referred to as, "A Local Law Adding Chapter 77A, Entitled, "Short-Term Rentals", to the Town Code of the Town of Chester.

#### **Section 2. Purpose and Legislative Intent**

Due to the increase in tourism over the past years in the Town of Chester and adjacent local areas, there has been an increase in the number of property owners renting to tourists on a short-term basis. Many property owners in the Town of Chester list their properties as short-term rentals on web-based booking sites such as Airbnb or VBRO. These short-term rentals offer many benefits to property owners and residents in the Town of Chester, but also have the potential create health, safety and quality of life detriments to the community. Accordingly, the purpose and legislative intent of this local law is to regulate the use and safety of these short-term rentals so as to further secure and promote the public health, comfort, welfare, safety and peace for residents of the Town of Chester.

#### **Section 3. Authority**

This Local Law is adopted pursuant to Article 16 of the New York State Town Law, which expressly grants the Town Board of the Town of Chester authority to adopt local laws for the purposes of promoting the health, safety and welfare of the Town of Chester and its residents. This Local Law is further adopted pursuant to New York Municipal Home Rule Law Article 2, Section 10, which grants the Town Board of the Town of Chester the power to protect and enhance the physical environment of the Town of Chester.

#### **Section 4. Short-Term Rentals**

Chapter 77A, entitled "Short-Term Rentals" is hereby added to the Town Code of the Town of Chester, to read as follows:

##### **§77A-1. Title.**

This Local Law shall be referred to as, "A Local Law Adding Chapter 77A, Entitled, "Short-Term Rentals", to the Town Code of the Town of Chester.

##### **§77A-2. Purpose and Legislative Intent.**

Due to the increase in tourism over the past years in the Town of Chester and adjacent local areas, there has been an increase in the number of property owners renting to tourists on a short-term basis. Many property owners in the Town of Chester list their properties as short-term rentals on web-based booking sites such as Airbnb or VBRO. These short-term rentals offer many benefits to property owners and residents in the Town of Chester, but also have the potential create health, safety and quality of life detriments to the community. Accordingly, the purpose and legislative intent of this local law is to regulate the use and safety of these short-term rentals so as to further secure and promote the public health, comfort, welfare, safety and peace for residents of the Town of Chester.

##### **§77A-3. Authority.**

This Local Law is adopted pursuant to Article 16 of the New York State Town Law, which expressly grants the Town Board of the Town of Chester authority to adopt local laws for the purposes of promoting the health, safety and welfare of the Town of Chester and its residents. This Local Law is further adopted pursuant to New York Municipal Home Rule Law Article 2, Section 10, which grants the Town Board of the Town of Chester the power to protect and enhance the physical environment of the Town of Chester.

##### **§77A-4. Definitions.**

All of the terminology and definitions contained in this Chapter which relate to the nature of sound and the mechanical detection and recordation of sound are in conformance with the terminology of the American National Standards Institute or its successor body.

As used in this Chapter, the following terms shall have the meanings indicated:



## **OWNER-OCCUPIED PROPERTY**

Property which the record owner maintains as his or her domicile.

## **RESIDENT AGENT**

An authorized representative of a property owner or landlord who resides within the designated boundaries of Orange County as defined at the time of the issuance of the permit and all subsequent permit renewals and who shall be contacted for emergencies or other matters that may arise at the short-term rental property. A resident agent must be an individual permit, not a corporation, limited liability company or similar entity.

## **SHORT-TERM RENTAL**

Offering any residential dwelling, or space therein, to persons in exchange for a fee or compensation, whether monetary or otherwise, for a period of less than thirty (30) days, including, but not limited to, rentals provided by such companies as Airbnb and VRBO. Excluded from this definition are month-to-month tenancies, bed and breakfasts, and hotels and inns which have valid and approved site plans from the Town of Chester Planning Board.

## **SHORT-TERM RENTAL PERMIT**

A permit granted by the Town Building Department for each use of property for short-term rentals.

## **SHORT-TERM RENTAL PROPERTY**

Any real property which is offered and/or rented for short-term.

### **§77A-5. Regulation of Short-Term Rental Properties.**

- (A) Short-Term Rentals shall only be permitted in the SR-1, SR-2, LB-SL, and AR-3 residential zones in the Town. Any short-term rental located within the LB and AI zones that meets all other criteria provided for in this Chapter, and was in existence as of the date of adoption of this Local Law, may continue to operate provided, however, that such short-term rental be registered with the Town of Chester Building Department within 30 days of the effective date of this Local Law.
- (B) Only single-family and legal, owner-occupied two-family dwellings or a mixed-use structure with valid certificate of occupancy may be used as a short-term rental property.

- (C) Orange County Hotel and Motel Occupancy Tax. All short-term rentals shall comply with the Orange County Hotel and Motel Occupancy Tax (Local Law No. 13 of 2009). An operator of a hotel or motel may be responsible for the collection of tax on occupancy of hotel or motel room rentals. Included in the definition of Hotel/Motel rooms are short-term and/or vacation rentals and properties typically listed on sites such as Airbnb and VRBO.
- (D) In the event that a property being used as a short-term rental is located in a development that has an HOA (Home Owners Association), written consent from the established HOA must be submitted with the permit application.
- (E) All short-term rental properties must be registered with the Town of Chester Building Department within 30 days of the effective date of this article and/or prior to the premises being used as a short-term rental. It shall be the responsibility of the property owner to register any short-term rental property as required by this Chapter. Failure to do so shall constitute a violation of these regulations and is subject to the penalties set forth herein.
- (F) Clear signage is required to be posted within the short-term rental property to ensure the tenants, guests and invitees understand the local ordinances, occupancy limits, parking and garbage rules and have the number of the local contact.
- (G) Property owner is required to maintain a guest registry with contact information and is to be made available to the Town if/when requested.
- (H) No Additional parking spaces may be added or constructed between the primary residential structure and the street.
- (I) The following terms and conditions shall apply to all short-term rentals:
  - 1. No illegal conduct shall be carried on at the short-term rental property by the property owner, rental tenants, guests or invitees.
  - 2. A tenant of the short-term rental is prohibited from subleasing or other licensing the use or occupancy of any portion of the short-term rental property.
  - 3. The property owner and/or resident agent shall make all tenants aware of the Town's noise ordinance. Any conduct in conflict with this ordinance or which is unreasonable under the circumstances and which disturbs the health, safety, peace, or comfort of the neighborhood or which creates a public nuisance is prohibited.
  - 4. All garbage, rubbish and/or recyclables shall be stored and placed by the curb on designated removal days consistent with the Town Code and shall not be left stored in public view unless contained within proper containers.

5. No trailers, recreation vehicles, campers, caravans or motor homes to be used as a short-term rental.
6. The Building Inspector has the right to determine if and when the property would require fencing or privacy landscaping.

**§77A-6. Registration of Short-Term Rental Properties.**

- (A) It shall be a violation of this Chapter to offer or engage in short-term rentals unless the rental property has been registered with, and rental permit is obtained from, the Town of Chester Building Department as provided in this section within 30 days of the effective date of this chapter.
- (B) The registration of short-term rental property shall be accomplished by submitting a completed registration application on a form promulgated by the Town Building Department in accordance with the provisions of this section. Such form shall contain a minimum of the following information:
  1. The name, address, telephone number and email address of the record owner of the property and any designated resident agency they may designate;
  2. The street address and Tax Map Number of the rental property;
  3. The total number of bedrooms in the rental property.
  4. Applicable overnight and daytime occupancy limit of the short-term rental;
  5. If the short-term rental property is not served by municipal water and sewer, proof shall be provided that the onsite utilities have been properly maintained and are in conformance with all applicable standards; and
  6. The permit application shall be accompanied by proof of liability insurance for the property with policy limits no less than \$1,000,000 per occurrence.
- (C) Upon submission of an application for a short-term rental permit, the property owner shall contact the Building Inspector to schedule an inspection and pay to the Town a permit fee, as prescribed in the Town's schedule of fees. The Building Inspector shall then conduct an inspection of the short-term rental property to determine whether it complies with the Town Code and all applicable New York State laws, rules, regulations, codes and ordinances, and to verify the occupancy limits of the structure.

- (D) Upon completion of an inspection of the short-term rental property and ascertaining that the property meets the Town Code's requirements, the Building Inspector shall issue a registration for the property as a short-term rental and the property will then be eligible to apply for as short-term rental permit.
- (E) Registration for short-term rentals shall remain in effect as long as there is no change in the record owner of the short-term rental property. Upon a change in ownership, the new owners of the short-term rental property shall be required to once again register it before offering it for short-term rentals.
- (F) In the event that the Building Inspector denies an application to register short-term rental property, the property owner may appeal the denial to the Town Board within thirty (30) days of issuance of notice of the denial to the property owner.
- (G) Short-term rental registration may not be transferred to any other person or property or used by anyone other than the person and property to whom it was issued.
- (H) In the event that there is any change in the information provided by a property owner in his application for a short-term rental registration, he/she shall advise the Town Building Department in writing of such change no later than forty-eight (48) hours after such occurrence. Failure to advise the Building Department of a change in the information provided by the property owner in his application shall constitute a violation of this chapter.

**§77A-7. Short-Term Rental Permits.**

- (A) Official notification for each instance a short-term rental property is rented must be made to the Town of Chester no less than 24 hours prior, and no more than 30 days prior to each use of the short-term rental property for as a short-term rental. Notification may be made via the Town's website on designated forms or can be made in person simultaneously with applications to register short-term rental property on a form promulgated by the Town of Chester Building Department.
- (B) The Building Inspector may deny an application for short-term rental permit if the application is incomplete or the property otherwise fails to meet the criteria for grant of a short-term rental permit.
- (C) Short-term rental permits and inspections must be renewed every year.

**§77A-8. Suspension or Revocation of Short-Rental Rental Rights.**

- (A) It is the responsibility of the property owner to comply with all terms and provisions of this Article and to ensure that short-term rental tenants, guests and invitees comply with this Article and the terms and conditions of the rental permit. Any failure of rental tenants, guests and invitees to comply with this Article and the terms and conditions of the short-term rental permit shall be attributed to the failure of the property owner to discharge his or her responsibility to ensure such compliance.
- (B) Upon receipt of a complaint or upon his/her own initiative, the Building Inspector may investigate any property for failure to comply with the terms of this Article.
- (C) If upon investigation, the Building Inspector determines that a violation of this chapter and/or of the terms and conditions of a short-term rental permit has occurred on the rental property, he/she shall issue a written notice of the violation of the property owner and shall provide a copy of the same to the Town Board.
- (D) The Building Inspector may also issue a notice of suspension if it is determined any of the information contained within the permit application is false or if the short-term rental property is found at any time to be in violation of the NYS Building Code or other aspect of the Town Code.
- (E) Revocation and suspension notices shall be in writing shall identify the property shall specify the violation or remedial action to be taken and shall provide that said violation must be corrected within 10 days from the receipt of said violations unless otherwise extended by the Building Inspector. The property owner or resident agent shall take the remedial action prescribed or may file a written notice of appeal received by hand delivery or certified mail by the end of the identified period of remediation. The revocation or suspension of the short-term rental shall be stayed pending either a decision on the appeal by the Town Board or a finding by the Building Inspector that the remedial action is acceptable to correct the violation.
- (F) If more than two (2) violation notices are issued in any 12-month period, the property owner or Registered Agent will be suspended from receiving a permit for short-term rental for 6 months. There will be no deduction or refund of fees.
- (G) If property owner and/or agent continues to operate while under suspension, the Building Inspector has the right to automatically revoke the short-term rental permit and issue an appearance ticket.

**§77A-9. Fees for Registration and Issuance of Permits.**

The Town Board shall set such application and permit fees as it may find appropriate for short-term rentals by resolution and such fees shall be listed in the Town's Schedule of Fees.

**§77A-10. Penalties for Offenses.**

- (A) Violations of this Article will constitute a municipal violation and will be subject to applicable penalties under article. The penalties for violation of this Chapter shall be in addition to any penalties imposed for violations of other provisions of the Town Code and NYS Uniform Fire Prevention, Building Code and Energy Conservation Code.
- (B) Conviction of violation of the provisions of this article shall be punishable by fine of not more than \$500.00 per violation and \$750.00 per day for subsequent offenses.
- (C) The imposition of penalties herein prescribed shall not preclude the Town or any person from instituting appropriate legal action or proceeding to prevent unlawful short-term rental of a property in violation of this article, including, without limitation, civil actions for injunctive relief to immediately terminate any existing short-term rental occupancy of buildings, land or premises.

**Section 5. Severability.**

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**Section 6. Effective Date.**

This local law shall take effect immediately upon filing with the Secretary of State.

X

March 29, 2022

Mr. Michael P. Sweeton  
Town Supervisor  
Town of Warwick  
132 Kings Highway  
Warwick, NY. 10990

Re: Service Award Program for the Greenwood Lake Volunteer Ambulance Corps

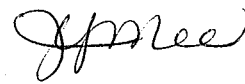
Dear Mr. Sweeton:

As per instructions from Penflex, Inc., I enclose Penflex's "Data Request Package," which includes an updated listing of the active members and new members of the Greenwood Lake Volunteer Ambulance Corps for use in the 2021 Service Award Program certification process. I have included the necessary certification forms as well.

Should you have any questions or need further information, please feel free to call me at (845) 522-0798.

Thank you for your time and consideration.

Sincerely,



Julia Mee  
Member, GLVAC

RECEIVED  
MAR 29 2022  
Town of Warwick  
Town Clerk

RECEIVED  
MAR 29 2022  
TOWN OF WARWICK  
SUPERVISOR'S OFFICE

# 2021 DATA REQUEST PACKAGE PROCESS CHECKLIST

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Please follow the steps below in order to complete the Data Request Package.



Mark the checkboxes as items are completed.

## AMBULANCE COMPANY – Deadline: March 31, 2022



Complete the 2021 Service Award Program Ambulance Records listing using the *Instructions* provided.



Certify that the listing is correct by completing the 2021 *AMBULANCE COMPANY SERVICE CERTIFICATION FORM* (green form).



Send the entire Data Request Package to the Board of the Sponsoring Municipality by March 31, 2022.

## SPONSORING BOARD – Deadline: May 1, 2022



Review and approve the 2021 Service Award Program Ambulance Records listing by signing the 2021 *SPONSOR APPROVAL FORM* (blue form).



Send the entire Data Request Package back to the AMBULANCE COMPANY for posting by May 1, 2022.

## AMBULANCE COMPANY – Deadline: Post immediately upon receipt



Complete the "NOTICE TO VOLUNTEERS" section of the 2021 *AMBULANCE COMPANY POSTING CERTIFICATION FORM* (purple form).



Post this form and 2021 Service Award Program Ambulance Records listing for no less than 30 days at the ambulance company headquarters in view for all members.



At the end of the posting period, complete the remaining sections of the posting form and send the entire Data Request Package to the Sponsoring Board.

## SPONSORING BOARD – Deadline: July 1, 2022



Review and certify the 2021 Service Award Program Ambulance Records listing by signing the 2021 *SPONSOR AUTHORIZATION FORM* (pink form).



Send the completed Data Request Package to:  
Penflex Actuarial Services, LLC  
50 Century Hill Drive, Suite 3  
Latham, NY 12110



# 2021 Service Award Program Ambulance Records

## Town of Warwick - Greenwood Lake Ambulance, Inc. Service Award Program

	Last name	First name	MI	Date of Birth	Gender	Credit	Accrued 2021		Mailing Address	City, State & Zip Code	Status
							Service	Points			
1	Ackerson-Baldesweiler	Tamara		7/18/1985	F	3		<u>6.5</u>	499 Old Dutch Hollow	Monroe, NY 10950	Active
2	Baldesweiler	Edward	C.	7/22/1974	M	0		<u>6.0</u>	499 Old Dutch Hollow	Monroe, NY 10950	Active
3	Beattie	Sean		6/25/1993	M	0		<u>0.0</u>	3 Parker Avenue	Greenwood Lake, NY 10925	Active
4	Bourke	Deirdre	P.	3/12/1978	F	4		<u>0.0</u>	160-20 77th Ave.	Fresh Meadows, NY 11366	Active
5	Centeno	Miriam		6/8/1959	F	12		<u>3.0</u>	PO Box 391	Greenwood Lake, NY 10925	Active
6	Ciaccio	Chris		12/18/1995	M	3		<u>1.0</u>	20 Maple Street	Greenwood Lake, NY 10925	Active
7	Cohn	Stephen	T.	6/27/1985	M	0		<u>18.0</u>	106 Waterstone Road	Greenwood Lake, NY 10925	Active
8	Delahanty	William		4/16/1994	M	3		<u>0.5</u>	2 Calvin Drive	Greenwood Lake, NY 10925	Active
9	Diffley	Eileen	C.	2/15/1961	F	15		<u>106.0</u>	20 Court Avenue	Greenwood Lake, NY 10925	Active
10	Dwyer	Jesse	P.	8/18/1985	M	0		<u>39.0</u>	15 Wilson Street	Greenwood Lake, NY 10925	Active
11	Estrada	April	R.	1/13/1975	F	1		<u>64.5</u>	15 Elm Street	Greenwood Lake, NY 10925	Active
12	Finn	Michael	P.	7/24/1971	M	0		<u>2.0</u>	PO Box 1781	Greenwood Lake, NY 10925	Active
13	Hart	Gregory	W.	2/22/1993	M	1		<u>0.0</u>	58 Sterling Road	Greenwood Lake, NY 10925	Active
14	Hartman	Janet		8/22/1970	F	15		<u>61.0</u>	PO Box 1823	Greenwood Lake, NY 10925	Active
15	King	Holly		1/2/1990	F	7		<u>67.5</u>	18 Lake Shore Road	Greenwood Lake, NY 10925	Active
16	King	Michael	J.	5/3/1958	M	15		<u>109.0</u>	18 Lake Shore Road	Greenwood Lake, NY 10925	Active
17	McCullough	Janet		8/12/1969	F	15		<u>101.5</u>	28 Jarman Road	Monroe, NY 10950	Active
18	Mee	Christopher	A.	2/2/1965	M	5		<u>4.0</u>	PO Box 1227	Greenwood Lake, NY 10925	Active
19	Mee	Julia	Y.	10/4/1961	F	5		<u>33.5</u>	PO Box 1227	Greenwood Lake, NY 10925	Active
20	Ng	Brenda		9/21/1957	F	5		<u>0.0</u>	PO Box 1295	Greenwood Lake, NY 10925	Active

Please reference the *Instructions* before completing the listing. All blank entries must be completed prior to certification.

# 2021 Service Award Program Ambulance Records

## Town of Warwick - Greenwood Lake Ambulance, Inc. Service Award Program

Last name	First name	MI	Date of Birth	Gender	Accrued 2021		Mailing Address	City, State & Zip Code	Status
					Service Credit	Points Earned			
21 Rader	John	D.	12/22/1966	M	0	<u>0.0</u>	PO Box 234	Greenwood Lake, NY 10925	Active
22 Scheibner	Bethany	A.	5/20/1980	F	9	<u>52.0</u>	21 Lake Trail Road	Greenwood Lake, NY 10925	Active
23 Sorensen	Robert	A.	11/25/1967	M	11	<u>39.0</u>	85 Alexander Road	Monroe, NY 10950	Active
24 Tobin	Joseph	M.	8/11/1963	M	1	<u>0.0</u>	40 Murray Road	Greenwood Lake, NY 10925	Active
25 Zirpoli	Arthur	C.	12/19/1956	M	15	<u>81.5</u>	PO Box 451	Greenwood Lake, NY 10925	Active
26 Ackerson	Robert	L.	7/28/1949	M	15	<u>111.5</u>	148 Blueberry Hill	Greenwood Lake, NY 10925	Entitled 8/2014
27 DeAngelo	Nancy	B.	6/28/1945	F	15	<u>83.0</u>	PO Box 216	Greenwood Lake, NY 10925	Entitled 1/2012
28 Keogh	Phillip	L.	3/25/1948	M	6	<u>—</u>	309 Ridgeway Drive	Howard, OH 43028	Entitled 4/2013
29 King	Elizabeth	T.	4/3/1954	F	14	<u>77.0</u>	PO Box 1363	Greenwood Lake, NY 10925	Entitled 5/2019
30 Rader	John	L.	7/10/1938	M	14	<u>33.0</u>	PO Box 432	Greenwood Lake, NY 10925	Entitled 1/2012
31 Sayer	Edwina	M.	7/15/1931	F	11	<u>0.0</u>	PO Box 517	Greenwood Lake, NY 10925	Entitled 1/2013
32 Schulze	Dietmar		4/30/1938	M	15	<u>41.0</u>	PO Box 604	Greenwood Lake, NY 10925	Entitled 1/2012
33 Sorensen	Marit	A.	5/29/1952	F	5	<u>13.0</u>	147 Lakeshore Road	Greenwood Lake, NY 10925	Entitled 6/2017
34 Sorensen	Soren	K.	8/19/1954	M	15	<u>57.5</u>	147 Lakeshore Road	Greenwood Lake, NY 10925	Entitled 9/2019
35 Wolfe	Michael	K.	11/26/1949	M	15	<u>61.0</u>	18 Oak Street	Greenwood Lake, NY 10925	Entitled 12/2014
36 Fletcher-Kopor	Darci	P.	12/18/1971	F	8	<u>—</u>	7 Alexander Road	Monroe, NY 10950	Vested/Left 2015
37 Mann	Jacqueline		8/31/1966	F	11	<u>—</u>	39 Petroski Drive	Honesdale, PA 18431	Vested/Left 2017

left company

**Town of Warwick - Greenwood Lake Ambulance, Inc. Service Award Program**

[illegible]

# 2021 AMBULANCE COMPANY SERVICE CERTIFICATION FORM

## SERVICE AWARD PROGRAM

Town of Warwick  
Greenwood Lake Ambulance, Inc.

**DEADLINE: MARCH 31, 2021**

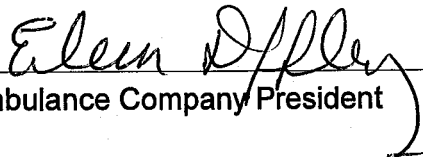
### **INSTRUCTIONS**

New York State General Municipal Law requires that the list of members of the Ambulance Company indicating those who earned a year of Service Credit during 2021, those who did not earn a year of Service Credit in 2021, those who were granted Prior Service Credit (years of Service Credit earned prior to the program's effective date) in 2021, and those who waived participation must be certified under oath by the President, Secretary and Chief (or comparable officers). Once complete, the entire 2021 Data Request Package should be sent to the Town of Warwick for approval.

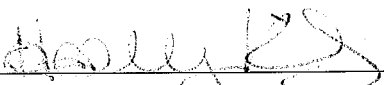
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### **CERTIFICATION**

We certify under oath that the attached list includes all Active Members of the Ambulance Company during the 2021 calendar year and indicates the points earned by each volunteer in accordance with the Service Award Program Point System which will be used to determine who will be credited with a year of service. We further certify that any prior service credit reported on the listing was earned during 2021 in accordance with the provisions of the Service Award Program.

  
\_\_\_\_\_  
Ambulance Company President

3-22-22  
Date

  
\_\_\_\_\_  
Ambulance Company Secretary

3-22-22  
Date

  
\_\_\_\_\_  
Ambulance Company Chief

3-22-22  
Date

CERTIFICATION (GREEN)

# 2021 SPONSOR AUTHORIZATION FORM

## SERVICE AWARD PROGRAM

Town of Warwick

Greenwood Lake Ambulance, Inc.

**DEADLINE: JULY 1, 2021**

This form is to be signed by the Supervisor of the Town of Warwick after the 2021 listing has been posted for at least 30 days, as certified by the completion of the 2021 Ambulance Company Posting Certification Form. Please sign and return the entire Data Request Package to:

Penflex Actuarial Services, LLC.  
50 Century Hill Drive, Suite 3  
Latham, NY 12110

---

### **AUTHORIZATION**

I hereby authorize Penflex Actuarial Services, LLC. to use the data submitted herein for the active volunteer ambulance worker Service Award Program 2021 records. I understand this data will be used to determine the funding requirements of the Service Award Program, the eligibility of participants to be paid Service Award Program benefits and the amount of benefits to be paid to such persons. I understand that if any of the 2021 administrative services provided by Penflex Actuarial Services, LLC. must be redone due to errors in the data submitted herein, there may be an additional charge payable by the Program Sponsor. I further understand that Penflex Actuarial Services, LLC. will not be liable for any errors in the calculation of the amounts due or payable from the Service Award Program Trust Fund which are the direct result of an error(s) in the data

---

Signature

Supervisor

Town of Warwick

---

Date

**TOWN OF WARWICK**  
**GREENWOOD LAKE AMBULANCE INC.**  
**VOLUNTEER AMBULANCE SERVICE AWARD PROGRAM**

***BENEFICIARY FORMS NEEDED***

Upon the death of a participant, Penflex prefers to promptly pay the Service Award Program death benefit directly to the designated beneficiary.

If we do not have on file a copy of a properly completed Beneficiary Designation Form, payment is delayed and, in the worst case, receipt of the actual payment by the intended beneficiary could take years. If the Beneficiary Designation Form was never completed, we must make the check payable to the participant's estate.

Please provide us with completed Beneficiary Designation Forms.

**Please have the following participants complete a Beneficiary Designation Form:**

**Tamara Ackerson-Baldesweiler**  
**Deirdre Bourke**  
**Chris Ciaccio**  
**William Delahanty**  
**April Estrada**  
**Gregory Hart**  
**Holly King**  
**Christopher Mee**  
**Joseph Tobin**

CC:TBDR ✓  
Eileen ✓



THERAPEUTIC CENTER

Healing with Horses

Since 1974

A CLC FOUNDATION AGENCY

RECEIVED

MAR 23 2022

Town of Warwick  
Town Clerk

March 21, 2022

Warwick Town Board  
132 Kings Highway  
Warwick, NY 10990

Dear Members of the Warwick Town Board,

CLC Foundation Inc., d/b/a Winslow Therapeutic Riding Center, is requesting your support for the FY-2023 CDBG application of \$25,000.

The grant would allow for the continuation of the Therapeutic Riding Program for adults with severe disabilities. This program promotes development of employable skills through training and support that they require to succeed in their daily lives.

This program has provided a much needed benefit to the community.

Thank you very much for your consideration.

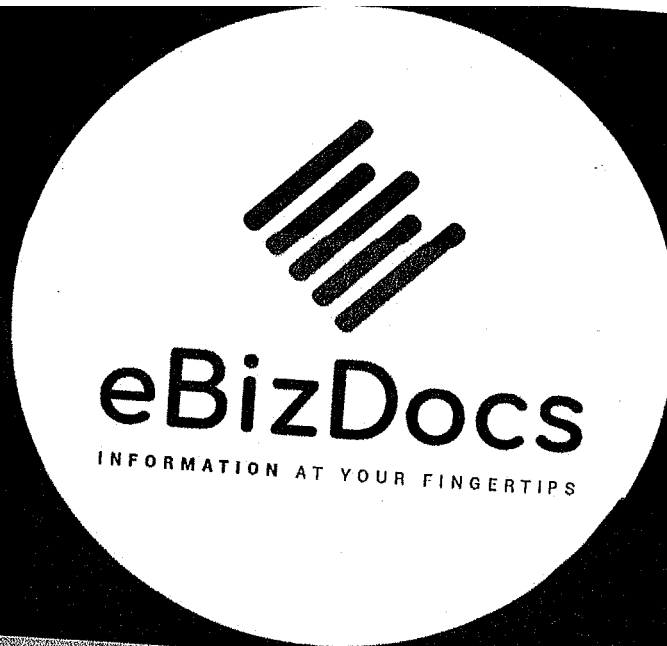
Sincerely,

Susan Ferro  
Executive Director  
Winslow Therapeutic Riding Center

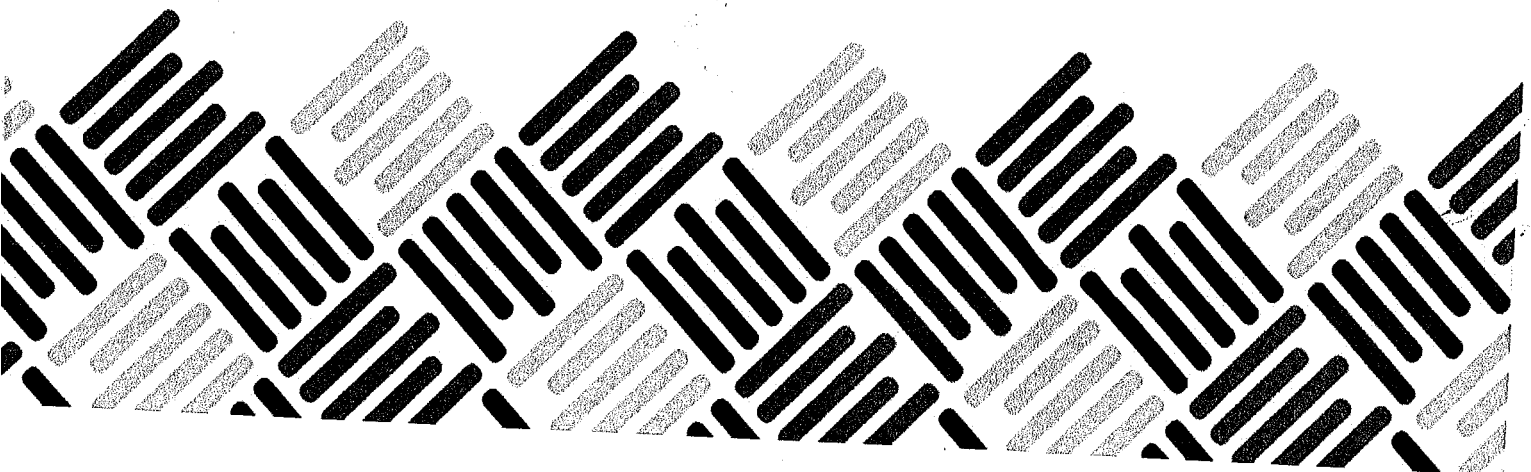


Donations to Winslow Therapeutic Riding Center are tax-deductible to the fullest extent of the law.  
CLC Foundation, Inc. d/b/a/ Winslow Therapeutic Riding Center:  
1433 State Route 17A, Warwick, NY 10990 • 845-986-6686 • fax 845-988-5980  
Federal ID 13-3676239; NYS Sales Tax Exempt EX-236763  
• [www.winslow.org](http://www.winslow.org)





**Proposal**  
for  
**Town of Warwick**  
**WARWICK033022**





Eileen,

Thank you for the opportunity to present this proposal.

eBizDocs is a premier digital transformation provider focused on helping you put information at your fingertips. Offerings include paper and microfilm conversion, content capture and document management solutions, scanner sales and service, and process consultation. eBizDocs is SOC2 Type II certified and serves private and public-sector organizations. The company has been in business for over 20 years and is a preferred source contractor for many NYS entities.

This proposal provides a detailed account of eBizDocs' high-volume scanning services. Scanning may seem like a very straightforward task until the effort to "do it right" is understood. We have learned that each project is unique, and we designed our production floor and workflows to adapt to the specific needs of each project. Our scalable and proprietary process allow us to successfully execute projects of any size in a timely and methodical manner without compromising quality or confidentiality.

Clients praise our technical processes for scanning and it quickly becomes apparent why our expertise is regarded as highly valuable. Our time-tested approach ensures accuracy, security, and confidentiality. In short, we deliver high quality results.

Thank you for your consideration.

**Jason Abare**

**Jason Abare  
Vice President**

# An Introduction to eBizDocs

eBizDocs, Inc. is a premier digital transformation solutions provider based in Albany, New York. We specialize in creative solutions that help public and private organizations overcome inefficient records management. Our solutions are fully scalable to meet the entry level requirements of a small-to -midsize organization all the way through large enterprise operations. Backed by years of knowledge, experience, and technical expertise, our solutions are fully customizable and specifically designed for improving the searchability, security, and preservation of your valuable business records. Office, Home, and Remote workers benefit from document conversion by eliminating the reliance on paper documents and gaining anytime-anywhere access to the information they need.

We are known for our commitment to handling all our clients' documents with the highest level of professionalism and confidentiality and are entrusted to handle many of New York State's most vital records. eBizDocs is SOC2 Type II compliant which means we are recognized as meeting the highest standards to securely scan and/or store your sensitive documents and make them available only to authorized users. Each year, millions and millions of documents from state and local government, financial, medial, retail, legal, accounting, and other specialties are entrusted to eBizDocs.

We envision paperless filing and automated workflows replacing the desire to use paper intensive processes. This evolution is enviable through our commitment to building trust and helping clients select and apply leading paperless solutions that improve efficiency and minimize costs.

eBizDocs is passionate about serving the community. Partnering with the New York State Industries for the Disabled (NYSID), The Autism Society, and The Rensselaer County ARC, eBizDocs has provided prideful employment for many adults with disabilities and U.S. military veterans.

eBizDocs is the recipient of multiple awards:

- /// Rensselaer County Chamber of Commerce - Small Business of the Year
- /// Albany Regional Chamber of Commerce - Corporate Partner of the Year
- /// Capital Region Chamber of Commerce - Corporate Partner of the Year
- /// Albany Executives Association - Executive of the year (Howard Gross, CEO, eBizDocs)
- /// CIO Review - Top 20 DMS Solution Provider
- /// Kodak Alaris - Top 20 US Reseller
- /// Government Technology - *Best Solutions Award* from the NYS CIO
- /// Cabinet Software – 10 Year Partner Award

## Qualifications

eBizDocs' facility has 24-hour remote security monitoring for fire, smoke and theft, as well as 24-hour video surveillance. Access to the building is limited to those with clearance and proper credentials.



eBizDocs' SOC 2 certification assures that critical service commitments and system requirements are in place to bring clients and partners peace of mind. These requirements and controls include common criteria, as well as the security and availability of the systems used to process user data. The SOC 2 Type II certification is among the most coveted and hard to obtain information-security certifications. It demonstrates that an independent accounting and auditing firm examined eBizDocs reporting control objectives and activities, and additionally sampled those controls over time to ensure they are operating effectively.

eBizDocs, Inc. has a ready inventory of state-of-the-industry hardware available to meet the needs of the file conversion. The following equipment is currently available to service this project:

QTY	Scanner	Images Per Minute
2	Kodak Alaris i5600 – color duplex	340
1	Kodak Alaris i4850 – color duplex	300
6	Kodak Alaris i5250 – color duplex	300
2	Panasonic KV-8147 – color duplex	280
10	Kodak Alaris i4200 – color duplex with flatbed	200
15	Kodak Alaris i2800 – color duplex (for rescan)	140
5	Contex large format scanner	N/A
3	Nextscan – Flexscan 600	600
1	Nextscan Flexscan 400	600
1	Nextscan Eclipse 600	600
1	ScanPro 2000 (for rescan)	N/A

From pickup to document destruction, eBizDocs uses the most efficient processes and highest quality tools necessary to deliver a superior product to our clients. We routinely upgrade our capital equipment and software, thereby ensuring our clients' files are processed using the most up-to-date tools available in the industry.

From the moment eBizDocs takes possession of client files, their physical location is tracked using O'Neil Record Tracking Software (RSSQL). O'Neil is recognized an industry leader in record center management software. It is backed by over 30 years of experience tracking and managing commercial, corporate, and government records. RSSQL is integrated into our production procedures to reflect the location of the records during the production process, not just while in storage.

Additionally, we developed TimeTracker, to collect data on individual employee production hours and attribute them to units of work. This provides us the ability to efficiently document a complete chain of custody on all the records through the entire record conversion process.

eBizDocs uses industry leading hardware and software as part of our image capture arsenal.

Our internal network is Microsoft Windows-based and access to the internet from our network is strictly limited. In addition to utilizing standard industry security software, we also administer our technology security according to recognized SOC2 best practices. This includes using clearly defined corporate security policies such as maintaining awareness of and providing training for those policies, performing regularly scheduled security and compliance self-assessments, and implementing network encryption and maintaining asset tracking. We consistently run virus scans and update antivirus software on our network to ensure that all information passed to our clients is free of viruses. Incremental backups are performed daily, and full system backups are performed weekly. Backup files are kept in a safe, offsite location.

# Experience

eBizDocs is a full-service operation with an emphasis on service bureau processing and implementing document management solutions. Some of our clients are listed below.

## **New York State Government:**

- /// Board of Elections
- /// Department of Corrections and Community Supervision
- /// Department of Education
- /// Department of Health
- /// Department of Labor
- /// Department of State
- /// Department of Transportation
- /// Division of Criminal Justice Services
- /// Division of Parole
- /// Dormitory Authority
- /// Housing Trust Fund Corporation
- /// Liquor Authority
- /// Office of Children and Family Services
- /// Office of Mental Health
- /// Office of State Comptroller
- /// Power Authority
- /// State Mortgage Agency

## **Local Government:**

- /// Albany County
- /// City of Albany
- /// Monroe County
- /// Rockland County
- /// Town of Athens
- /// Town of Cobleskill
- /// Town of Guilderland
- /// Town of Ramapo
- /// Town of Stuyvesant

## **Private Sector:**

- /// Albany Law School
- /// Albany Times Union
- /// Alpin Haus Outdoor Recreation
- /// American Bar Association
- /// Buhrman Design Group
- /// DeCrescente Distributors
- /// DiNapoli Opticians
- /// Fusco Realty
- /// General Electric
- /// Goldman Sachs – AYCO
- /// Hoffman Car Wash
- /// New York State Bar Association
- /// Pioneer Bank
- /// Schenectady Museum
- /// SEFCU
- /// St. Margaret's Center
- /// The Smile Lodge Pediatric Dental
- /// Union Graduate College

# Conversion Process

Digitally transforming your records and having critical documents secure and accessible is essential in today's world. eBizDocs developed a proven and efficient conversion process to deliver consistent high-quality results. Our process supports your requirements and is based on leading industry standards and two decades of experience. This section highlights the procedures used in our conversion process.

## **Common Conversion Rules**

The standard work unit in a conversion process is a box of records. The boxes are required to be standard file boxes (15"x12"x10"). Once a box enters our custody, we take that responsibility very seriously.

Every box in the conversion receives a unique tracking ID that eBizDocs uses during and after the conversion to identify batches, maintain chain-of-custody, and manage emergency file requests made by the client.

## **Pick Up Procedures**

Prior to picking up the documents, we will create box(es) and an eBizDocs tracking barcode will be applied to each box. The eBizDocs driver will arrive at the predetermined location (office) to meet with your predetermined representative. The driver will then review the boxes to ensure that the labels conform to the pickup order you submitted.

Our driver will scan each barcode to a digital work order and ask the representative to sign the hand-held barcode scanner. The driver will subsequently provide the representative a digital receipt listing the boxes leaving the facility. Upon arrival at eBizDocs, the boxes are placed in the designated production location for processing.

## **Document Preparation Procedures**

At the beginning of the Document Preparation process, a Team Lead or Manager will assign a box to an employee who will be responsible for preparing the documents for scan. Using TimeTracker software, the Team Lead will scan the employee's ID badge followed by the barcode affixed to the box. The Team Lead will then select the appropriate project in TimeTracker and demote the process stage as "Doc Prep". This electronically links the employee to the specified box for tracking purposes.

The Doc Prepper begins by removing all documents from the assigned box and transferring them to a second box. This is to ensure that unprepped documents remain separate from prepped documents throughout the process. Careful attention is practiced ensuring the order of the documents is maintained during the box transfer.

Documents are prepped in the order in which they occur in the box. Only a single document/envelope/folder will be prepped at a time. Each page is manually turned and reviewed by the Doc Prepper. At this stage, folded and torn pages are repaired, and staples, paper clips and rubber bands are removed. These operations are performed in a manner to maintain the order and integrity of the documents. All envelopes will be cut down each side, exposing the interior.

Documents smaller than 6" X 8" are taped to an 8" X 11" sheet of white printer paper. If information exists on the back of a small document, it will be taped and hung on a 3 ½" X 8 ½" sheet of paper. Any post-it notes or adding machine tape will also be taped to an 8" X 11" sheet of paper. Once the folder or document is sufficiently prepped, it is returned to the box.

When a box is completed, the Manager or Team Lead will again scan both the employee's ID badge and the barcode on the box. TimeTracker will then prompt the Team Lead to update the status of the box as complete. The box is then tracked and moved to the Scan area for further processing.

### **Scan Procedures**

At the beginning of the Scan process, a Team Lead or Manager assigns a box to an employee. Using TimeTracker software, the Team Lead will scan the employee's ID badge followed by the barcode affixed to the box. The Team Lead will then denote "Scan" as the current process. This electronically links the employee to the specified box and process for tracking purposes.

From his or her scan station, the Scan Operator selects the scan profile corresponding to the project as indicated on the box label. All scan profiles are preset by the eBizDocs' IT Department. Scan settings such as DPI image quality, simplex or duplex scan, image format and naming, and image processing can only be changed by a network administrator with authorization.

The Scan Operator then removes all documents from within the assigned box and transfers them to a second box. This is to ensure pre-scanned documents remain separate from scanned documents throughout the conversion process. Careful attention is practiced ensuring the order of the documents is maintained during the box transfer.

At scan time, the Scan Operator places a portion of pre-scanned documents into the scanner feed tray. The Scan Operator carefully observes each page as it passes through the scanner is captured by the scan software and finally comes to rest on the output tray. Successfully scanned documents are removed from the output tray and placed back into the original box.

All scanners are equipped with multifeed detection and will automatically halt production when multiple pages overlap during scan time. In this instance, the Scan Operator opens the scanner and removes the multifeed page. The Scan Operator then compares the scanned images to the paper to identify any unscanned pages and determine the reason for the multifeed (i.e., tape,

staples, folds, etc.). Any unscanned pages are returned to the feed tray in their original order and scanned.

When a box has been completed, the images are exported to a network location designated by project. At this time the Manager or Team Lead will again scan both the employee's ID badge and the barcode on the box. TimeTracker will then prompt the Team Lead to identify the status of the box.

### **Indexing Procedures**

Our indexing process is a combination of technology and human intervention. When possible state of the art indexing software intelligently extracts information, this information is then verified by our employees.

### **Packaging Procedures**

Following the completion of all stages of the document conversion process, the output requires packaging before delivery to the client. Packaging refers to the technical process of merging index data with the digital images into a format specified by the client. The methods and requirements for packaging vary widely and are defined in the project process manual.

Some projects may only require a single directory of images with the indexing at the filename level. This type of packaging requires the least amount of effort for the packaging step. Other more complex specifications may require the association of several data sources to images that have a rigorous folder structure requirement.

### **Document Destruction Procedures**

eBizDocs will take care of the secure shredding of the documents once they have gone through all the steps of the above-mentioned conversion process. Prior to shredding, there will be at least a 60-day lag between the delivery of the data to the shredding of those files.

### **Data Delivery Procedures**

When Packaging is completed, the electronic data can be securely transferred to our document management system. If another location is to be used, it will be scoped and priced accordingly.

### **Datacenter Disclosure**

Protecting client information is our top priority. We follow strict information security policies and procedures, both physical and technical, to ensure client's data is not adversely affected or exposed. These measures encompass the security, availability, integrity, confidentiality, and privacy aspects of our client's data. While we continuously inspect and upgrade our security policies as new technology becomes available, we also engage an independent third-party audit firm to examine and verify our policies are valid and enforced to meet the rigorous standards of a SOC2 Type II audit.

**ALL WORK is physically performed in New York State**  
**ALL WORKERS are physically based in New York State**



# Scope Definition

## In Scope

### Flagging:

- Images will be flagged for separation to be indexed by cover page
- Estimate based on sampling 500 images is 12.2 images per document

### Index:

- Estimated 9 characters per document

### File Requests:

- \* While project is active, customer will email [filerequest@ebizdocs.com](mailto:filerequest@ebizdocs.com)

### Packaging:

- Proposed block of hours will cover setting up and project configuration, consulting time with customer's MSP and software vendor, and packaging up completed data

### Data Delivery:

- Documents and associated index data will be delivered securely online
- Documents that can not be scanned will be identified, inventoried, and returned
  - This includes (not limited to) all non-paper items (ex: flash drive, CDs, VHS video, floppy disks, micro tapes, jewelry, ID badges and bound documents)

### Post Project:

- Digital data will be kept for 60 days after data is delivered back to customer

## Out of Scope

- \* OCR (Optical Character Recognition – making typed content searchable on pages)

*\* represents additional charge*

## Pricing Total Estimates

Project Process Procedures	Pricing
<u>Document Separation</u>	\$0.015 per image
<u>Indexing</u> Estimated 9 characters per document	\$0.015 per character
<u>Professional Services</u> Block of 5 hours	\$875
Optional Features	
<u>File Retrieval</u> A minimum lead time of four hours, Monday thru Friday, 8:00 am to 5:00 pm. On-Demand records will be delivered digitally via eBizDocs' secure file share.	\$15.00 (12 Hr SLA) or \$35.00 (4 Hr SLA) secure digital delivery

### Document Separation: \$1,154.67

- 76,978 images x \$0.015 per image = \$1,154.67

### Indexing Estimate: \$851.85

- 76,978 images / 12.2 images per document = 6,310 documents
- 9 characters per document x \$0.015 per character = \$0.135 per document
- 6,310 documents x \$0.135 per document = \$851.85

### Professional Services: \$875

### Estimated Total: \$2,881.52

- Total will vary based on actual actions performed (how many pages scanned, indexed, deliveries, etc.)
- Invoicing will take place monthly based on volume processed the previous month
- Pricing is valid for 30 days

X

## Warwick Town Clerk

---

**From:** Suzyn Barron, Pres. <warwickhumane@yahoo.com>  
**Sent:** Thursday, March 31, 2022 2:19 PM  
**To:** Warwick Town Clerk  
**Subject:** ACO resignation

Hi Eileen,

Please remove Jen Basile as an Animal Control Officer as she is no longer employed with our organization.

Thank you!

Suzyn

RECEIVED

MAR 31 2022

Town of Warwick  
Town Clerk

# ORANGE COUNTY APPLICATION FOR EXAMINATION/EMPLOYMENT

RECEIVED

MAR 31 2022  
Town of Warwick  
Town Clerk

MAIL TO:

DEPARTMENT OF HUMAN RESOURCES  
ORANGE COUNTY GOVERNMENT CENTER  
255-275 MAIN STREET, GOSHEN, NY 10924-1627  
TELEPHONE: (845) 291-2707  
WWW.ORANGECOUNTYGOV.COM

RECEIVED

MAR 31 2022

TOWN OF WARWICK  
DPW

Carefully read the appropriate examination announcement before completing this application. This application is part of your examination and must be filled out completely and accurately. Answer all questions fully and carefully. Print legibly in ink or typewrite. Attach additional sheets if necessary in order to give complete and detailed information.

1. If you are filing for more than one examination on this application be sure that they are all **SCHEDULED TO BE HELD ON THE SAME DATE** (check the announcement for each examination). If you wish to file for examinations being held on different dates, submit a separate application for each date.

Exam #s (if applicable)	Exam Date (if applicable)	Exam Name OR Title of Position	Human Resources Use Only
		PT DPW CLERK - WARWICK	#1 A C D
			#2 A C D
			#3 A C D
			#4 A C D
			#5 A C D

## 2. SOCIAL SECURITY NUMBER

■■■■■ ■■■■■ ■■■■■■■■

## 3. FULL NAME/LEGAL RESIDENCE\*

TARAZONA NICOLE M  
Last name First Name Initial  
18 WHEELER AVE  
Street Address  
WARWICK NY 10990  
City State Zip Code

Mailing Address (if different from legal residence)

Phone # 845 500 3402

\*NOTIFY THIS DEPARTMENT IMMEDIATELY OF ADDRESS CHANGES\*

4. **RESIDENCY:** State your permanent legal residence and indicate how long you have resided there continuously, up to and including the date of this application. **THIS SECTION WILL DETERMINE YOUR ELIGIBILITY (IF ANY) FOR CERTIFICATION ON A RESIDENT LIST.**

YRS MOS

VILLAGE OF	WARWICK	2	5
TOWN OF	WARWICK	2	5
COUNTY OF	ORANGE	30	
STATE OF	NY	40	
SCHOOL DISTRICT	WARWICK	30	

5. **SPECIAL ARRANGEMENTS:** Check box below if you need special accommodations to participate in the exam:

Religious Observer – for religious reasons cannot be tested on date of examination. ☐

Other (requires supporting documentation) ☐

Individuals with disabilities – under remarks on (page 4) indicate the type of assistance required. ☐

Are you taking exams with NYS or any other County or City that are being held on the same date as the exam(s) you are applying for with Orange County? Yes\* (No)

\*If yes, please attach a Cross-Eligibility Form which can be found on our website.

6. **VETERANS CREDITS:** If you are serving, or have served, in the armed forces of the United States on a full-time active duty basis during wartime, you may be eligible to receive credits as a Disabled or Non-Disabled Veteran.

YES\*, I WISH TO CLAIM CREDITS AS A NON-DISABLED VETERAN, PLEASE SEND APPLICATION ☐

YES\*, I WISH TO CLAIM CREDITS AS A DISABLED VETERAN, PLEASE SEND APPLICATION & AUTHORIZATION FOR DISABILITY RECORD ☐

NO, I DO NOT WISH TO CLAIM VETERANS CREDITS ☒

\*Please complete and attach Application for Veterans' Credits which can be found on our website.

7. E-MAIL ADDRESS: TARAZONA.POF5@GMAIL.COM

## Warwick Town Clerk

---

**From:** Michael Sweeton  
**Sent:** Tuesday, March 29, 2022 1:26 PM  
**To:** Warwick Town Clerk  
**Subject:** FW: eurich alarm  
**Attachments:** ODell town of warwick auto dialer.docx; Eurich alarm.pdf; Town of Warwick Eurich Heights pump dialer.docx

For next meeting

---

**From:** Town of Warwick water Plant <stp@warwick.net>  
**Sent:** Tuesday, March 29, 2022 11:20 AM  
**To:** Michael Sweeton <msweeton@townofwarwick.org>  
**Subject:** eurich alarm

Mike,

3 quotes for level alarm in Eurich tank. J&M was the cheapest at \$3250.

Matt



Virus-free. [www.avg.com](http://www.avg.com)

114 Hartley Road  
Goshen NY 10924



P: (845) 294-8882  
F: (845) 294-8883

## Quote

**Customer** Warwick Town of  
Water & Sewer Dept.- 132 Kings Highway  
Warwick NY 10990

Date Estimate #  
03/17/2022 2360

PO #:

Description	Unit	Quantity	Rate	Amount
-------------	------	----------	------	--------

- Eurich Heights
- Low Water Level for Water Tank

TAM Enterprises Inc. is pleased to quote the following:

Supply & Installation of:

- (1) Sensaphone 1400 w/ Solid door & alarm strobe mounted on enclosure.
- (1) normally closed float w/ 50' cord.
- 50' of 1/2" conduit & fittings.
- Dig trench for conduit.

For the sum of:

1.00	4734.000	4,734.00
------	----------	----------

### Notes

Customer Signature \_\_\_\_\_

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

Subtotal	\$4,734.00
Sales Tax:	0.00
<b>Quote Total</b>	<b>\$4,734.00</b>

24 Hour Emergency Service - Certified Backflow Prevention Technician - Hydro Vacuum Excavation - Pump Station Installation & Maintenance  
High Pressure Water Jetting - Video Inspection of Underground Lines - Installation of Water & Sewer Lines - Clearing of Catch Basins  
Man Hole Rehabs - Sewer & Water Plant Rehabs - Confined Space Entry - Pipe Lining Services - Soil Remediation Services  
Pipe Location Services - Wet Taps - Inset-A-Valves - Industrial Tank Pumping - Excavation Services - Emergency Sewer By-Pass Pumping

[www.tamenterprises.com](http://www.tamenterprises.com)

NORMAN O'DELL ELECTRICAL SERVICES  
23 Noble Place  
Florida, NY 10921  
(845) 651-7028  
Orange County License # 309

Proposal for Town of Warwick

March 29, 2022

We are pleased to quote the following:

Eurich Heights – Install:

- 1- 1400 auto dialer for water level alert
- 2- 60' ft conduit
- 3- Float in water tank

Subtotal: \$3,500.00

Sales Tax: 0

Total Cost: \$3,500.00

Signature: \_\_\_\_\_ Date of Acceptance: \_\_\_\_\_

## PROPOSAL

### **J.M. Electric & Son, Inc.**

870 Pulaski Hwy  
Goshen, New York 10924  
Telephone: (845) 986-2565 Fax: (845) 987-1690

*Proposal Submitted To: Town of Warwick*

*March 24, 2022*

*We hereby propose pricing for all labor and material to furnish electric work as described below.*

***Proposal for the following: Eurich Heights Pump House***

Supply and Install Senaphone 1400 auto dialer for low water alert

Total Cost of Labor and Materials: \$3,250.00

If for any reason it becomes necessary for collection of payment, you are hereby responsible for any reasonable attorney's fee in connection with said payment. Unless otherwise noted all terms are net 30 day with 1 ½ percent late charge per month.

#### **Acceptance of Approval**

The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as specified as above

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_





(cc) Clerk  
Mike

# TOWN OF WARWICK

132 Kings Highway  
Warwick, New York 10990

Office of the Town Historian  
Professor Richard W. Hull, Historian  
Sue Gardner, Deputy Historian

RECEIVED

APR 06 2022

Town of Warwick  
Town Clerk

April 5, 2022

To: Bonnie Kane  
Comptroller/Personnel Manager  
Town of Warwick New York

From: Dr. Richard Hull, Town Historian

Re: Voucher Modification

I request permission to make a change in the FY 2022 Statement of Revenues & Expenditures of the Office of Town Historian. . Because of unexpected increases in our cost of mounting a major photo exhibition of 'town lands preserved under the PDR program from inception to 2022' we wish to transfer ~~\$102~~ budgeted for 'Postage' to an additional ~~\$125~~ for 'Dues'.

Special Dept  
Supplies

Richard W. Hull  
Town Historian

RWH

\$107  
RWH

7510  
414

Acc. 7510  
00. 414

X

## Warwick Town Clerk

---

**From:** Deidre Ellis (ClerksOffice2@WestMilford.org) <ClerksOffice2@westmilford.org>  
**Sent:** Thursday, April 07, 2022 10:05 AM  
**To:** bsmith@bloomingtonnj.net; clerk@butlerborough.com; jbakalarczyk@hardyston.com; clerk@villageofgreenwoodlake.org; mreilly@jeffersontownship.net; kiuele@kinnelonboro.org; cclipperton@rockawaytownship.org; clerk@ringwoodnj.net; townclerk@vernontwp.com; Warwick Town Clerk; mlysicatos@passaiccountynj.org; dimhof@passaiccountynj.org; pcpb@passaiccountynj.org; jasonmi@passaiccountynj.org; Pamela Jordan (PlanningBoard@WestMilford.org); Pamela Jordan (ZBOA@WestMilford.org)  
**Cc:** Diane Curcio (ClerksOffice@WestMilford.org)  
**Subject:** Ordinance 2022-015  
**Attachments:** 2022-015-AmendChap500-Measurement+Buffering-Amended.pdf

April 7, 2022

TO: Borough of Bloomingdale  
Borough of Butler  
Borough of Kinnelon  
Borough of Ringwood  
Passaic County Clerk  
Passaic County Planning Board  
Township of Hardyston  
Township of Jefferson  
Township of Rockaway  
Township of Vernon  
Town of Warwick  
Township of West Milford Planning Board  
Village of Greenwood Lake

RECEIVED  
APR 07 2022  
Town of Warwick  
Town Clerk

**Re: Ordinance 2022-015 ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY AMENDING CHAPTER 500 ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP TO CREATE A NEW SECTION ENTITLED "MEASUREMENT AND BUFFERING" AS TO MEASURING DISTANCES BETWEEN ELIGIBLE LOCATIONS FOR CANNABIS BUSINESSES WITHIN THE TOWNSHIP - AMENDED**

Dear Sir/Madam:

Please take notice that the above Ordinance 2022-015 was adopted at a Workshop Meeting of the Mayor and Governing Body of the Township of West Milford held on April 6, 2022.

Enclosed herewith is a copy of Ordinance 2022-015 as referenced above.

*Deidre Ellis*

Deidre Ellis  
Clerk's Office

Warning: This email transmission may contain confidential or privileged information. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking of any action in reliance on the content of this message is strictly prohibited. If you have received this communication in error, please notify the sender by replying to this message, and then delete it from your system. ----Would you like to Unsubscribe from one of our mailing lists? Please visit our website [www.WestMilford.org](http://www.WestMilford.org) select the "Services" Tab & then "Email Subscriptions", select the mailing list which you subscribed and use the Unsubscribe box.----

# Township of West Milford

Passaic County, New Jersey

## ~ Ordinance 2022 – 015 ~

### ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY AMENDING CHAPTER 500 ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP TO CREATE A NEW SECTION ENTITLED "MEASUREMENT AND BUFFERING" AS TO MEASURING DISTANCES BETWEEN ELIGIBLE LOCATIONS FOR CANNABIS BUSINESSES WITHIN THE TOWNSHIP - AMENDED

**WHEREAS**, in 2021 the Township of West Milford adopted an ordinance allowing for the cannabis business licenses as a conditional use within the Township, limited to certain zones and setting forth distances between any cannabis business and parks, schools and other cannabis businesses; and

**WHEREAS**, the Governing Body wishes to update the ordinance to better define how to measure such distances, so as to minimize confusion and allow prospective cannabis businesses to make informed decisions as to locations.

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Township Council of the Township of West Milford, County of Passaic, State of New Jersey as follows that the following code sections shall be added to Chapter 500 Entitled Zoning, creating a new Section § 500-205, to be entitled "Measurement and Buffering", as follows:

#### **SECTION 1. § 500-205 Measurement and Buffering**

- A. There shall be a minimum distance of not less than 2,500 feet between licensed cannabis retail businesses.
- B. Such measurement shall be obtained by measuring the nearest entrance of one location which is licensed, to the nearest entrance of the second location which seeks to be licensed.
- C. Such measurement shall be measured on how a pedestrian would normally walk, and not in a straight line "as the crow flies."
- D. As to distance prohibitions from parks and or schools and as reflected in this chapter, such distances shall be measured in the normal way that a pedestrian would normally walk from the nearest entrance, to such a park or school and not in a straight line "as the crow flies."

**SECTION 2.** All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

**SECTION 3.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 4.** The Township Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the County Planning Board and to all others entitled pursuant to the provisions of N.J.S.A. 40:55D-15. The Township Clerk is further directed to refer this Ordinance to the Township Planning Board, pursuant to N.J.S.A. 40:55D-64. Upon the adoption of this Ordinance, after public hearing, the Township Clerk is further directed to publish notice of the passage and to file a copy of this Ordinance, as finally adopted, with the Passaic County Planning Board, as required by N.J.S.A. 40:55D-16

**SECTION 5.** This Ordinance shall take effect after publication and passage according to law.

Introduced: March 2, 2022

Adopted: April 6, 2022

Effective Date: April 26, 2022

ATTEST

TOWNSHIP OF WEST MILFORD  
COUNTY OF PASSAIC  
STATE OF NEW JERSEY

William Senande, Township Clerk

By: \_\_\_\_\_  
Michele Dale, Mayor

Received Date

Standard Work Day and  
Reporting Resolution for  
Elected and Appointed Officials

Employer Location Code

30311

SEE INSTRUCTIONS FOR COMPLETING FORM ON REVERSE SIDE

RS 2417-A

(Rev.11/19)

BE IT RESOLVED, that the TOWN OF WARWICK

(Name of Employer)

/ 30311

(Location Code)

hereby established the following standard work days for these titles and will

report the officials to the New York State and Local Retirement based on their record of activities:

Name	Social Security Number	NYS SLRS ID	Title	Current Term Begin & End Dates	Standard Work Day	Record of Activities Result	Not Submitted	Pay Frequency	Tier 1
Elected Officials:									
EILEEN ASTORINO	0288	R11333935	TOWN CLERK	1/1/2022-12/31/2025	6.5	21.8	<input type="checkbox"/>	BIWEEKLY	<input type="checkbox"/>
BRENDA FAULLS	6682	R10164142	TAX COLLECTOR	1/1/2022-12/31/2025	6.5	19.56	<input type="checkbox"/>	BIWEEKLY	<input type="checkbox"/>
PETER BARLET	1388	R11063970	JUSTICE	1/1/2022-12/31/2025	6.5	6.67	<input type="checkbox"/>	BIWEEKLY	<input type="checkbox"/>
Appointed Officials:									
							<input type="checkbox"/>		<input type="checkbox"/>
							<input type="checkbox"/>		<input type="checkbox"/>
							<input type="checkbox"/>		<input type="checkbox"/>

I, EILEEN ASTORINO

(Name of Secretary or Clerk)

secretary/clerk of the governing board of the

(Name of Employer)

TOWN OF WARWICK

of the State of New York,

do hereby certify that I have compared the foregoing with the original resolution passed by such board at a legally convened meeting held on the 14 day of APRIL, 2022 on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the TOWN OF WARWICK on this 15 day of APRIL, 2022.

(Name of Employer)

(Signature of Secretary or Clerk)

Affidavit of Posting: I, EILEEN ASTORINO

(Name of Secretary or Clerk)

4/15/2022

and continued for at least 30 days. That the Resolution was available to the public on the:

(Date)

Employer's website at:

WWW.TOWNOFWARWICK.ORG

Official sign board at:

132 KINGS HWY WARWICK, NY 10990

Main entrance Secretary or Clerk's office at:

Page 1 of 2

(for additional rows, attach a RS 2417-B form.)

(seal)

Received Date

Standard Work Day and  
Reporting Resolution for  
Elected and Appointed Officials

Employer Location Code  
3 0 3 1 1

SEE INSTRUCTIONS FOR COMPLETING FORM ON REVERSE SIDE

RS 2417-A

(Rev.11/19)

BE IT RESOLVED, that the TOWN OF WARWICK

/ 30311

hereby established the following standard work days for these titles and will

report the officials to the New York State and Local Retirement based on their record of activities:

Name	Social Security Number	NYS LRS ID	Title	Current Term Begin & End Dates	Standard Work Day	Record of Activities Result	Not Submitted	Pay Frequency	Tier 1
Elected Officials:									
KEVIN SHUBACK	2369	R10662287	TOWN COUNCILMAN	1/1/2022-12/31/2025	6.5	2.21	<input type="checkbox"/>	BIWEEKLY	<input type="checkbox"/>
JAMES MEHLING	6906	R13134401	ZONING BOARD	1/1/2022-12/31/2023	6.5	.42	<input type="checkbox"/>	QUARTERLY	<input type="checkbox"/>
Appointed Officials:									
							<input type="checkbox"/>		<input type="checkbox"/>
							<input type="checkbox"/>		<input type="checkbox"/>
							<input type="checkbox"/>		<input type="checkbox"/>
							<input type="checkbox"/>		<input type="checkbox"/>

I, EILEEN ASTORINO

(Name of Secretary or Clerk)

secretary/clerk of the governing board of the TOWN OF WARWICK, of the State of New York,

do hereby certify that I have compared the foregoing with the original resolution passed by such board at a legally convened meeting held on the 14 day of APRIL, 2022 on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the TOWN OF WARWICK on this 15 day of APRIL, 2022.

(Signature of Secretary or Clerk)  
Affidavit of Posting: I, EILEEN ASTORINO

(Name of Secretary or Clerk)

being duly sworn, deposes and says that the posting of the Resolution began on and continued for at least 30 days. That the Resolution was available to the public on the:

(Date)

Employer's website at: WWW.TOWNOFWARWICK.ORG

Official sign board at: 132 KINGS HWY WARWICK, NY 10990

Main entrance Secretary or Clerk's office at:

Page 2 of 2

(for additional rows, attach a RS 2417-B form.)

(seal)

WARNING: NO REPRESENTATIONS IS MADE THAT THIS FORM OF CONTRACT  
FOR THE SALE AND PURCHASE OF REAL ESTATE  
COMPLIES WITH SECTION 5-702  
OF THE GENERAL OBLIGATIONS LAW ("PLAIN LANGUAGE).

CONSULT YOUR LAWYER BEFORE SIGNING THIS AGREEMENT

NOTE: FIRE AND CASUALTY LOSSES AND CONDEMNATION.

This contract form does not provide for what happens in the event of fire, or other casualty loss or condemnation before the title closing. Unless different provision is made in this contract, Section 5-1311 of the General Obligations Law will apply. One part of that law makes a Purchaser responsible for fire and casualty loss upon taking possession of the Premises before the title closing.

### CONTRACT OF SALE

Contract of Sale made as of March 2022-Apr-05 11:18  
~~December~~ 2022 BETWEEN

**Rosenberg Land Development LLC**

Address: 162 North Main Street, Suite 5  
Florida, New York 10921

Social Security / Federal ID# \_\_\_\_\_  
hereinafter called "Seller", and

**Village of Florida**

Address: 33 South Main Street  
Florida, New York 10921

Social Security / Federal ID# \_\_\_\_\_  
hereinafter called "Purchaser", and

**Town of Warwick**

Address: 132 Kings Highway  
Warwick, New York 10990

Social Security / Federal ID# \_\_\_\_\_  
hereinafter called "Purchaser", and

The parties hereby agree as follows:

1. **Premises.** Seller shall sell and convey and Purchaser shall purchase the vacant land, (the "premises"), more fully described on a separate page marked "Schedule A", annexed hereto and made a part hereof and also known as:

Street Address:

Vacant Land Approximately 95.77 acres comprised of 3 parcels  
Village of Florida, Orange County, New York, also known as  
Glenmere Preserve

Tax Map Designation:      Section: 113   Block: 4   Lot: 2.12, 2.22, 16,

2.    **Personal Property.**   None

3.    **Purchase Price.** The purchase price is **One Million Five Hundred Thousand and 00/100 (\$1,500,000.00) Dollars** payable as follows:

a.    On the signing of this contract, the receipt of which is hereby acknowledged, to be held in escrow pursuant to paragraph 4 of this contract (the "Down Payment"); and pursuant to paragraph      herein.      **\$100,000.00**

b.    Balance at Closing: Paid **DIRECTLY TO SELLER** in accordance with      **\$1,400,000.00**  
Paragraph 5 of this Contract and as follows:

Cash                      ~~\$700,000.00~~      \$ 650,000.00

Municipals Bonds ~~\$700,000.00~~      \$ 750,000.00

4.    **Down Payment in Escrow.**

a.    Seller's attorney ("Escrowee") shall hold the Down Payment in escrow in a segregated bank account at *Walden Savings Bank* until Closing or sooner termination of this contract and shall pay over or apply the Down Payment in accordance with the terms of this paragraph. Escrowee shall hold the Down Payment in an interest bearing account for the benefit of the parties. *If interest is held for the benefit of the parties, it shall be paid to the party entitled to the Down Payment and the party receiving the interest shall pay any income taxes thereon. If interest is not held for the benefit of the parties,* the Down Payment shall be placed in an IOLA account or as otherwise permitted or required by law. The Social Security or Federal Identification numbers of the parties shall be furnished to Escrowee upon request. At Closing, the Down Payment shall be paid by Escrowee to Seller. If for any reason Closing does not occur and either party gives Notice (as defined in paragraph 25) to Escrowee demanding payment of the Down Payment, Escrowee shall give prompt Notice to the other party of such demand. If Escrowee does not receive Notice of objection from such other party to the proposed payment within 10 business days after the giving of such Notice, Escrowee is hereby authorized and directed to make such payment. If Escrowee does receive such Notice of objection within such 10 day period or if for any other reason Escrowee in good faith shall elect not to make such payment, Escrowee shall continue to hold such amount until otherwise directed by Notice from the parties to this contract or a final, non appealable judgment, order or decree of a court. However, Escrowee shall have the right at any time to deposit the Down Payment and the interest thereon with the clerk of a court in the county in which the Premises are located and shall give Notice of such deposit to Seller and Purchaser. Upon such deposit or other disbursement in accordance with the terms of this paragraph, Escrowee shall be relieved and discharged of all further obligations and responsibilities hereunder.

b.    The parties acknowledge that Escrowee is acting solely as a stakeholder at their request and for their convenience and that Escrowee shall not be liable to either party for any act or omission on its part unless taken or suffered in bad faith or in willful disregard of this



contract or involving gross negligence on the part of the Escrowee. Seller and Purchaser jointly and severally (with right of contribution) agree to defend (by attorneys selected by Escrowee), indemnify and hold Escrowee harmless from and against all costs, claims and expenses (including reasonable attorneys' fees) incurred in connection with the performance of Escrowee's duties hereunder, except with respect to actions or omissions taken or suffered by Escrowee in bad faith or in willful disregard of this contract or involving gross negligence on the part of Escrowee.

- c. Escrowee may act or refrain from acting in respect of any matter referred to herein in full reliance upon and with the advice of counsel which may be selected by it including any member of its firm, and shall be fully protected in so acting or refraining from action upon the advice of such counsel.
- d. Escrowee acknowledges receipt of the Down Payment by check subject to collection and Escrowee's agreement to the provisions of this paragraph by signing in the place indicated on the signature page of this contract.
- e. Escrowee or any member of its firm shall be permitted to act as counsel for Seller in any dispute as to the disbursement of the Down Payment or any other dispute between the parties whether or not Escrowee is in possession of the Down Payment and continues to act as Escrowee.
- f. The party whose attorney is Escrowee shall be liable for loss of the Down Payment.

**5. Acceptable Funds.**

- a. All money payable under this contract, unless otherwise specified, shall be paid by:
  - i. Cash, but not over \$1,000.00;
  - ii. Attorney trust Check, Good certified check of Purchaser drawn on or official check issued by any bank, savings bank, trust company or savings and loan association having a banking office in the State of New York, unendorsed and payable to the order of Seller, or as Seller may otherwise direct upon reasonable prior notice (by telephone or otherwise) to Purchaser;
  - iii. As to money other than the purchase price payable to Seller at Closing, uncertified check of Purchaser up to the amount of \$500.00; and
  - iv. Municipal Bonds.
- b. Purchaser does hereby personally guarantee all funds submitted by Purchaser, or on their behalf, to Seller, or at Seller's direction, at the time of Closing as and for the balance of the purchase price; it being understood that this personal guaranty shall survive the delivery of the deed.

**6. Execution of Contract.** It is expressly understood and agreed that this contract offer made by Seller is not a binding contract, and is subject to Seller's acceptance and approval, and that this contract is not an offer to sell, and shall not in any way bind Seller until such time as the same has been approved and executed by the Seller and good checks for the full amount of the down payment are received by the Seller.

The Purchaser has no interest in the property or remedy against the Seller for failure to execute the contract.

7. **Permitted Exceptions.** The Premises are sold and shall be conveyed subject to the following provided they do not render title unmarketable:

- a. Zoning and subdivision laws and regulations, and landmark, historic or wetlands designation.
- b. Consents for the erection of any structures on, under or above any streets on which the Premises abut; or those existing at the time of closing due to purchaser's actions.
- c. Any area of premises within the bounds of any street or highway;
- d. Real estate taxes that are a lien, but are not yet due and payable as of the date of Closing;
- e. Any state of facts an accurate survey would show provided same do not render title unmarketable;
- f. Covenants, easements, restrictions of record affecting the same premises;
- g. Any minor variance in connection with fence, hedge, and like, surrounding the premises, provided the same does not render title unmarketable;
- h. Any state of facts a personal inspection of the premises would disclose.
- i. Public utility easements of record, if any.
- j. Notes and easements on an approved subdivision map and/or site plan and/or filed map.

8. **Governmental Violations and Orders.** Seller shall comply with all notes or notices of violations of law or municipal ordinances, orders or requirements noted or issued as of the date ~~hereof~~ by any governmental department having authority as to lands, fire, health, environmental and labor conditions affecting the Premises. The Premises shall be conveyed free of them at Closing. Seller shall furnish Purchaser with any authorizations necessary to make the searches that could disclose these matters.

9. **Seller's Representations.**

- a. Seller represents to Purchaser that:
  - i. The Premises abut ~~on the right of access to~~ a public road or a road irrevocably dedicated to the municipality;
  - ii. Seller is the sole owner of the Premises and has the full right, power and authority to sell, convey and transfer the same in accordance with the terms of this contract;
  - iii. Seller is not a "foreign person", as that term is defined for purposes of the Foreign Investment in Real Property Tax Act, Internal Revenue Code ("IRC") Section 1445, as amended, and the regulations promulgated thereunder (collectively "FIRPTA"); and

iv. Seller has been known by no other name for the past ten years.

b. It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances.

c. Seller covenants that all of the representations and warranties set forth in this contract shall be true and correct at Closing. Should any representation or warranty set forth by Seller in this Contract prove to be not true or correct, Seller shall have the option to correct same or to declare this contract null and void, unless Purchaser agrees to close without an abatement of the Purchase Price.

d. Except as otherwise expressly set forth in this contract, none of Seller's covenants, representations, warranties or other obligations contained in this contract shall survive Closing.

10. **Insurable Title.** Seller shall give and Purchaser shall accept such title as any reputable title insurance company licensed in the State of New York, of Purchasers choosing, shall be willing to approve and insure in accordance with its standard form of title policy approved by the New York State Department of Financial Services, subject only to the matters provided for in this contract. If however the title company chosen by the Purchaser is unable to insure and a Title company of Seller's choosing is willing to approve and insure said standard form of title policy, Purchaser shall accept the title insurance so provided by the Seller.

#### 11. Closing, Deed and Title.

a. "Closing" means the settlement of the obligations of Seller and Purchaser to each other under this contract, including the payment of the purchase price to Seller, and the delivery to Purchaser of a bargain and sale with covenants against grantors acts deed in proper statutory short form for recording, duly executed and acknowledged, so as to convey to Purchaser fee simple title to the Premises, free of all encumbrances, except as otherwise herein stated. The deed shall contain a covenant by Seller as required by subdivision 5 of Section 13 of the Lien Law.

b. If Seller is a corporation or Limited Liability Company, it shall deliver to Purchaser at the time of Closing a deed containing a recital sufficient to establish compliance with Section 909 of the Business Corporation Law as well as any necessary and required resolution to transfer the subject premises.

#### 12. Closing Date and Place.

Closing shall take place at the office of Jacobowitz and Gubits, LLP, 158 Orange Avenue, Walden, NY 12586 or at the Municipal offices of Purchasers a mutually agreed upon time on or about 15 days after the expiration of the permissive referendum period described in Paragraph 26 hereto, or a successful permission referendum, if needed, and the successful sale of the bonds so authorized.

**13. Conditions to Closing.**

This contract and Purchaser's obligation to purchase the Premises are also subject to and conditioned upon the fulfillment of the following conditions precedent:

- a. The accuracy, as of the date of Closing, of the representations and warranties of Seller made in this contract.
- b. The delivery by Seller to Purchaser of a certification stating that Seller is not a foreign person, which certification shall be in the form then required by FIRPTA. If Seller fails to deliver the aforesaid certification or if Purchaser is not entitled under FIRPTA to rely on such certification, Purchaser shall deduct and withhold from the purchase price a sum equal to 10% thereof (or any lesser amount permitted by law) and shall at Closing remit the withheld amount with the required forms to the Internal Revenue Service.
- c. The delivery by the parties of any other affidavits required as a condition of recording the deed.
- d. There are no other conditions or contingencies to be completed, performed or done by Seller.

**14. Deed Transfer and Recording Taxes.**

At Closing, certified or official bank checks payable to the order of the appropriate State, City or County officer in the amount of any applicable transfer and/or recording tax payable by reason of the delivery or recording of the deed or mortgage, if any, shall be delivered by the party required by law or by this contract to pay such transfer and/or recording tax, together with any required tax returns duly executed and sworn to, and such party shall cause any such checks and returns to be delivered to the appropriate officer promptly after Closing. The obligation to pay any additional tax or deficiency and any interest or penalties thereon shall survive Closing and shall be paid by the appropriate and responsible party. Seller shall pay the applicable transfer tax.

**15. Apportionments and Other Adjustments.**

To the extent applicable, the following shall be apportioned as of midnight of the day before the day of Closing:

- i. taxes, assessments, water charges and sewer rents, on the basis of the fiscal period for which assessed;
- ii. If Closing shall occur before a new tax rate is fixed, the apportionment of taxes shall be upon the basis of the tax rate for the immediate preceding fiscal period applied to the latest assessed valuation.
- iii. Any errors or omissions in computing apportionments or other adjustments at closing shall be corrected within thirty (30) days following Closing. This subparagraph shall survive Closing.

**16. Allowance for Unpaid Taxes, etc.**

Seller has the option to credit Purchaser as an adjustment to the purchase price with the amount of any unpaid taxes, assessments, water charges and sewer rents, together with any interest and penalties thereon to a date not less than five business days after Closing, provided that official bills therefor computed to said date are produced at Closing.

**17. Title Examination; Seller's Inability to Convey; Limitations of Liability.**

- a. Purchaser shall order an examination of title in respect of the Premises from a title company licensed or authorized to issue title insurance by the New York State Insurance Department or any agent for such title company promptly after the execution of this contract. Purchaser shall cause a copy of the title report and of any additions thereto to be delivered to the attorney(s) for Seller promptly after receipt thereof.
- b.
  - i. If at the date of Closing Seller is unable to transfer title to Purchaser in accordance with this contract, or Purchaser has other valid grounds for refusing to close, whether by reason of liens, encumbrances or other objections to title or otherwise (herein collectively called "Defects"), other than those subject to which Purchaser is obligated to accept title hereunder or which Purchaser may have waived and other than those which Seller has herein expressly agreed to remove, remedy or discharge and if Purchaser shall be unwilling to waive the same and to close title without abatement of the purchase price, then, except as hereinafter set forth, Seller shall have the right, at Seller's sole election, either to take such action as Seller may deem advisable to remove, remedy, discharge or comply with such Defects or to cancel this contract;
  - ii. if Seller elects to take action to remove, remedy or comply with such Defects, Seller shall be entitled from time to time, upon Notice to Purchaser, to adjourn the date for Closing hereunder for a period or periods not exceeding 60 days in the aggregate (but not extending beyond the date upon which Purchaser's mortgage commitment, if any, shall expire), and the date for Closing shall be adjourned to a date specified by Seller not beyond such period. If for any reason whatsoever, Seller shall not have succeeded in removing, remedying or complying with such Defects at the expiration of such adjournment(s), and if Purchaser shall still be unwilling to waive the same and to close title without abatement of the purchase price, then either party may cancel this contract by Notice to the other given within 10 days after such adjourned date;
  - iii. notwithstanding the foregoing, the existing mortgage (unless this sale is subject to the same) and any matter created by seller after the date hereof shall be released, discharged or otherwise cured by Seller at or prior to Closing.
- c. If this contract is canceled pursuant to its terms, other than as a result of Purchaser's default, this contract shall terminate and come to an end, and neither party shall have any further rights, obligations or liabilities against or to the other hereunder or otherwise, except that:
  - i. Seller shall only be required to refund or cause the Escrowee to refund the Down

Payment to Purchaser if this Contract is cancelled within 60 days of the date of fully executed Contract.

**18. Affidavit as to Judgments, Bankruptcies, etc.**

If a title examination discloses judgments, bankruptcies or other returns against persons having names the same as or similar to that of Seller, Seller shall deliver an affidavit at Closing showing that they are not against Seller.

**19. Defaults and Remedies.**

- a. If Purchaser defaults hereunder, Seller's sole remedy shall be to receive and retain the Down Payment as liquidated damages, it being agreed that Seller's damages in case of purchaser's default might be impossible to ascertain and that the Down Payment constitutes a fair and reasonable amount of damages under the circumstances and is not a penalty.
- b. If Seller defaults hereunder, Purchaser shall be entitled to a return of its downpayment.

**20. Notices.** Any notice or other communication ("Notice") shall be in writing and either

- a. sent by either of the parties hereto or by their respective attorneys who are hereby authorized to do so on their behalf of by the Escrowee, by registered or certified mail, postage prepaid, or
- b. delivered in person or by overnight courier, with receipt acknowledged, to the respective addressee given in this contract for the party or to the respective addresses of said parties attorney and the Escrowee, to whom the Notice is to be given, or to such other address as such party or Escrowee shall hereafter designate by Notice given to the other party or parties and the Escrowee pursuant to this paragraph. Each Notice mailed shall be deemed given on the third business day following the date of mailing the same, except that any notice to Escrowee shall be deemed given only upon receipt by Escrowee and each notice delivered in person or by overnight courier shall be deemed given when delivered.
- c. The fully executed Contract is to be transmitted to Purchaser Attorney via email only.

**21. No Assignment.**

Except with regard to an entity owned by Purchaser which may be completed without Seller's consent, however Purchaser shall notify Seller of any such assignment within 5 days of said assignments and shall provide if the assignee is an entity all documentation evidencing said entity is a valid entity in good standing in the State of New York. This contract may not be assigned by Purchaser without the prior written consent of Seller in each instance and any purported assignment(s) made without such consent shall be void.

**22. Construction of Contract Terms.**

In any construction of the terms of this contract, none of its terms shall be construed against the Seller by reason of the fact that the Seller or its attorneys drew the contract since the final terms of this contract are the result of negotiations by parties having equal bargaining powers, with each of the parties having full access to legal representation.

**23. Metes and Bounds Description**

In the event Purchaser obtains a survey of the premises and the survey is certified to the Seller, the Seller agrees to include in the deed of conveyance a metes and bounds description in accordance with the survey, with the understanding by Purchaser that Seller does not thereby warrant the accuracy of said metes and bounds description.

**24. Miscellaneous.**

- a. All prior understandings, agreements, representations and warranties, oral or written, between Seller and Purchaser are merged in this contract; it completely expresses their full agreement and has been entered into after full investigation, neither party relying upon any statement made by anyone else that is not set forth in this contract.
- b. Neither this contract nor any provision thereof may be waived, changed or cancelled except in writing. This contract shall also apply to and bind the heirs, distributees, legal representatives, successors and permitted assigns of the respective parties. The parties hereby authorize their respective attorneys to agree in writing to any changes in dates and time periods provided for in this contract.
- c. Any singular word or term herein shall also be read as in the plural and the neuter shall include the masculine and feminine gender, whenever the sense of this contract may require it.
- d. The captions in this contract are for convenience of reference only and in no way define, limit or described the scope of this contract and shall not be considered in the interpretation of his contractor any provision hereof.
- e. This contract shall not be binding or effective until duly executed and delivered by Seller and Purchaser.
- f. Seller and Purchaser shall comply with IRC reporting requirements, if applicable. This subparagraph shall survive Closing.
- g. Each party shall, at any time and from time to time, execute, acknowledge where appropriate and deliver such further instruments and documents and take such other action as may be reasonably requested by the other to carry out the intent and purpose of this contract. This subparagraph shall survive Closing.
- h. This contract is intended for the exclusive benefit of the parties hereto and, except as otherwise expressly provided herein, shall not be for the benefit of, and shall not create any rights in, or be enforceable by, any other person or entity.
- i. If any provision of this contract or application to any party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this contract or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the fullest extent permitted by law.
- j. This contract may be executed and delivered in any number of counterparts, each of

which executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument. Electronic or facsimile signatures shall be deemed the equivalent of original signatures in all respects.

**25. Confidentiality /Non-Disclosure**

The Parties, their respective agents, affiliates, representatives and consultants, shall not make any public statement or discuss with any individual not a party to this Contract, except the parties respective Attorneys, with regard to this transaction. All information and documents relevant to this transaction and the subject premises are to remain confidential until the closing of the title.

**26. Permissive Referendum**

The purchase of the Premises by the Purchaser is subject to a permissive referendum pursuant to Section 6-c of the New York General Municipal Law. If prior to the Closing Date a petition for a referendum is filed, requiring the purchase of the property to be placed on the ballot at the next general or special Village election; Seller may remain in the Contract, with the Closing Date then being contingent on the results of the referendum (assuming that the results of Purchaser's Due Diligence are acceptable to Purchaser) as follows: (1) in the event that the votes cast result in the purchase of the property being approved and the bonds authorized by said vote are successfully sold, the Closing Date shall occur in accordance with Section 14 hereof; or (2) in the event that the votes cast result in the purchase of the property being denied or the bonds authorized by an affirmative vote are not successfully sold, the Contract shall be terminated at which point the Down Payment shall be returned to Purchaser and the parties shall have no further action against each other.

IN WITNESS WHEREOF, this contract has been duly executed by the parties hereto.

\* and Local Finance Law

**SIGNATURE PAGE TO FOLLOW**



**Seller:**

*Jeffrey Rosenberg*  
Rosenberg Land Development, LLC

BY: 2022 Jeffrey Rosenberg, Member

**Attorney for Seller:**

Marcia A. Jacobowitz, Esq.  
Jacobowitz and Gubits, LLP  
158 Orange Avenue, P.O. Box #367  
Walden, New York 12586  
Telephone: (845) 778-2121  
Fax: (845) 778-5173  
Email: [maj@jacobowitz.com](mailto:maj@jacobowitz.com)

**Purchaser:**

Village of Florida

BY: *Dan Harter*  
Daniel Harter, Jr., Mayor

**Attorney for Purchaser:**

Elizabeth Cassidy, Esq.  
7 Grand Street  
Warwick, New York 10990  
Telephone: (845) 981-7223  
Email: [ecassidy@ekcassidy.com](mailto:ecassidy@ekcassidy.com)

**Purchaser:**

Town of Warwick

BY: *Michael Sweeton*  
Michael Sweeton, Supervisor

**Attorney for Purchaser:**

Jay Myrow, Esq.  
10 Matthews St #1  
Goshen, New York 10924  
Telephone: (845) 291-0011  
Email: [jmyrow@mid-hudsonlaw.com](mailto:jmyrow@mid-hudsonlaw.com)

2022-Apr-05 11:18  
RIDER TO CONTRACT, dated  
the \_\_ day of March 2022, between  
ROSENBERG DEVELOPMENT LLC , Seller, and the VILLAGE OF FLORIDA  
and the TOWN OF WARWICK, Purchaser,

**NOTWITHSTANDING ANYTHING TO THE CONTRARY OR INCONSISTENT HERewith IN THE CONTRACT OR IN ANY OTHER RIDER THERETO, THE PARTIES AGREE AS FOLLOWS:**

1. If the main agreement contains any provision pursuant to which title is to be conveyed subject to utility easements, whether by specific reference to recorded instruments or by general reference to such easements of record, the same shall be construed to mean those utility easements which might either be observed by inspection of the premises or provided the same are limited to within fifteen (15) feet of the street line or in the street with no greater privilege than keeping lines clear a distance of not more than fifteen (15) feet.
2. In the event that at any time subsequent to the closing of title hereunder the premises shall be charged with "roll-back taxes" as the result of the loss of a prior tax exemption afforded to the Seller or his predecessor in title, the Seller hereby agrees to reimburse the Purchaser for the amount of those "roll-back taxes". Alternatively, the Purchaser may elect at closing, to receive a credit from the Seller (against the "BALANCE AT CLOSING") for the amount of accrued but unbilled "roll-back taxes", as computed by the respective taxing authorities having jurisdiction over the subject premises.
3. Seller represents and warrants that during Seller's ownership of the premises and to the best of Seller's knowledge and information prior thereto, that the property has never been used by Seller or any previous owners, tenants, operators or occupants to refine, produce, store, handle, transfer, process or transport any petroleum products or hazardous materials, substances or wastes, as such terms may be defined and such activity prohibited under any federal, state or local statute, ordinance, rule and/or regulation, and that there are no underground storage tanks on the premises.
4. The parties acknowledge that the Town of Warwick is acquiring its interest in the Premises pursuant to the Chapter 7 of the Town Code, Community Preservation Funds and that a public hearing is required by Town Code § 7-7(A) therein. This contract is contingent upon the holding of the public hearing and the Town Board approving the acquisition by making a finding that acquisition was the best alternative for the protection of community character of all reasonable alternatives available to the Town per Town Code § 7-7(B).
5. This contract is contingent upon the Village of Florida and the Town of Warwick entering in to an Intermunicipal Agreement setting forth the terms and conditions of ownership of the Premises. The Village and Town shall negotiate such agreement in good faith and Boards of each municipality shall adopt resolutions authorizing the Mayor and Supervisor to execute and deliver the final form of the agreement.
6. The Purchasers shall be entitled to enter the Premises on reasonable notice to the Seller

R I D E R

to conduct a Phase 1 environmental study. \*If any such assessment recommends the completion of a Phase 2 environmental study, Purchaser's shall provide the Phase 1 study to the Seller and may either cancel this contract with the return of the contract deposit or proceed with the purchase of the Premises as is.

\* within 30 days of fully executed contracts. Purchase shall provide 48 hours notice and a certificate of insurance prior to entry and shall restore the property to its present condition.

ROSENBERG DEVELOPMENT LLC  
*Jeffrey S. Rosenberg*

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

2022 Apr 05 11:48  
Jeffrey Rosenberg, Member

VILLAGE OF FLORIDA

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

*Dan Harter*  
Daniel Harter, Mayor

TOWN OF WARWICK

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

*Michael Sweeton*  
Michael Sweeton, Supervisor

RIDER

- 2 -

X

617.12(b)  
**State Environmental Quality Review (SEQR)**  
Resolution Authorizing Filing of Negative Declaration

**Name of Action:** Update of Community Preservation Plan (CPP) and Potential Acquisition of Three Parcels in Updated CPP

**Whereas,** the Town Board of the Town of Warwick is the SEQR Lead Agency for conducting the environmental review of a proposed update to the Town's adopted Community Preservation Project Plan including acquisition of land or the interests in land identified in the Updated Plan in the Town of Warwick, Orange County, New York, and

**Whereas,** there are no other involved agencies pursuant to SEQR but the New York State Department of Agriculture and Markets and Department of Environmental Conservation and Office of Parks, Recreation and Historic Preservation are Interested Agencies as defined in the SEQR Regulations due to Town Law's mandatory filing requirement for adopted Community Preservation Plans, and

**Whereas,** the Town Board has prepared a Full Environmental Assessment Form (EAF) including Parts 1, 2, and 3 for the action dated 4/8/22, the probable environmental effects of the action, and has considered such impacts as disclosed in the EAF.

**Now Therefore Be It Resolved,** that the Town Board adopts the findings and conclusions relating to probable environmental effects contained within the attached EAF and Negative Declaration and authorizes the Town Supervisor to execute the EAF and file the Negative Declaration in accordance with the applicable provisions of law including with the Town Supervisor, Town Board, and filing a Notice of such action in the Environmental Notice Bulletin, and

**Be It Further Resolved,** that the Town Board authorizes the Town Supervisor to take such further steps as might be necessary to discharge the Lead Agency's responsibilities on this action.

**State Environmental Quality Review (SEQR)**  
**Resolution Establishing Lead Agency**  
**Type 1 Action**

Name of Action: Adoption of Update to Warwick's Community Preservation Plan  
 and Acquisition of Three Parcels in Updated Plan

Whereas, the Town Board of the Town of Warwick is considering action on an Update to the 2006 Community Preservation Project Plan that would permit use of the Community Preservation Fund to acquire and preserve three parcels of land or interests in the three parcels, which are located adjoining Glenmere Lake, an area identified as important for public water supply purposes as well as important for protection of biodiversity resources, and

Whereas, an Environmental Assessment Form (EAF) dated 4/14/22 has been prepared to consider the environmental impacts of the two related actions, and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Town Board has determined that the proposed actions are Type 1 actions, and

Whereas, after examining the EAF, the Town Board has determined that there are no other involved and/or federal agencies on this matter.

Now Therefore Be It Resolved, that the Town Board hereby declares itself Lead Agency for the review of the actions, and

Be It Further Resolved, that a Determination of Significance will be made at such time as all reasonably necessary information has been reviewed by the Town Board to enable it to determine whether the action will or will not have a significant effect on the environment.

On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and a  
 vote of \_\_\_\_ for, and \_\_\_\_ against, and \_\_\_\_\_ absent, this resolution was adopted on  
 \_\_\_\_\_.

## Warwick Town Clerk

---

**From:** J. T. Fink <[finkted@gmail.com](mailto:finkted@gmail.com)>  
**Sent:** Friday, April 08, 2022 11:41 AM  
**To:** Michael Sweeton  
**Cc:** Warwick Town Clerk  
**Subject:** Re: addition to the Community preservation plan  
**Attachments:** 2022-04-14-CPP-Update-EAF-Complete-prn.pdf; Warwick\_Adopted\_CPP-Amended-2022-04-14.pdf; Warwick-CPP-2022-Update-Negative-Declaration-Resolution.pdf; Warwick-CPP-Lead-Agency-2022-Update.pdf

Hi Mike,

Attached is the updated CPP with inclusion of the three parcels. I went through each section of the CPP and made the appropriate changes to two of the CPP elements namely the Freshwater Wetlands/Biodiveristy resources and Glemere Lake Public Water Supply areas. There were 11 separate instances that needed to be updated with new acreage figures.

Also attached are the SEQR documents including Lead Agency (Type 1 action), preparation of the Full EAF parts 1, 2, and 3 (includes the Negative Declaration), and a Resolution adopting the Negative Declaration. If you have any comments, please let me know and I can make any changes needed before next Tuesday.

Please remember to sign the SEQR documents on the Part 1 and Part 3 where it is indicated. I will be out of the office the rest of the day today but can make any changes, if needed, on Monday.

Ted

**RECEIVED**

**APR 08 2022**

Town of Warwick  
Town Clerk

GREENPLAN Inc.

J. Theodore Fink, AICP  
302 Pells Road  
Rhinebeck, NY 12572  
845.876.5775

Please consider the impacts of paper production before printing this email. Did you know...15 acres of forest is destroyed every minute?

On Mar 28, 2022, at 9:13 AM, J. T. Fink <[finkted@gmail.com](mailto:finkted@gmail.com)> wrote:

Hi Mike,

This confirms that I have the resolution and will address it in an update.

Ted

GREENPLAN Inc.

J. Theodore Fink, AICP  
302 Pells Road

Rhinebeck, NY 12572  
845.876.5775

Please consider the impacts of paper production before printing this email. Did you know...15 acres of forest is destroyed every minute?

On Mar 28, 2022, at 9:12 AM, Michael Sweeton <[msweeton@townofwarwick.org](mailto:msweeton@townofwarwick.org)> wrote:

Hi ted, see attached parcels we approved adding to the plan under FW&B/PW-GLEN category. Please revise the table and send me the revised copy so eileen can refer to the required state agencies. Thanks, mike

Michael P. Sweeton  
Town supervisor  
(845) 986-1120 x240  
[\[cid:image001.png@01D84283.EA70F550\]](#)

<winmail.dat>

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information**

Name of Action or Project: Community Preservation Plan Update and Potential Acquisition of three parcels Included in the Update		
Project Location (describe, and attach a general location map): Town of Warwick, Orange County, NY		
Brief Description of Proposed Action (include purpose or need): The action is adoption of an Update to the Town of Warwick's Community Preservation Project Plan (CPP), originally adopted on July 27, 2007 and Updated previously on 8/17/06, 12/18/15 and 8/24/18. The current Update adds three parcels of land on Glenmere Lake identified as Section-Block-Lot (SBL) numbers 113-4.-2.12, 2.22, and 16. The three lots adjoin Glenmere Lake, an area identified in the CPP as one of the most biodiverse areas within the Town, the location of a thriving population of a declining species, and underlain by an important public water supply source. The three parcels total 95.77 acres. A related action involves the portential acquisition of the three parcels or interests in the parcels, if the current owner agrees to the terms of acquisition at a later time.		
Name of Applicant/Sponsor: Town Board of the Town of Warwick		Telephone: 845-986-1124
		E-Mail: msweeton@townofwarwick.org
Address: 132 Kings Highway		
City/PO: Warwick	State: NY	Zip Code: 10990
Project Contact (if not same as sponsor; give name and title/role): Michael Sweeton, Town Supervisor		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Rosenberg Land Development LLC		Telephone:
		E-Mail:
Address: 162 North Main Street, Suite 5		
City/PO: Florida	State: NY	Zip Code: 10921



## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Approval of Community Preservation Plan Update Use of CP Fund to Acquire 3 Parcels	April 2022
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

### C.1. Planning and zoning actions

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

The entire Town of Warwick is subject to the Warwick Community Preservation Project Plan (CPP). Parcels identified within the CPP are eligible for use of the Town of Warwick Community Preservation Fund, provided the parcel possesses resources identified as worthy of preservation pursuant to New York State Town Law Section 64-g. This is a voluntary program designed to preserve the community character of the Town

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☒ Yes ☐ No

If Yes, identify the plan(s):

Community Preservation Project Plan Glenmere Lake area for its importance to biodiversity and for protection of public water supplies.

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Rural (RU) and Conservation (CO) Zoning districts.

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No  
If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services**

a. In what school district is the project site located? Florida Union Free School District

b. What police or other public protection forces serve the project site?

Town of Warwick Police Department, Florida Police Department, Orange County Sheriff's Office, New York State Police

c. Which fire protection and emergency medical services serve the project site?  
Warwick EMS Services, Florida Fire District

d. What parks serve the project site?

Local, County, State, and Federal parks and protected areas are located throughout the Town of Warwick

**D. Project Details****Not Applicable****D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ acres  
c. Total acreage (project site and any contiguous properties) owned  
or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No  
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No  
If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

\_\_\_\_\_

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No  
If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No  
If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? If Yes:               <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul> </li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: <ul style="list-style-type: none"> <li>i. How much impervious surface will the project create in relation to total size of project parcel?                  _____ Square feet or _____ acres (impervious surface)                  _____ Square feet or _____ acres (parcel size)</li> <li>ii. Describe types of new point sources. _____</li> <li>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?                  _____                  _____           <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul> </li> </ul>	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify: <ul style="list-style-type: none"> <li>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</li> <li>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</li> <li>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</li> </ul>	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: <ul style="list-style-type: none"> <li>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</li> <li>ii. In addition to emissions as calculated in the application, the project will generate:             <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul> </li> </ul>	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing: \_\_\_\_\_

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

#### E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			



c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_  
\_\_\_\_\_

e. Does the project site contain an existing dam? ☐ Yes ☐ No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No  
If Yes:  
i. Has the facility been formally closed? ☐ Yes ☐ No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
\_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No  
☐ Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
☐ Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No  
If yes, provide DEC ID number(s): \_\_\_\_\_

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No  
If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils: ☐ Well Drained: \_\_\_\_\_ % of site  
☐ Moderately Well Drained: \_\_\_\_\_ % of site  
☐ Poorly Drained: \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: \_\_\_\_\_ % of site  
☐ 10-15%: \_\_\_\_\_ % of site  
☐ 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☐ No  
If Yes, describe: \_\_\_\_\_

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h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No  
If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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i. Is the project site in a designated Floodway? ☐ Yes ☐ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No  
If Yes:

i. Name of aquifer: \_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. <u>Designated Public Resources On or Near Project Site</u></b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site      <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: _____</li> <li>iii. Brief description of attributes on which listing is based: _____</li> </ul>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: _____</li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</li> <li>iii. Distance between project and resource: _____ miles.</li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Warwick Town Board Date April 8, 2022

Signature Michael Sweeton Title Town Supervisor

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]
Project : CPP Update
Date : April 8, 2022

**Part 2 is to be completed by the lead agency.** [Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action] We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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#### 4. **Impact on groundwater**

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.  
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☒ NO

☐ YES

*If "Yes", answer questions a - h. If "No", move on to Section 5.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

#### 5. **Impact on Flooding**

The proposed action may result in development on lands subject to flooding.  
(See Part 1. E.2)

☒ NO

☐ YES

*If "Yes", answer questions a - g. If "No", move on to Section 6.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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**6. Impacts on Air**

The proposed action may include a state regulated air emission source.  
(See Part 1. D.2.f., D.2.h, D.2.g)

☒ NO

☐ YES

*If "Yes", answer questions a - f. If "No", move on to Section 7.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**7. Impact on Plants and Animals**

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

☒ NO

☐ YES

*If "Yes", answer questions a - j. If "No", move on to Section 8.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>



e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**8. Impact on Agricultural Resources**  
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES  
*If "Yes", answer questions a - h. If "No", move on to Section 9.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) If "Yes", answer questions a - g. If "No", go to Section 10. <div style="text-align: right;"> <input checked="" type="checkbox"/> NO      <input type="checkbox"/> YES         </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) If "Yes", answer questions a - e. If "No", go to Section 11. <div style="text-align: right;"> <input checked="" type="checkbox"/> NO      <input type="checkbox"/> YES         </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**  
The proposed action may result in a change to existing transportation systems. ☒ NO ☐ YES  
(See Part 1. D.2.j)  
*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**  
The proposed action may cause an increase in the use of any form of energy. ☒ NO ☐ YES  
(See Part 1. D.2.k)  
*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**15. Impact on Noise, Odor, and Light**  
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☒ NO ☐ YES  
(See Part 1. D.2.m., n., and o.)  
*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**16. Impact on Human Health**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

*If "Yes", answer questions a - m. If "No", go to Section 17.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

☒ NO☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

☒ NO☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**PRINT FULL FORM**

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The Community Preservation Project Plan and its multiple updates prepared and adopted in 2006, 2014, 2018 and now in 2022 allow the Town to continue administering an on-going tool to assist in the preservation of farmland, open space, and important natural and cultural resources in the community. This is consistent with the stated goals of the Town's adopted Comprehensive Plan and serves as an implementation measure to accomplish the official policy objectives established in such Plan. The NY State Legislature provided Warwick with the ability to use a transfer tax on property transactions in order to preserve its community character through the enactment of NY State Town Law Section 64g (as amended).

The three parcels identified in the latest proposed update to the CPP possess important natural resources essential to the protection of community character including protection of a public water supply area and protection of lands identified as a significant area of biodiversity including a thriving population of a declining amphibian species. The CPP program is an entirely voluntary program that involves willing landowners who wish to see their properties protected for the reasons identified in the CPP document. The Town Board will work with the current property owner to secure the land or interests in the three parcels to be added to the CPP in this fourth Update to the Town of Warwick Community Preservation Project Plan.

No significant adverse impacts of the action have been identified. Rather, the environmental impacts of the action can all be considered beneficial impacts on the environment.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:

☒ Type 1

☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1

☒ Part 2

☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information  
The Town of Warwick Community Preservation Project Plan, as updated and the Town of Warwick Comprehensive Plan

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the \_\_\_\_\_ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Warwick Community Preservation Project Plan Update

Name of Lead Agency: Town Board of the Town of Warwick

Name of Responsible Officer in Lead Agency: Michael Sweeton

Title of Responsible Officer: Supervisor

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer) J. Theodore Fink, AICP

Date:

April 8, 2022

**For Further Information:**

Contact Person: Michael Sweeton, Town Supervisor

Address: 132 Kings Highway, Warwick, NY 10990

Telephone Number: 845-986-1124

E-mail: msweeton@townofwarwick.org

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**PRINT FULL FORM**



# Warwick

## COMMUNITY PRESERVATION PLAN

TOWN BOARD OF THE TOWN OF WARWICK

*Updated April 14, 2022*

TOWN OF WARWICK

# Community Preservation Project Plan

Prepared by:  
Town Board of the Town of Warwick  
Michael Sweeton, Supervisor  
Floyd DeAngelo  
James Gerstner, Deputy Supervisor  
Russell Kowal  
Mickey Shuback

With Technical Assistance from:  
GREENPLAN Inc.

and

Orange County Department of Planning

July 27, 2006  
(revised 8/17/06, 12/18/15, 8/24/18, and 4/14/22)

# Town of Warwick

## Community Preservation Project Plan

### PART 1. INTRODUCTION, PURPOSE AND SUMMARY

#### A. INTRODUCTION

Warwick is a large and diverse town located just 55 miles from Manhattan. It is the largest town, in land area, in Orange County and one of the largest in the Hudson Valley. It includes the villages of Warwick, Florida and Greenwood Lake as well as the hamlets of Sterling Forest, Amity, Pine Island, Edenville, Bellvale and New Milford. The Town has a distinctly rural character with rolling hills and farmland dotted with barns and historic farmhouses. Its landscape is characterized by diversity, ranging from rugged mountains in the east to the flat, black dirt farmland in the west.

Many of Warwick's older communities remain separated by large tracts of undeveloped open space or farmland, creating the typical rhythm of a rural landscape. Pine Island and Florida's fertile "black dirt" land produces 25 percent of the nation's onion crop as well as organic vegetables, sod, and flower crops. This rich farmland, formed 12,000 years ago by a glacial lake, was cleared by hand in the 1880's by Polish and German immigrants and is farmed today by many of their descendants. Agriculture continues its economic importance, as innovative farmers seek alternative uses and markets for their crops.

Farm stands featuring local produce dot Warwick's countryside, families can enjoy "pick-your-own" apples, pears and pumpkins at many of Warwick's orchards, and several new wineries have become established over the past decade. The Warwick Valley Farmers' Market has been recognized as one of the best community farmers' markets for over ten years. Warwick's Applefest, in its 16th year, recently received national recognition by its designation as one of the country's "Top 100 Events".

Warwick's natural beauty extends beyond its farmland to mountains, streams and lakes. Greenwood Lake, the closest lake to New York City that is large enough to accommodate water sports, has long been a popular summer playground of such famous figures as Babe Ruth and Derek Jeter. The ten-mile-long lake straddles the New York/New Jersey border. The State of New York and the federal government have both recognized the rural and natural beauty of Warwick through acquisition of the lands known as Sterling Forest State Park and the Appalachian National Scenic Trail respectively.

Protection of Warwick's rural quality, agricultural character, and its natural environment clearly stand out as the major goals for the residents of the Town. When asked on a public opinion survey in 1987 how important certain issues were over the next ten years, the highest response was for "maintaining the rural character." This character and the natural beauty of Warwick are what appear to have most attracted residents to the Town. These same qualities are what residents value most and want to protect. These two basic goals were reflected in the results of the *Master Plan* survey, the work of a Town Board appointed Master Plan Committee, and the subsequent work of the Town Planning Board, a 1994 Master Plan Review Coordinating Committee, a grassroots Community 2000 initiative and finally a Town Board designated Comprehensive Plan Board that served from 1996 to 1999.

As a result of this comprehensive planning process, the Town adopted a new comprehensive plan in August of 1999. The eight-year effort updated the Town's planning documents and made concrete recommendations for updating its zoning rules as well. Over the eight years, the Town Board sponsored or participated in over 250 board and committee meetings, community visioning sessions, planning workshops, and formal hearings. The changes to the Town Zoning Law that were recommended in the Plan were enacted in 2002 and they introduced new incentive-based zoning concepts. These planning concepts have helped the Town achieve "smart growth" and remain a highly desired "livable community."

As a result of its planning and zoning efforts, Warwick has been awarded the well-earned status of a "Quality Community" through the office of New York's Governor Pataki. In 2005, Warwick was awarded the first "Smart Growth" award by the New York State Association of Realtors. Its innovative zoning regulations and design guidelines are now used as models in Orange County and throughout New York State. The Pace University Land Use Law Center specifically cites Warwick's approach to planning as a model of smart growth in its "Land Use Library", the Hudson River Valley Greenway provides examples of Warwick's land use controls as models in its "Technical Assistance Toolbox," and the American Farmland Trust and Natural Resources Conservation Service's "Farmland Information Center" provides the Warwick Comprehensive Plan as one of three examples of the "tools used by communities to protect agricultural resources and support agriculture." A recent publication entitled Breaking Ground: Planning and Building in Priority Growth Districts, published by the Yale School of Forestry and Environmental Studies, discusses Warwick's incentive zoning approach to agriculture and open space protection as a model.

For the past twenty years, the Town has enacted a wide range of plans and programs for preserving land and water, resulting in a network of parks, beaches, preserves, wildlife sanctuaries, agricultural reserves, trails, and historic sites. These plans, however, have never fully realized the Town's goal of preserving the full array of extraordinary natural diversity and unique quality of life, which sets Warwick apart from other Hudson Valley towns.

On July 19, 2005, Governor George E. Pataki signed state legislation amending the New York State Town Law and the State Tax Law to enable the Town of Warwick to establish, through a local referendum, a Community Preservation Fund supported by revenues from a three-quarter (3/4) percent real estate transfer tax. This legislation would allow the Town of Warwick to protect its farmland and open space, which is vital to the future social, economic and environmental health of the Town. It will also supplement the farmland and open space protection program already established in the Town's voluntary acquisition of land and development rights program. On November 7, 2000, the voters of the Town of Warwick overwhelmingly approved a purchase of development rights program. A Local Law to implement the program was adopted by the Town Board of the Town of Warwick on November 8, 2001 by L.L. No. 6-2001. Chapter 54 of the Warwick Code is entitled the Agricultural and Open Space Preservation and Acquisition program. The voters approved a proposition authorizing the expenditure of \$9.5 million for the acquisition of open spaces and areas, including, among other things, development rights to protect and conserve agricultural lands, non-farm open spaces and other open areas.

The Town's Local Law establishing the Agricultural and Open Space Preservation and Acquisition program also established an Agricultural and Open Space Preservation Fund. Deposits into the fund can include revenues of the Town from whatever source and can include, at a minimum, Open Space Acquisition Bond Funds, all revenues from or for the amortization of indebtedness authorized for the acquisition of open spaces or areas pursuant to § 247 of the General Municipal Law, and any revenues from a real estate transfer

tax which may be established. The fund can also be authorized to accept gifts. Interest accrued by monies deposited in the fund must be credited to the fund and no monies deposited in the fund can be transferred to any other fund or account.

To date, more than 3,500 acres have been or are being preserved by the Town purchasing the development rights on the following farms and open spaces:

- ☐ Brady Farm (SBL 64-1-56.2)
- ☐ Brown Farm (SBLs 24-1-17, 29.5, 32)
- ☐ A. Buckbee Farm (SBLs 58-1-9, 55-1-16.32, 46-1-11)
- ☐ Lewis Farm (SBL 31-2-12.2)
- ☐ Raynor Farm (SBL 52-1-5.3)
- ☐ Weiss Farm (SBL 63-2-10)
- ☐ Miller Farm (SBL 17-1-30)
- ☐ Greenwood Lake Beach
- ☐ Brown Farm (SBLs 24-1-17, 29.5, 32)
- ☐ W. Buckbee Farm (SBLs 44-1-46.1, 48, 49)
- ☐ Mabee Farm (SBL 55-1-15.2)
- ☐ Myruski/Quackenbush Farm (SBLs 18-1-18.21, 31-1-22.2)
- ☐ Miller Farm (SBL 17-1-30)
- ☐ Sandfort Farm (SBL 31-2-109)
- ☐ Ball Farm (SBL 53-1-37)
- ☐ Paul Miller Farm (SBLs 51-1-41, 51-1-7.41)
- ☐ Wittels/Segel Farm (SBLs 47-1-80.2, 47-1-61.24)
- ☐ Benson/Bell Farm (SBLs 23-1-25.12, 35-1-55.3)
- ☐ Bazylevsky Farm (SBL 44-1-45.41)
- ☐ Pennings Farm (SBL 51-1-36)
- ☐ Newport Bloom Farm (SBLs 26-1-110, 27-1-47.2, 27-1-56.12, 27-1-126)
- ☐ Oprandy Farm (SBL 44-1-133)
- ☐ Warwick Valley Winery (SBL 12-5-25.1)
- ☐ Glenmere Lake Preserve (SBLs 113-4-2.12, 2.22, and 16)

The commitment of the Town of Warwick towards protection of its community character is unique in Orange County and unmatched in the Hudson Valley. This success is widely attributed to the adoption and implementation of the Town's 1999 Comprehensive Plan. The Plan offered the following recommendations related to protection and preservation of agriculture and open space:

- Support the economic viability of farming
- Create incentives for landowners to maintain land in agricultural use, keeping it affordable so new farmers can begin farming
- Preserve as many of the operating farms as possible

- Preserve the agricultural heritage of the Town
- Discourage incompatible nearby land uses which have the potential to place burdensome pressures on farming activities
- Protect and enhance the rural character and quality of life in the Town
- Concentrate denser residential development around the villages and the hamlets, and maintain rural densities in the remainder of the Town
- Stimulate a diversity of housing types and increase the stock of affordable homes
- Encourage a mixed-use pattern of development, where appropriate, in and around the hamlets and adjacent to the villages
- Maintain and expand public access to Greenwood Lake and develop access to other water bodies including Cascade Lake and Wickham Lake
- Support preservation of open space especially in environmentally sensitive areas
- Develop a long range Recreation Plan for providing Town parkland at appropriate locations within the Town
- Prepare an Open Space Plan as an element of the Town's Comprehensive Plan
- Include the public in the setting of Town policies governing the full range of active and passive recreation including greenways and trails
- Protect the natural scenic quality of the Town and environmentally sensitive areas
- Ensure that groundwater quality meets Safe Drinking Water Act quality standards and that an adequate amount of water will be available to provide for future needs
- Protect surface and ground waters from point and non-point source pollution
- Protect habitats for the diversity of existing flora and fauna in Warwick
- Protect wetlands as important environmental resources

The Town's financial commitment to preserving agriculture and open space can be found in the following recommendation in the adopted Plan:

*The Comprehensive Plan recommends that a Purchase of Development Rights (PDR) program be instituted in the Town as soon as possible. Although PDR is already available to Warwick's farmers, through the County Farmland Protection Board, it would be more effective if such a program could be developed at the Town level. In Warwick, a PDR program could be a voluntary program, but structured in such a way that it would be economically attractive to both the community and the landowners involved. If a landowner is willing to sell the development rights, the Town would pay, over a period of time, the difference between the farm's development value and its agricultural value as determined by an independent certified appraisal. Interest on the outstanding balance paid to the landowner may be exempt for income taxes. In return the landowner agrees to grant, by deed, a permanent conservation easement on the property. The landowner can use, rent or sell the land only for agricultural and permitted non-development purposes, thus assuring that it remains open space. The source of funds for this program could be a "millage" tax upon the entire assessed valuation of the town real estate, less any grants made available through state or federal funds. The Town should aggressively seek state and federal funding to assist it in developing a successful PDR program.*

## B. PURPOSE OF COMMUNITY PRESERVATION PROJECT PLAN

One of the key elements supporting the adoption and implementation of the Town of Warwick Community Preservation Fund is the Community Preservation Project Plan (CPPP). The CPPP, once adopted by the Town Board, will serve to build upon the 1999



Comprehensive Plan and 2002 Zoning Law, as well as new initiatives, including but not limited to additional regulatory techniques and subdivision, zoning and wetland protection laws, as well as a multitude of other conservation strategies that have been adopted by the Town.

The CPPP will include the following principles:

1. The Plan will list every project, which the Town plans to undertake pursuant to the Community Preservation Fund.
2. The Plan will include every parcel in the Town which should be preserved using the tools described in Table 2, Part III in order to protect community character.
3. The Plan will provide for a detailed evaluation of all available land use alternatives to protect community character, including but not limited to:
  - a. Fee simple acquisition
  - b. Zoning regulations
  - c. Transfer of Development Rights
  - d. Purchase of Development Rights,
  - e. Incentive Zoning, and
  - f. Conservation Easements
4. The CPPP will establish the priorities for preservation and will include the preservation of farmland as its highest priority. The CPPP's focus will also involve one or more of the following:
  - a. Establishment of parks, nature preserves, or recreation areas
  - b. Preservation of open space, including agricultural lands
  - c. Preservation of lands of exceptional scenic value
  - d. Preservation of freshwater wetlands
  - e. Preservation of aquifer recharge areas
  - f. Establishment and/or preservation of access to water bodies
  - g. Establishment of wildlife refuges for the purposes of maintaining biodiversity and native animal species diversity, including the protection of habitats essential to rare, endangered, threatened or special concern species
  - h. Preservation of unique or threatened ecological areas
  - i. Preservation of streams and stream buffer areas in a natural, free flowing condition
  - j. Preservation of unique forested lands
  - k. Establishment and/or preservation of public access to lands for public use including trails, stream rights and waterways
  - l. Preservation of historic places and properties listed on the National and/or New York State Registers of Historic Places and/or protected under a municipal historic preservation law
  - m. Undertaking any of the aforementioned in furtherance of the establishment of a greenbelt or greenway

## C. COMMUNITY PRESERVATION PROJECT PLAN SUMMARY

The CPPP is divided into the following key parts summarized as follows: Part II: Community Preservation Target Areas, Projects, Parcels and Priorities and Part III: Summary and Evaluation of Land Use Alternatives to Protect Community Character. A total of seven target areas have been identified and mapped as "Community Preservation Plan, Warwick, New York"<sup>1</sup> of Part II of the plan. These target areas are summarized as follows:

1. Agricultural Lands
  - Agricultural Overlay District Qualifying Areas and District lands
  - Operating farms
  - Prime Agricultural Soils
2. Open Space
  - Green Belts
  - Trails
  - Lands of exceptional scenic value
  - Unique or threatened ecological areas
3. Freshwater Wetlands and Biodiversity Conservation Areas (as identified in the *Southern Wallkill Biodiversity Plan*):
  - NY State Department of Environmental Conservation regulated Freshwater Wetlands
  - US Fish & Wildlife Service's National wetlands Inventory mapping
  - Town Conservation Board wetlands mapping
  - Wallkill River
  - Black dirt
  - Pochuck Neck
  - Pochuck Creek
  - Blooms Corners Swamp & adjacent uplands
  - Mounts Adam and Eve
  - Atlantic White Cedar Swamp
  - Wheeler/Stony Creek
  - Eastern Wawayanda Creek/Wickham Lake
  - Western Wawayanda Creek
  - Southern Warwick/New Jersey Border
  - West Highlands Corridor
  - East Highlands Corridor
4. Aquifer Recharge Areas
  - Favorable Locations for High Yielding Bedrock Wells
5. Village/Hamlet Greens and parks
  - Recreational and open space lands
  - Forested lands
6. Historic Places
  - Buildings/sites on the National or State Register of Historic Places
  - NY State's historic sites inventory of the Town
7. Public Water Supply Watersheds
  - Glenmere Lake

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<sup>1</sup> The map is available for public review in Town Hall at the Office of the Supervisor.



Greenwood Lake  
Village of Warwick Reservoirs

Recommendations for each of these target areas are as follows:

1. 6,037.7 acres of unprotected prime agricultural lands and operating farms contained within the Agricultural Overlay District
2. 4,191.5 acres of open space, trails, and greenbelt areas defined by the draft Open Space Plan and the 1999 Comprehensive Plan.
3. 5,209.2 acres of biodiversity conservation areas as identified in the Southern Wallkill Biodiversity Plan for the Town of Warwick and freshwater wetlands as identified on the New York State Department of Environmental Conservation (DEC), US Fish & Wildlife Service's and Town Conservation Board freshwater wetland maps.
4. 17.9 acres of significant parcels identified within the Aquifer Protection Overlay District including favorable locations for targeting high yield bedrock wells to provide potable groundwater and to assure clean surface water
5. 41.0 acres of significant parcels identified within hamlet centers to create traditional greens, parks, recreation opportunities and other forms of open space
6. 142.15 acres of historic places and properties defined as local landmarks or listed on the national and state registers of historic places
7. 1201.2 acres of public water supply watersheds including Glenmere Lake, Greenwood Lake and the Village of Warwick reservoirs

All told, the CPPP identifies 16,744.82 acres as the highest priorities for preservation through the appropriate land-use alternatives noted. Part II and Appendix A of the CPPP also identify various categories of priority parcels and projects situated within the target areas based on a number of sources including:

- ☐ Recommendations from the Comprehensive Plan and the draft Open Space Plan
- ☐ Inventory of agricultural land resources completed as part of the Town's Farmland Preservation Strategy
- ☐ Priority recommendations from the Town's Conservation Advisory Board
- ☐ Priority recommendations from the Town's Agricultural Advisory Board
- ☐ New York State Open Space Plan recommendations
- ☐ Recommendations from each of the three villages
- ☐ Recommendations from the Orange County Plan and Orange County Open Space Plan
- ☐ Recommendations from the Warwick Valley Land Trust and the Orange County Land Trust
- ☐ Recommendations from the Metropolitan Conservation Alliance
- ☐ Recommendations defined by various citizen groups during the comprehensive and related planning processes
- ☐ Recommendations from various local environmental groups
- ☐ Recommendations defined through analyses completed by the Town Planning Department.

Together, the seven target areas and the priority projects and parcels form a comprehensive system of open space and greenways that, if preserved utilizing the Community Preservation Fund in combination with other land use alternatives, will ensure the short and long range protection of Warwick's rural and agricultural environment as well as its social, economic and community character.

Part II of the Project Plan also provides the following elements:

- ❑ An overview of Warwick's open space and farmland planning efforts that are an essential component of the underlying basis for the plan - An overview of past and current open space and farmland protection investments through expenditures by the Town, Orange County, New York State, federal sources, and private sources such as Scenic Hudson.
- ❑ Methodology, definition, mapping and listing of target areas and priority parcels and projects

Part III Summary and Evaluation of Land Use Alternatives to Protect Community Character provides an identification and summary of Warwick's existing land use alternatives to protect community character and an evaluation of those existing land use alternatives in relation to the recommended target areas and underlying categories of priority parcels and projects. New York State Town Law at § 64-g indicates that the Project Plan's "evaluation of all available land use alternatives to protect community character" may include but not be limited to:

- a. fee simple land acquisition;
- b. zoning regulations including density reductions, cluster development and site plan and design requirements;
- c. transfer of development rights;
- d. purchase of development rights; and
- e. scenic and conservation easements.

The Project Plan identifies and evaluates nineteen classes of land use alternatives intended to protect community character as outlined by Table 2. The majority of the land use alternatives are identified by corresponding sections of the Town Code such as Section 164-41.1, Cluster subdivisions. Other important alternatives are defined by classes such as fee simple acquisition or the purchase of development rights, which may be accomplished through not only the Community Preservation Fund but also by the formation of partnerships with County, State and Federal funding programs as well as private financing strategies in order to leverage the greatest fiscal and public benefits. The actual evaluation of available land use alternatives, as presented by Table 3, utilizes a matrix format that assigns and ranks the potential application of individual or class of land use alternatives in relation to each target area and the underlying categories of potential priority parcels and projects. A narrative summarizing the evaluation of land use alternatives by target area is also provided.

In summary, the following sections of the Town of Warwick's Community Preservation Project Plan have been completed to both further the goals and objectives of the Town's adopted Comprehensive Plan and ongoing open space and farmland preservation programs. The Project Plan will serve as an important guide that will enable the Town Board and the Community Preservation Fund Advisory Board to make recommendations concerning the acquisition of interests in real property by examining the various easement, acquisition and regulatory options as outlined in Table 2, Section III to not only protect community

character but to ensure that Warwick's rural and agricultural environment and economy will be sustained.

## Town of Warwick Community Preservation Project Plan

### PART II. COMMUNITY PRESERVATION TARGET AREAS, PROJECTS, PARCELS AND PRIORITIES

#### A. INTRODUCTION

The Community Preservation Project Plan presented here is one that is consistent with Warwick's own conservation efforts, which have been in effect for more than a decade. In the Town's 1999 Comprehensive Plan, Warwick identified conservation areas of critical concern Townwide. Throughout the eight-year comprehensive planning process, a desire to protect open space, farmland and recreational opportunities prompted a consideration of a whole range of further conservative initiatives, including Town's \$9.5 Million Agricultural and Open Space Preservation and Acquisition program and the initiative to implement a Community Preservation Fund. Every opportunity is likewise being made to leverage town dollars through public and private partnerships, including arrangements with Scenic Hudson, Inc, the Orange County Land Trust, Orange County, New York State and the U.S. Department of Agriculture.

These actions represent a substantial investment by the Town in open space protection. A total of over \$7.9 million in Town dollars have thus far been spent or committed to conservation. The protection of open space will remain a top priority to Warwick, as its residents have time and time again voiced their desire that agricultural lands, natural resources, and historic sites be safeguarded for generations to come. This Community Preservation Project Plan builds upon these past initiatives, as its principal goal is precisely the same as that of previous Town conservation endeavors:

*To protect and preserve the Town's unique open space, natural areas, farmland and historic places, and to provide park and recreation opportunities for residents and visitors alike. Warwick is therefore deeply committed to accomplishing all of the community preservation objectives, to maintain and enhance its status as one of the healthiest and most beautiful places to live.*

The lands recommended for protection in this Project Plan are referred to as Community Preservation Target Areas, Projects, Parcels and Priorities and are displayed on maps and listed in Appendix A of this Project Plan. Community Preservation Target Areas, Projects, Parcels and Priorities depict parcels whose protection is needed to meet minimum conservation goals pursuant to Section 64-g 4. of the New York State Town Law (the enabling legislation), authorizing the establishment of the Town of Warwick Community Preservation Fund and the imposition of a three quarter ( $\frac{3}{4}$ ) percent Real Estate Transfer Tax. These goals, as noted earlier, include the following:

- (a) establishment of parks, nature preserves, or recreation areas;
- (b) preservation of open space, including agricultural lands;
- (c) preservation of lands of exceptional scenic value;
- (d) preservation of fresh and saltwater marshes or other wetlands;
- (e) preservation of aquifer recharge areas;
- (f) preservation of undeveloped beachlands or shoreline;

- (g) establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species;
- (h) preservation of pine barrens consisting of such biota as pitch pine and scrub oak;
- (i) preservation of unique or threatened ecological areas;
- (j) preservation of rivers and river areas in a natural, free-flowing condition;
- (k) preservation of forested land;
- (l) preservation of public access to lands for public use including stream rights and waterways;
- (m) preservation of historic places and properties listed on the New York State Register of Historic Places and/or protected under a municipal historic preservation ordinance or law; and
- (n) undertaking any of the aforementioned in furtherance of the establishment of a greenbelt.”

All told, the updated Community Preservation Project Plan identifies 15,891.45 acres as the highest priorities for preservation through the appropriate land-use alternatives noted. It is recognized that all parcels within the identified Community Preservation Project Plan cannot be acquired, even if every landowner was willing to sell. Consequently, use of alternative land preservation tools will be explored, including, among other options, clustering, conservation easements, tax abatement, public/private partnerships and/or other cooperative agreements with private landowners. The identification and evaluation of all available land use alternatives to protect community character is provided in Part III of this Project Plan. Following is a breakdown of that total by project area:

Summary of Target Area Acreage:

1. 6,037.7 acres of unprotected prime agricultural lands and operating farms contained within the Agricultural Overlay District
2. 4,191.5 acres of open space, trails, and greenbelt areas defined by the draft Open Space Plan and the 1999 Comprehensive Plan.
3. 5,209.2 acres of biodiversity conservation areas as identified in the Southern Wallkill Biodiversity Plan for the Town of Warwick and freshwater wetlands as identified on the New York State Department of Environmental Conservation (DEC), US Fish & Wildlife Service and Town Conservation Board wetland maps.
4. 17.9 acres of significant parcels identified within the Aquifer Protection Overlay Districts including favorable locations for targeting high yielding bedrock wells to provide potable groundwater and to assure clean surface water
5. 41.0 acres of significant parcels identified within hamlet centers to create traditional greens, parks, recreation opportunities and other forms of open space
6. 142.15 acres of historic places and properties defined as local landmarks or listed on the national and state registers of historic places
7. 1,201.2 acres of public water supply watersheds including Glenmere Lake, Greenwood Lake and the Village of Warwick reservoirs

## B. METHODOLOGY FOR ESTABLISHING TARGET AREAS AND PRIORITIES

To implement a plan for preservation of community character, a clear definition and prioritization of land protection target areas is required. The inventory of parcels contained in this Project Plan was developed by the Town of Warwick, with the assistance of many private individuals and organizations, county and state agencies, to meet this requirement. The initial stage of developing a Community Preservation Project Plan involved looking at existing land conditions, through field inventories, aerial photographic interpretations and local geographic research, followed by an evaluation of which areas are most important to protect. Target areas for conservation efforts were identified and mapped with the assistance of the Orange County Department of Planning's Geographic Information System (GIS) analysts.

Data used in preparing the CPPP included: (1) Parcel specific tax maps; (2) Maps of public and private lands devoted to some extent to conservation; (3) a Townwide land-use and zoning map; (4) reported and mapped occurrences of local state and national register historic sites; (5) NYS Department of Environmental Conservation Freshwater Wetlands, National Wetland Inventory maps and Conservation Board wetland mapping; (6) Town inventory of agricultural and open space lands; (7) Areas of biodiversity identified by the Metropolitan Conservation Alliance; and (7) Town property type/tax assessment codes. Coordinated display of these geographic data sets showed where protected area networks currently exist and where new reserves, corridors, and/or reserve linkages could logically be formed. Information on existing protected lands was particularly important, as their geographic arrangement showed where gaps in land protection needed to be filled. Wetlands and farmlands that are of high priority for preservation were also easily revealed.

Protection priorities were set using a range of criteria. Numerous plans and reports had already documented the significance of many target areas, both as natural and recreational areas and as valuable agricultural and cultural resources. The highest priority within each Target Area is given to those parcels which have been identified as belonging to more than one Target Area. These parcels are identified as such in Appendix A and categories are described below. It is important to note that a parcel may appear in one Target Area only, but is identified as a dual or triple Target Area parcel, to ensure an accurate account of acres to be preserved and to establish preservation priorities.

It was the goal of the initial Community Preservation Project Plan to assemble this information in order to identify key areas Townwide which are priorities for public land acquisition, consolidation and management, land use regulation and other public and private strategies necessary to preserve community character. In order to provide comparable information for inventorying and prioritizing parcels, private holdings were mapped and classified by community preservation target area types. These categories were designed to meet several objectives. These include:

1. To identify open space units or target areas that have already been defined through past open space and farmland preservation plans, hamlet studies and related town, county and state land inventories and acquisition programs, including citizen input obtained during public hearings on the Town's Comprehensive Plan Update;
2. To group together land units or parcels that have certain homogeneous natural, agricultural, historic, recreational, and/or other important community benefits;

3. To arrange parcels in a system that will aid decisions about prioritization, acquisition and/or other land preservation;
4. To furnish consistent units for inventory and mapping; and
5. To provide uniformity for prioritization of individual parcels and categorization with respect to eligible community preservation categories.

Seven classes of parcels or target areas are defined by this CPPP. These are outlined in Table 1. The location and boundaries of each target area are illustrated by the "Community Preservation Plan, Warwick, New York" map<sup>2</sup>. Descriptions of each of these target areas are provided in Part II C. of this CPPP. Within each target area, the CPPP lists every project site which the Town should undertake pursuant to the Community Preservation Fund. Complete parcel listings are provided in Appendix A. Every parcel that needs to be considered for preservation in the Town in order to protect community character is identified. All available land use alternatives which may be applied to preserve or protect such lands are also noted, with respect to both the larger target area and the individual parcels and categories of parcels.

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<sup>2</sup> The map is available for public review in Town Hall at the Office of the Supervisor.

**TABLE 1: COMMUNITY PRESERVATION PROJECT PLAN TARGET AREAS**

<b>ID</b>	<b>Category</b>
1.	Agricultural Lands
2.	Open Space/Trails/Greenbelt Areas
3.	Freshwater Wetlands and Biodiversity Areas
4.	Aquifer Protection
5.	Village and Hamlet Greens, Parks, Recreation and Open Space
6.	Historic Places
7.	Public Water Supply

## **C. TARGET AREAS, PROJECTS AND PARCELS**

### **1. Agricultural Lands Target Areas**

In 2002, the Town of Warwick adopted an Agricultural Protection Overlay District as part of the Zoning Law. This zoning amendment identified the economic and environmental importance of the prime soils (classes 1 and 2), soils of statewide significance (classes 3 and 4) and "Black Dirt" soils that are among the most productive agricultural soils in New York State. The 108 parcels and 5,363 acres that comprise the Agricultural Overlay District today contribute significantly to the rural and agricultural character of Warwick. Both residents and visitors recognize the views and vistas created by the agricultural land areas within the District as key contributing features to the Town's overall quality of life.

The Agricultural Overlay District, as defined by the parcels appearing as part of the "Community Preservation Plan" map will serve as the Town of Warwick's Community Preservation Project Plan target areas for the preservation of farms and farmland. The State enabling legislation indicates that the Town's Plan "shall include the preservation of lands in agricultural production as a highest priority." In support of this priority, the Town of Warwick, through the joint efforts of the Agricultural and Open Space Preservation Board, the Glynwood Center and the Warwick Quality Communities Committee, completed a Farmland Preservation Strategy. The Strategy's inventory of farmland indicated that approximately 15,115 acres of agricultural land remain within the Town of Warwick in 1998. Today, approximately 13,500 acres of agricultural land remain in the Town. A total of approximately 3,272 acres of prime agricultural land have been preserved through the purchase of development rights, the cluster subdivision process and through the efforts of the Scenic Hudson Land Trust. The Town is also in the process of preserving an additional 855 acres of farmland through current applications for the purchase of development rights.

An evaluation and ranking of the remaining unprotected parcels of farmland has been completed through the process of developing the CPPP. Eight specific categories of farmland have been identified utilizing the following evaluation criteria: presence of prime agricultural soils; size; ownership; active agricultural use; potential for future agricultural use; continuity to preserved or unprotected farmland; participation in either the Town or State agricultural assessment programs; geographic location relative to the participation in other



Target Area categories, status of subdivision activity; overall visual quality; open space continuity; and commitment to farmland preservation. Based on that evaluation, Appendix A lists the remaining unprotected farmland parcels by Tax Map Number and the following categories:

<b><u>Agricultural Protection Overlay (APO)</u></b>	<b><u># of Parcels</u></b>	<b><u># of Acres</u></b>
<b><u>Subcategories:</u></b>		
APO only	47	2591.2
APO & Freshwater Wetlands/Biodiversity Areas	27	1184.6
APO & Public Water Supply Village of Warwick	7	309.2
APO & Public Water Supply Glenmere Lake	6	723.4
APO & Open Space/ Trails/Greenbelt	5	267.4
APO & Open Space/ Trails/Greenbelt & Freshwater Wetlands/Biodiversity Areas	4	203.6
APO & Aquifer Protection & Freshwater Wetlands/Biodiversity Areas	8	399.9
APO & Aquifer Protection	4	180.9
APO & Public Water Supply Village of Warwick and Freshwater Wetland/Biodiversity Areas	1	104.0
APO & Aquifer Protection & Freshwater Wetlands/Biodiversity & Open Space/ Trails/Greenbelt	8	340.9
APO & Aquifer Protection/Open Space/ Trails/Greenbelt	1	66.4

Together, the categories representing more than one Target Area, such as the APO and Freshwater Wetlands/Biodiversity Areas, comprise approximately 3,775.8 acres or approximately 69 percent of the remaining unprotected farmland within the Town. These parcels meet the majority of the criteria previously identified and should be assigned the highest priority for potential preservation. The remaining 38 APO only parcels total approximately 2,088 acres. Some of these parcels likely represent opportunities to use regulatory techniques such as Cluster Subdivision to preserve a significant portion of the important farmland.

## **2. Open Space/Trails/Greenbelt Lands Target Areas**

In order to identify and prioritize open space target areas for the Town's Community Preservation Project Plan, past open space assessments and adopted plans were revisited, with an eye towards consolidating and, where possible, linking existing protected area networks. Guidance was, in particular, taken from the Town of Warwick Conservation Board, which was established pursuant to Local Law 2 of 1977 and advises the Town Board on matters affecting the preservation, development and use of the natural and man-made features and conditions of the town insofar as beauty, quality, biologic integrity and other environmental factors are concerned. The Conservation Board also advises the Town Board and Planning Board with regard to any major threats posed to environmental quality, so as to enhance the long-range value of the environment to the people of the town. Their role in

the community preservation planning and prioritization process is crucial since the Conservation Board maintains the Town's Open Space Inventory and Index. The Conservation Board will continue to play a major part in the planning process for the town, since they are charged with reviewing the listing of priority projects and land protection recommendations of the Warwick's Community Preservation Plan.

The Town's CPPP is, in large part, built upon the recommendations of previous Town plans. These include Warwick's 1999 Comprehensive Plan and its 2002 Agricultural and Open Space Preservation and Acquisition program, which have essentially served as the town's blueprints for natural area preservation for the past ten years. These plans called for the conservation of major watersheds, wetlands, forests and lake areas across the town, all of which are reflected in the Town's CPPP. While the Town's CPPP follows these adopted plans closely, it also builds upon the additional recommendations contained in this CPPP. Pulling together this information showed where gaps needed to be filled, so that existing natural area complexes and other important open space lands could be tied together, to make the community preservation goals a reality for the Town.

The New York State Open Space Plan, which was prepared jointly by the NYS Department of Environmental Conservation and NYS Office of Parks, Recreation and Historic Preservation, provided additional guidance on community preservation priorities, including specific parcels which need to be acquired in order to protect community character in the Town. All of the priority conservation projects identified in the State Plan within Warwick have been included in the CPPP.

This Target Area contains three categories of land to be used for different open space purposes which include open space, trails and greenbelt areas. Additionally, parcels have been identified which also belong to the Freshwater Wetlands/Biodiversity Area Target Area. The parcels and acreage are described below:

<b><u>Open Space/Trail/Greenbelt (OSGT)</u></b>	<b><u># of Parcels</u></b>	<b><u># of Acres</u></b>
<b><u>Subcategories</u></b>		
OSTG for general open space	12	378.5
OSGT for trails	14	1,325.5
OSGT for Village of Warwick greenbelt	11	695.6
OSGT for Village of Florida greenbelt	8	698.1
OSGT & Freshwater Wetlands/Biodiversity Areas for general open space	3	152.1
OSGT & Freshwater Wetlands/Biodiversity Areas for trails	4	178.5
OSGT & Freshwater Wetlands/Biodiversity Areas for Village of Warwick greenbelt	1	226.7
OSGT & Freshwater Wetlands/Biodiversity Areas for Village of Florida greenbelt	5	426.9

The highest priorities in this Target Area are the 13 parcels that belong to the Freshwater Wetland/Biodiversity Areas Target Area, which totals 1,093.8 acres. Overall, there are 15 parcels designated for general open space purposes totaling 530.6 acres, 18 parcels fostering trail connections between the villages of Greenwood Lake and Florida, which comprise 1,504 acres, 12 parcels associated with the Village of Warwick greenbelt which total 922.3 acres and 13 parcels related to the Village of Florida greenbelt which total 1,125 acres.

### **3. Freshwater Wetlands and Biodiversity Target Areas**

The Town of Warwick participated in an intermunicipal biodiversity study of the Southern Wallkill region of Orange County which also included the Towns of Chester and Goshen. This study<sup>3</sup>, conducted by the Metropolitan Conservation Alliance, has identified the following regions located within the Town of Warwick which are noted as "areas important for biodiversity":

*The Wallkill River* – measures are needed to improve water quality and habitat value.

*The Black Dirt Region* – this is an important region hosts an impressive list of State listed and declining bird species.

*Glenmere Lake/Black Meadow Creek* – this area supports a thriving population of a rapidly declining amphibian species and is one of the most biodiverse areas within the Town of Warwick.

*Pochuck Neck*- this mountain contains significant forested areas which are home to a diverse and rare array of Neotropical migrant forest birds.

*Pochuck Creek* – this creek is a tributary of the Wallkill River and runs along the western portion of the Town providing important habitat for diverse wildlife.

*Blooms Corners Swamp and adjacent uplands* – this valuable wetland-upland complex is home to important declining, range-edge and state listed amphibian and reptile species. Due to some constricted areas associated with this complex, maintaining connectivity is crucial.

*Mounts Adam and Eve* – these mountains contain a variety of contiguous habitats including forested areas and low-lying wetlands. This provides homes for wide-ranging animals such as black bear and bobcat along with refuge for amphibians, reptiles and birds.

*Atlantic White Cedar Swamp* – This is a remnant patch of a rare habitat that was once abundant in the region. Although proximate to Mounts Adam and Eve, the linkage is tenuous at best.

*Wheeler/Stony Creek* – This stream complex provides habitat for a variety of declining and listed turtle species along with other species and connects Mounts Adam and Eve biodiversity area northward to other habitats.

*Eastern & Western Wawayanda Creek/Wickham Lake*- These are some of the most important biodiversity areas for a variety of species in the entire southern Wallkill region and impacts should be minimized to the greatest extent possible.

*Southern Warwick/New Jersey border* – Lying at the edge of the Highlands, these habitats connect with a larger expanse in New Jersey.

*East and West Highlands Corridor* – This area contains extensive forests along the ridge and the Natural Heritage Program has identified numerous significant ecological communities. The East corridor provides extensive contiguous habitat for Neotropical migrant birds and a variety of other species.

Priorities within this Target Area are outlined as follows:

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<sup>3</sup> The study is entitled "*Southern Wallkill Biodiversity Plan: Balancing Development and the Environment in the Hudson River Estuary Watershed*". MCA Technical Paper Series: No. 8.

<b>Freshwater Wetlands/Biodiversity Areas (FW&amp;B)</b>	<b># of Parcels</b>	<b># of Acres</b>
<b>Subcategories:</b>		
FW&B only	76	4839.0
FW&B & Aquifer Protection	4	179.3
FW&B & Public Water Supply for Glenmere Lake	2	190.9

As described previously for the other Target Areas, highest priority is given to those 6 parcels which also support the Aquifer Protection and Public Water Supply for Glenmere Lake Target Areas. These five areas total 370.2 acres. The remaining 94% of this category is intended to support the rich biodiversity of the Town identified by the MCA and the presence of Freshwater Wetlands. These 4,839 acres are likely over-representing the number of acres likely to require protection because a parcel may or may not wholly contain an area of ecological concern.

#### 4. Aquifer Protection Overlay Target Areas

This Target Area primarily seeks to protect lands which lie mainly in the alluvial plains of the Wallkill River to the west and the Wawayanda Creek in Central Warwick. Most of these parcels also fall into another Target Area category, making them a priority for preservation, including the Agricultural Protection and Freshwater Wetlands and Biodiversity Areas described above, which total 477.4 acres. The only parcel identified solely for this Target Area consists of 17.9 acres.

#### 5. Hamlet Centers Parks, Recreation and Open Space Target Areas

Five parcels have been identified as a priority for preservation and are associated with the Village of Greenwood Lake. These parcels consists of 41.0 acres of land.

#### 6. Historic Places Target Areas

The Town of Warwick is home to seven sites listed on the State and National Register of Historic Places. These parcels total 142.15 acres. New York State has also undertaken a survey of additional potential historic properties in the Town. This inventory was provided in the Town Comprehensive Plan as Appendix B.

#### 7. Public Water Supply Target Areas

The Town has identified parcels associated with the Village of Warwick, Greenwood Lake and Glenmere Lake. A summary of these are provided below:

<b>Public Water Supply Subcategories:</b>	<b># of Parcels</b>	<b># of Acres</b>
Greenwood Lake	10	471.0
Glenmere Lake	5	312.0
Village of Warwick	4	170.2
Village of Warwick and Glenmere Lake	1	152.2
Glenmere Lake	1	95.8

The highest priority will be given to those parcels related to Public Water Supply that are identified in the Agricultural Protection Target Area and the Freshwater Wetland and Biodiversity Target Areas noted above. For the Village of Warwick, a total of 11 parcels and 583.4 acres of land have been designated in this Target Area and the Agricultural Protection. For Glenmere Lake, 1,226.3 acres associated with 12 parcels in this Target Area, Agricultural

Protection along with the Freshwater Wetlands and Biodiversity Target Areas have been recognized.

## **Town of Warwick Community Preservation Project Plan**

### **PART III. SUMMARY AND EVALUATION OF LAND USE ALTERNATIVES TO PROTECT COMMUNITY CHARACTER**

#### **A. INTRODUCTION**

The following identification and evaluation of land use alternatives to protect community character focuses on 19 individual alternatives including several classes of public and private alternatives currently available to the Town of Warwick. The identification and evaluation is structured to assess the application of each individual or class of land use alternative in relation to the eight target areas defined by Part II of the Plan. Each land use alternative is assigned one of three priorities in terms of potential application to each target area or specific categories of parcels and projects.

Table 2 provides a complete listing of the 19 existing land use alternatives. The table defines each land use alternative by the corresponding Chapter or Section of the Town Code where applicable. Each land use alternative is also assigned an identification number to assist with the construction of a matrix that assigns the appropriate priority and application of land use alternatives to the target areas. (See Table 3) The matrix system uses a numerical index (a "1" or "2") to indicate which land-use alternatives are to be employed as primary or secondary land protection strategies to preserve each category and parcel of land. Categories of land and land-use alternative ranks are further defined in the body and appendix of this Project Plan. It should be noted however, that each eventual application of the land use alternatives, particularly those involving voluntary fee simple acquisition or the purchase of development rights, will be negotiated or structured on a case by case basis and various alternative combinations of land use alternatives identified may vary by parcel or project.

The land use alternatives evaluation matrix, which appears as Table 3, summarizes the results of the analysis conducted for each alternative and the various target areas and categories of parcels and projects which assist in assigning priorities. The potential application of a land use alternative is indicated by the assignment of a ranking number in terms of the potential for individual or combined applications. The absence of any ranking indicates that the land use alternative has limited or no value to a specific target area, parcel or project. Again, however it should be noted that, on a case by case basis, individual circumstances or property conditions that may exist and are beyond the scope of this evaluation could further alter the level of priority or potential for application of a land use alternative. A summary of the evaluation results for each target area or category of parcel or project is also provided.

#### **B. Identification and Summary of Land Use Alternatives**

A total of 17 applicable land use alternatives have been enacted as part of the Town Code of the Town of Warwick. Two additional classes of land use alternatives involve fee simple acquisition and private conservation strategies. Table 2 provides a comprehensive outline of the public and private land use alternatives that can be utilized to preserve community character either individually or strategically together to maximize both public and private benefits.

<b>Table 2: Existing Land Use Alternatives to Protect Community Character</b>		
<b>ID No.</b>	<b>Town Code Section</b>	<b>Description</b>
	§ 164-41.1	Cluster Subdivisions
	§ 164-41.2	Conservation Density Subdivisions
	§ 164-41.3	Environmental Control Formula
	§ 164-43.3	Special uses in Historic Structures
	§ 164-47	Traditional Neighborhood Overlay District
	§ 164-47.1	Ridgeline Overlay District
	§ 164-47.2	Aquifer Protection Overlay District
	§ 164-47.3	Agricultural Protection Overlay District
	§ 164-47.4	Transfer of Development Rights
	§ 164-47.6	Incentive Zoning for Open Space Preservation
	§ 164-47.7	Conservation Easements
	§ 164-47.8	Agricultural Advancement District
	§ 10-1 through 9	Conservation Board
	§ 54-1 through 15	Agricultural and Open Space Preservation and Acquisition
	§ 89-1 through 17	Flood Damage Prevention
	§ 137-1 through 36	Subdivision of Land
	§ 150-1 through 12	Trees, Topsoil, Grading and Excavations
<b>ADDITIONAL LAND USE ALTERNATIVES TO PROTECT COMMUNITY CHARACTER</b>		
	Fee Simple	Town Community Preservation Fund Town Bond Financing Town Dedicated Capital Reserve Fund NYS Bond Act/Environmental Protection Fund U.S. Dept. Of Agriculture Intergovernmental Transfers Special Assessment Districts Public/Private Partnerships
	Private Conservation Strategies	Conservation Easements Tax Exempt Installment Sale Bargain Sale/ Land Donation Like Kind Exchange Limited Development Family Limited Partnership Charitable Remainder Trust

The following is a summary of each individual or class of land use alternative identified by Table 2 that will be available to implement the Town's CPPP.

1.       **§ 164-41.1 Cluster Subdivision**

The Planning Board is authorized to modify applicable provisions of the Zoning Law as to lot size, lot width, depth, yard, and other applicable requirements of the Zoning Law as well as the Subdivision Regulations and Street Specifications, as well as type of residential use, to accommodate cluster or open space subdivisions. The Planning Board may require cluster subdivision where it finds any one of a number of elements present such as wetlands, steep slopes, prime farmland soils, scenic areas, historic features and so on. A fully engineered yield plan determines density in accordance with the Zoning Table of Bulk Requirements. Once the maximum number of lots has been established, the next step is to create a cluster design layout with a 4-step design process. This process includes an identification of primary and secondary conservation lands, which includes those elements most highly valued by the community such as natural and cultural resources. Development areas are those that lack important conservation value. Cluster subdivision is strongly encouraged in the Town's Agricultural Protection Overlay District to allow flexibility in design while preserving the agricultural viability and rural character of the land. All prime farmland soils, soils of statewide significance or Black Dirt soils are to be avoided by subdivision development to the greatest extent practical. Existing agricultural features such as stone walls, hedgerows, groves of trees, scenic meadows and so on, whose preservation would benefit the Town and the subdivision, are to be avoided through sensitive design (the 4 step process) of the cluster subdivision. At least 50 percent of a parcel, subject to subdivision, must be preserved in perpetuity. Since enacted in 2002, the Planning Board has granted approval to or is in the process of reviewing for approval a number of cluster subdivision applications that have already or will result in the preservation of 1,466.75 acres of land as open space. Through the 4-step conservation design process, an average of 63 percent of the land areas subject to subdivision review and approval have resulted.

2.       **§ 164-41.2 Conservation Density Subdivision**

Conservation Density Subdivisions encourage the preservation of large tracts of open space by affording flexibility to landowners in road layout and design. Such subdivisions preserve open space by creating lots that average at least two (2) times the minimum size required in the Zoning District. This lower density is maintained in perpetuity through the preferred use of permanent conservation easements. To further encourage the establishment of these permanent low densities, the Planning Board may reduce road frontage requirements and may allow common driveways.

3.       **§ 164-41.3 Environmental Control Formula**

To encourage the use of the cluster subdivision technique, the Town has established an environmental control formula method for determining allowable density, based upon soil conditions found on a site. While density cannot exceed that which is allowable under the Table of Bulk Requirements in the Zoning Law, this method provides an easier determination of maximum density without the necessity of preparing fully engineered yield subdivision plans.

4.       **§ 164-43.3 Special uses in Historic Structures**

The intent of this section is to assist in the preservation of the cultural heritage of the Town of Warwick by allowing specialized uses in structures of historic merit. The section applies to any building listed on the National Register of Historic Places or that is eligible for the National Register or that is designated an historic structure by the Town Board upon recommendation of the Architectural Review Board within any zoning district or that has



been surveyed as an historic resource by the New York State Office of Parks Recreation and Historic Preservation, subject to the approval of a special use permit by the Planning Board. A building or structure is eligible for designation as an historic structure upon application to the Town Board and upon recommendation of the Architectural Review Board. Uses, which would not normally be allowable in a single family home, include: art and craft studios, art galleries, antique shops, rare book and coin or stamp shops, multifamily residential use in single-family districts, but not to exceed four (4) units within one (1) structure, contingent on the continuing residency of the owner of the building within one (1) of the dwelling units, and a combination of two (2) or more of the permitted uses in the same structure.

**5. § 164-47 Traditional Neighborhood Overlay District**

The Hamlet of Pine Island, the Town's Local Business zones, and the Zoning districts surrounding the three villages were designated as a Traditional Neighborhood (TN) Overlay Zoning District to permit development of pedestrian oriented neighborhoods in these areas. The TND District encourages a more efficient use of land and public services by promoting compact development in appropriate locations. It also is designed to preserve the rural, historic and agricultural character of the Town by directing new development to existing hamlet locations and village environs, thereby creating distinct settlements surrounded by a greenbelt of conserved lands. If development rights are purchased from the Agricultural Protection Overlay District, greater density can be achieved in the TN District than otherwise allowed in the underlying Districts. The environmental review process for development in the TN District is streamlined by adhering to thresholds established in a Generic Environmental Impact Statement prepared by the Town.

**6. § 164-47.1 Ridgeline Overlay District**

A Ridgeline Overlay District provides standards for development that are designed to protect important scenic and environmental resources in the Town's higher elevations, to maintaining rural character, a sense of place, and scenic landscapes, all of which contribute to the Town's quality of life and its attractiveness for residential and commercial development, as well as for tourism. Ridgeline conservation standards also have the effect of protecting Warwick's important wildlife habitats and environmentally fragile areas as well as preserving open space.

**7 § 164-47.2 Aquifer Protection Overlay District**

An Aquifer Overlay District contains special rules to protect groundwater. The protection of groundwater is essential to promoting the health, safety, and welfare of the Town. The purpose of the AQ-O District is to protect, preserve, and maintain the quality and quantity of the groundwater resources, which the Town depends upon for its present and future public water supply, for its existing public water supplies that depend on groundwater, and for numerous private wells in the Town. Present and future is defined as any wells or springs currently in use for public water supply purposes, any potential wellhead areas that have been identified and are under study or planned for future use, as well as those wellhead areas identified for study from the time they were designated. The District delineates the boundaries of the unconsolidated sand and gravel deposits, recharge areas with sand and gravel at the surface, and probable high yield bedrock well locations.

**8. § 164-47.3 Agricultural Protection Overlay District**

A voluntary Agricultural Protection Overlay District (AP-O) helps reduce land use incompatibilities and increases financial opportunities for the agricultural industry. This

district permit a voluntary transfer of development rights to allow farmers to realize the current development potential of their land while still allowing it to remain in agricultural use. The Town AP- O District protects and maintains the Town's farmland for continued or future agricultural use including operating farms, lands that contain prime agricultural soils, soils of statewide significance or Black Dirt soils and lands within Agricultural Districts; to implement the *Town Comprehensive Plan*, which contains the goals of protecting rural and agricultural lands, discouraging incompatible nearby land uses, and promoting agriculture as a component of the local economy; to support and protect farming by stabilizing the agricultural land base; to maintain a viable agricultural base to support agricultural processing and service industries; to encourage the voluntary transfer of development rights from farms within the AP-O District to suitable non-farm receiving areas of the Town as identified in § 164-47.4; to separate agricultural land uses and activities from incompatible residential, commercial, industrial development, and public facility development; to prevent fragmentation of the Town's existing farming community by non-farm development; and to reserve the Town's most productive soils for agriculture.

**9. § 164-47.4 Transfer of Development Rights**

On January 24, 2002, the Warwick Town Board established an incentive based voluntary density transfer program to create a way for landowners to derive equitable financial benefit from their open lands without developing them. The density transfer program consists of the transfer of development rights (TDR) from the Agricultural Protection Overlay (AP-O) District to the Traditional Neighborhood Overlay (TN-O) District. The TDR program requires coordination between the farmer selling their development rights and the buyer purchasing those rights. Planning Board approval is required before the transaction can take place.

**10. § 164-47.6 Incentive Zoning for Open Space Preservation**

Under this program, developers make a payment of a cash fee under the Incentive Zoning for Open Space Preservation program that allows an applicant to obtain an increase in development density in the TN-O District. Unlike the TDR program, with the Incentive Zoning Program, the developer works directly with the Town by paying a fee for gaining a density bonus in the TN-O District that can then be used immediately to seek development approvals. The Town uses the fee to purchase development rights from farmers, thereby ensuring there is a direct benefit to the community and developer from the fee proceeds. The income derived from the Incentive Zoning fee is put into a trust fund that can only be used to purchase agricultural and other open space lands in the Town. The density transfer program complements the Purchase of Development Rights (PDR) programs created by both the Town of Warwick and the State of New York. State and Town funds are available to purchase development rights on qualifying parcels in those PDR programs.

**11. § 164-47.7 Conservation Easements**

The Town can acquire Conservation Easements over real property that meets specific criteria, from landowners who voluntarily wish to sell or donate the development value of their land while protecting it as open space in accordance with Section 247 of the General Municipal Law and Article 49, Title 3 of the Environmental Conservation Law. This section establishes guidelines and criteria for the evaluation of such easements in order to clearly establish the public benefit associated with any offer to donate or sell such easements. The proposed easement must have a definite public purpose, which benefits the Town and the community as a whole.

**12. § 164-47.8 Agricultural Advancement District**

The Town's Agricultural Advancement (AAD) Districts program advances the business of farming. Agriculture is an \$80 million industry that maintains over 15,000 acres of Warwick as open space. Its importance to the economic base and as a creator of working landscapes that provide the Town with much of its rural, rustic character and charm, is recognized in other programs and zoning provisions. The Town provides economic encouragement and works to prevent reduction of farm owners' equity to maintain the economic vitality of the industry. In this program, the Town intent is to be in a position to match private offers and return equity to farmers based on the market. The farm owner and the Town enter into an agreement that provides the Town with a right of first refusal to purchase the property outright or to purchase development rights for a minimum of ten (10) years. This right of first refusal provides the Town with the option to acquire the property on matching terms where a sale for non-farm use is proposed. During this period, while the agreement remains in effect, the landowner is granted specific density rights. While the agreement remains in place, the Town and the landowner explore a number of preservation options, including purchase of development rights, transfer of development rights, fee simple acquisition and conservation subdivision. The agreement further provides for a mandatory Town offer to purchase developments rights or fee title, based on the density rights granted under the agreement, prior to the expiration of the agreement.

**13. § 10-1 through 9 Conservation Board**

The Conservation Board has multiple powers and duties, some of which are summarized here. It advises the Town Board on matters affecting the preservation, development and use of the natural and man-made features and conditions of the town insofar as beauty, quality, biologic integrity and other environmental factors are concerned and, in the case of man's activities and developments, with regard to any major threats posed to environmental quality, so as to enhance the long-range value of the environment to the people of the town. It conducts studies, surveys and inventories of the natural and man-made features within the Town and such other studies and surveys as may be necessary to carry out the general purposes of the Town Code. It maintains an up-to-date inventory or index of all open spaces in public or private ownership within the Town, including but not limited to natural landmarks, glacial and other geomorphic or physiographic features; streams and their floodplains, swamps, marshlands and other wetlands; unique biotic communities; scenic and other open areas of natural or ecological value; and of the ownership, present use and proposed use of such open areas, so as to provide a base of information for recommendations by the Conservation Board for their preservation and/or use.

**14. § 54-1 through 15 Agricultural and Open Space Preservation and Acquisition**

On November 7, 2000, the voters of the Town of Warwick overwhelmingly approved a purchase of development rights program. A Local Law to implement the program was adopted by the Town Board of the Town of Warwick on November 8, 2001 by L.L. No. 6-2001. Chapter 54 of the Warwick Code is entitled the Agricultural and Open Space Preservation and Acquisition program. The voters approved a proposition authorizing the expenditure of \$9.5 million for the acquisition of open spaces and areas, including, among other things, development rights to protect and conserve agricultural lands, non-farm open spaces and open areas. The Town's Local Law establishing the Agricultural and Open Space Preservation and Acquisition program also established an Agricultural and Open Space Preservation Fund. Deposits into the fund can include revenues of the Town from

whatever source and can include, at a minimum, Open Space Acquisition Bond Funds, all revenues from or for the amortization of indebtedness authorized for the acquisition of open spaces or areas pursuant to § 247 of the General Municipal Law, and any revenues from a real estate transfer tax which may be established. The fund can also be authorized to accept gifts. Interest accrued by monies deposited in the fund must be credited to the fund and no monies deposited in the fund can be transferred to any other fund or account.

**15. § 89-1 through 17 Flood Damage Prevention**

The Town participates in the National Flood Insurance Program. To qualify for the program, the Town regulates uses which are dangerous to health, safety and property due to water or erosion hazards or which result in damaging increases in erosion or in flood heights or velocities. It requires that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction, it controls the alteration of natural floodplains, stream channels and natural protective barriers which are involved in the accommodation of floodwaters, it controls filling, grading, dredging and other development which may increase erosion or flood damages, and it regulates the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

**16. § 137-1 through 36 Subdivision of Land**

The Town has authorized its Planning Board to consider land subdivision as part of a plan for the orderly, efficient and economical development of the Town. The Planning Board must ensure that land to be subdivided be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace; that proper provision is made for drainage, water supply, sewerage and other needed improvements; that all proposed lots are laid out and of such size as to be in harmony with the development pattern of the neighboring properties; that the proposed streets compose a convenient system are related to the proposals shown on the Comprehensive Plan and are of such width, grade and location as to accommodate the prospective traffic, to facilitate fire protection and to provide access of fire-fighting equipment to buildings and that proper provision is made for open spaces for parks and playgrounds. The Town strongly encourages cluster subdivisions and provides a bonus to developers who voluntarily offer cluster subdivision development.

**17. § 150-1 through 12 Trees, Topsoil, Grading and Excavations**

The Town promotes the preservation and safeguarding of the natural topography of the land of the town, including topsoil and other natural materials that constitute the land, the shape or contour of the land, the plant life and wildlife that is fostered on the land and the water or the flow upon the land, through a regulatory permit process. The Town does not permit changes in topography except those that are absolutely necessary in order to permit the proper and appropriate use of the land. The Town of Warwick also protects its citizens from the potentially harmful effects of excavation, mining, exploratory drilling and production drilling, particularly as these activities involve the areas of the Town where radioactive material may be located. These activities are not allowed unless it can be clearly and convincingly demonstrated to the Town that there will be no resulting detrimental effects on the health, safety and welfare of the citizens of the Town.

**18. Fee Simple Acquisition**

Acquisition of public and private funding sources outlined in Table 2, will remain one of the primary alternatives for protecting critical open space resources defined by various plans and

strategies. In conjunction with the potential for the establishment of a Community Preservation Fund through a 0.75 % real estate transfer tax, efforts should continue to be pursued to link the various available public sources of funding for fee simple acquisition with private strategies designed to establish financial incentives to encourage land preservation.

#### **19. Private Conservation**

A significant number of alternative private land use strategies are available to assist landowners with various tax, estate and related financial planning needs. Several of these key strategies are identified by Table 2 and will be described in detail as part of a Guide to Land Owners to be produced as part of the Town's Agriculture and Open Space Preservation Strategy. Every effort should be made to couple these private land conservation strategies with public land use alternatives to maximize public investment and expand conservation efforts.

### **C. Evaluation and Application of Land Use Alternatives**

The evaluation of available land use alternatives to preserve community character is a critical part of the Town's Community Preservation Project Plan. The potential application and prioritization of the nineteen land use alternatives previously identified and described to the eight target areas and individual categories of parcel and projects will assist in maximizing the potential of the future Community Preservation Fund to accomplish the Town's farmland and open space preservation goals. A matrix has been constructed to assist with the evaluation and ranking of available land use alternatives. The matrix, which appears as Table 3, assigns a column for each individual or class of land use alternative with the identification number from Table 2 listed at the head of the column. The matrix assigns a specific row to each target area and underlying categories of parcels and projects described and mapped by Part II and listed in the Appendices of the plan. Land use alternatives that present the highest priority pertaining to a specific target area or underlying category of parcel or project are assigned a number one. Land use alternatives that may have a lower potential for application are assigned a number two and alternatives with limited or no application are not assigned a ranking. A complete description of the methodology for identifying target areas and categories of parcels and projects is contained in Part II of the Plan.

**Table 3: Town of Warwick Community Preservation Plan:  
Evaluation of Available Land Use Alternatives to Protect  
Community Character**

	Land Use Alternatives (Refer to Table 2)																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<b>Target Areas</b>																			
<b>Agricultural Lands</b>	2	2	2				2	2	1	2	1	1		1				1	1
<b>Open Space, Greenbelts, Trails</b>	1		2		2	2	2		1	1	1		2	1	2	2	2	1	1
<b>Biodiversity Conservation</b>	1	2				2	2		1	2	1		2	1	2	2	2	1	1
<b>Freshwater Wetlands</b>	1	2	2				1		1	2	1		2	1	2		2	1	1
<b>Aquifer Recharge Areas</b>	1	2	2				1		1	2	1		2	1	1			1	1
<b>Village/Hamlet Parks</b>	1				1		2		1	1	1			1	2	2	2	1	1
<b>Historic Places</b>	2			1	2				2	1				1		2		1	1
<b>Public Water Supply</b>	1	2			2	2	1		1	2	1				2			1	1

The following narrative summarizes the actual evaluation of land use alternatives by target area as portrayed by the Table 3 matrix.

It should be noted that several techniques are consistently referenced as the priority tools for preservation within each target area. These include the Transfer of Development Rights, Conservation Easements, Purchase of Development Rights, Fee Simple Acquisition and Private Conservation. All of these focus on obtaining conservation easements or acquisition of a particular parcel. These are the most effective tools to ensure long-term protection of land. The Town understands that all of their preservation efforts cannot solely rely on those measures for a variety of reasons. These reasons include the availability of funds; landowner interest in a particular technique as well as the timing of various projects will all contribute to Town's ability to entertain a technique or a combination of techniques. Therefore, Table 3 also describes the secondary techniques available to the Town to supplement the priority tools. For each Target Area, these secondary measures are identified below.

#### **Target Area 1 - Agricultural Lands**

The Town's existing preservation efforts have focused on the use of Purchase of Development Rights and Cluster Subdivisions, which combined, have protected 4,739 acres (3,272 + 1,467 respectively) of agricultural land. For the remaining priorities identified in this Plan and with the availability of additional dollars from the Community Preservation Fund, the Town will primarily seek to purchase development rights from farmers utilizing conservation easements to permanently protect the land. The potential for increase funding will also allow the Town to pursue partnerships in a variety of ways to preserve farmland by bringing matching dollars to negotiations. Additionally, the Town can more actively pursue working with farmers in the Agricultural Advancement District and increase its potential to employ the Transfer of Development Rights program. The application

of private conservation strategies will also be essential to farmland preservation efforts in this category.

Secondary efforts to protect farmland will continue to consist of the use of the cluster subdivision technique along with other Zoning techniques such as Conservation Density Subdivisions, the Agricultural Protection Overlay District, and Aquifer Protection Overlay District. The Town recognizes the importance of the Planning Board's ability to work with an applicant in order to achieve the goals of both parties.

### **Target Area 2 - Open Space/Greenbelts/Trails/Scenic Lands**

Within this target area, the focus remains on techniques to gain easements and acquire land but also includes regulatory measures that require open space preservation as a part of a development proposal. These regulatory measures (cluster subdivisions, transfer of development rights, and incentive zoning for open space preservation) allow the Town some flexibility in accommodating growth while balancing preservation efforts.

The second tier of methods involves regulatory measures, which are aimed at a particular resource to protect, such as ridgelines, aquifers or floodplains. These resources play a critical role in the efforts to preserve open space. These secondary measures are currently employed by the Planning Board and will continue to be utilized as part of the ongoing planning process.

### **Target Area 3 - Freshwater Wetlands and Biodiversity Conservation Areas**

The Town of Warwick participated in an intermunicipal biodiversity study of the Southern Wallkill region of Orange County, which also included the Towns of Chester and Goshen. This study<sup>4</sup>, conducted by the Metropolitan Conservation Alliance, has identified the following regions located within the Town of Warwick which are noted as "areas important for biodiversity":

*The Wallkill River* – measures are needed to improve water quality and habitat value.

*The Black Dirt Region* – this is an important region hosts an impressive list of State listed and declining bird species.

*Glenmere Lake/Black Meadow Creek* – this area supports a thriving population of a rapidly declining amphibian species and is one of the most biodiverse areas within the Town of Warwick.

*Pochuck Neck*- this mountain contains significant forested areas, which are home to a diverse and rare array of Neotropical migrant forest birds.

*Pochuck Creek* – this creek is a tributary of the Wallkill River and runs along the western portion of the Town providing important habitat for diverse wildlife.

*Blooms Corners Swamp and adjacent uplands* – this valuable wetland-upland complex is home to important declining, range-edge and state listed amphibian and reptile species. Due to some constricted areas associated with this complex, maintaining connectivity is crucial.

*Mounts Adam and Eve* – these mountains contain a variety of contiguous habitats including forested areas and low-lying wetlands. This provides homes for wide-ranging animals such as black bear and bobcat along with refuge for amphibians, reptiles and birds.

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<sup>4</sup> The study is entitled "*Southern Wallkill Biodiversity Plan: Balancing Development and the Environment in the Hudson River Estuary Watershed*". MCA Technical Paper Series: No. 8.

*Atlantic White Cedar Swamp* – This is a remnant patch of a rare habitat that was once abundant in the region. Although proximate to Mounts Adam and Eve, the linkage is tenuous at best.

*Wheeler/Stony Creek* – This stream complex provides habitat for a variety of declining and listed turtle species along with other species and connects Mounts Adam and Eve biodiversity area northward to other habitats.

*Eastern & Western Wawayanda Creek/Wickham Lake*– These are some of the most important biodiversity areas for a variety of species in the entire southern Wallkill region and impacts should be minimized to the greatest extent possible.

*Southern Warwick/New Jersey border* – Lying at the edge of the Highlands, these habitats connect with a larger expanse in New Jersey.

*East and West Highlands Corridor* – This area contains extensive forests along the ridge and the Natural Heritage Program has identified numerous significant ecological communities. The East corridor provides extensive contiguous habitat for Neotropical migrant birds and a variety of other species.

The recommendations of the report underscore the value of preserving the land for habitats and linkages between habitats to ensure the long-term viability of these declining, rare and state listed species. The biodiversity areas represent more of a challenge in terms of preservation because they may or may not consume an entire parcel. This makes some of the regulatory measures particularly important in the endeavor to safeguard these important lands. In addition to the easements and acquisition, cluster subdivision is likely to be a priority technique. Secondary tools acknowledge that development may occur in these sensitive areas and rely on the Planning Board to work through development proposals with applicants to ensure these resources are protected. These techniques include Conservation Density Subdivisions, the use of the Environmental Control Formula, Ridgeline Overlay District, Aquifer Protection Overlay District, Incentive Zoning, the expertise of the Conservation Board to advise the Planning Board, Flood Damage Protection and regulations governing Trees, Topsoil, Grading and Excavation. Currently, the Planning Board has required applicants whose land falls in one of these identified biodiversity areas to provide a habitat evaluation and an analysis of how their project is or is not in conformance with the recommendations of the MCA report of their site as part of the SEQR review process. SEQR will continue to be a tool to ensure the protection of these sensitive resources.

The Town's freshwater wetlands are an integral component of the local watersheds and are a source of tremendous biodiversity. Wetlands provide a variety of societal benefits and values including fish and wildlife habitat, natural water quality improvement, flood storage, shoreline erosion protection, opportunities for recreation and aesthetic appreciation and natural products.

#### **Target Area 4 – Aquifer Recharge Areas**

Aquifer recharge areas are important locations where groundwater is replenished and the flow of groundwater has a strong downward component that can carry contaminants into an aquifer. These areas are associated with impermeable soils and sometimes with a shallow water table. Pollutants may travel farther and reside in an aquifer for a longer time if introduced in recharge areas, thus making their importance for protection essential to the health of a larger aquifer system. Cluster subdivision and the Aquifer Protection Overlay are additional primary techniques to be considered for preservation along with the following secondary techniques: Conservation Density Subdivision, the Environmental Control Formula, Incentive Zoning, and Flood Protection Regulations.



### **Target Area 5 – Village/Hamlet Greens and Parks**

The Town and the Village of Greenwood Lake have identified one parcel for this target area, which would serve as a park within this more heavily developed area of Town. The main objective would be municipal ownership of the parcel; however, other principal techniques such as Cluster Subdivision and the Traditional Neighborhood Overlay will be considered to achieve the objectives. Secondary techniques rely on the Aquifer Protection Overlay, Flood Damage Prevention, Subdivisions and Trees, Topsoil, Grading and Excavation.

### **Target Area 6 – Historic Places**

There are five properties listed on the National Register for the Town along with a nationally registered Historic District in the Village of Warwick. In addition to the easement or acquisition primary options, it is likely that a landowner may take advantage of the regulatory provision that allows certain special permitted uses with a historic structure. Secondary techniques involve the potential use of the Traditional Neighborhood Overlay, Incentive Zoning for Open Space and Subdivision.

### **Target Area 7 – Public Water Supply Watersheds**

Protecting land within the watersheds that provide drinking water to the villages of Florida, Greenwood Lake and Warwick is crucial to ensure the water quality of these systems. Supplemental techniques to preserve land in these target areas include Cluster Subdivision, Conservation Density Subdivisions, Traditional Neighborhood Overlay District, Incentive Zoning for Open Space Preservation and Flood Damage Prevention.

Town of Warwick  
Community Preservation Project Plan  
Appendix A – List of Community Preservation Target Areas,  
Projects, Parcels and Priorities

The following abbreviations are used to designate the seven target areas:

<b>APO</b> – Agricultural Protection Overlay	<b>OSTG</b> – Open Space/ Trails/Greenbelt	<b>FW&amp;B</b> – Freshwater Wetlands & Biodiversity	<b>AQ</b> - Aquifer Protection
<b>HAM</b> – Hamlet Parks, Recreation & Open Space	<b>HP</b> – Historic Places	<b>PW-W</b> - Public Water Supply, Village of Warwick	<b>PW-Glen</b> – Public Water Supply, Glenmere Lake
<b>PW-GL</b> – Public Water Supply, Greenwood Lake			

**Projects in the Agricultural Protection Overlay (APO):**

Target Area	Tax Map ID #	Acres
APO	10-1-69.31	40.2
APO	11-1-10.22	29.9
APO	11-1-14.3	49.7
APO	12-5-25.1	78.0
APO	12-5-25.2	0.37
APO	12-5-26	33.3
APO	12-5-27	2.0
APO	16-1-38.231	36.9
APO	16-1-74.2	61.8
APO	16-1-75.2	67.5
APO	17-1-53	12.8
APO	17-1-7	34.5
APO	17-1-30	61.6
APO	17-1-40	0.9
APO	2-2-35.22	91.2
APO	2-2-42	41.9
APO	2-2-58.1	70.3
APO	2-2-80	300.3
APO	24-1-1.334	25.7
APO	24-1-29.5	96.2
APO	24-1-37	194.1
APO	24-1-42.1	91.5
APO	24-1-42.26	36.5
APO	24-1-46	44.5

Target Area	Tax Map ID #	Acres
APO	26-1-26	36.0
APO	26-1-73.2	98.8
APO	26-1-78.1	14.8
APO	26-1-110	78.8
APO	27-1-47.2	62.3
APO	27-1-56.1	53.4
APO	27-1-56.12	136.2
APO	27-1-63.221	41.8
APO	27-1-116	35.7
APO	27-1-117	21.6
APO	27-1-118	11.6
APO	27-1-126	83.1
APO	40-1-2.21	46
APO	40-1-27	14.7
APO	40-1-30.21	84
APO	40-1-35.23	27.8
APO	40-1-6.1	1.7
APO	40-1-9.3	58.1
APO	49-2-12.232	34.7
APO	6-4-16	51
APO	6-4-22.3	21.4
APO	6-4-34	8
APO	7-2-78	68
<b>APO Total</b>		<b>2591.2</b>

APO/AQ	26-1-69.2	8.8
APO/AQ	27-1-15	22.0
APO/AQ	27-1-16.5	56.8
APO/AQ	44-1-45.42	93.3
<b>APO/AQ Total</b>		<b>180.9</b>

APO/AQ/FW&B	26-1-67.1	4.0
APO/AQ/FW&B	26-1-67.21	33.2
APO/AQ/FW&B	26-1-67.22	29.4
APO/AQ/FW&B	27-1-41.131	94.4
APO/AQ/FW&B	27-1-47	4.4
APO/AQ/FW&B	44-1-45.41	29.2
APO/AQ/FW&B	46-1-12	142.0
APO/AQ/FW&B	46-1-15.22	63.3
<b>APO/AQ/FW&amp;B Total</b>		<b>399.9</b>

APO/AQ/FW&B/OSTG	23-1-25.12	55.3
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Target Area	Tax Map ID #	Acres
APO/AQ/FW&B/OSTG	27-1-16.71	31.4
APO/AQ/FW&B/OSTG	27-1-35.23	47.5
APO/AQ/FW&B/OSTG	47-1-61.24	10.8
APO/AQ/FW&B/OSTG	47-1-80.2	40
APO/AQ/FW&B/OSTG	51-1-7.41	14.3
APO/AQ/FW&B/OSTG	51-1-41	75.1
APO/AQ/FW&B/OSTG	53-1-37	66.5
<b>APO/AQ/FW&amp;B/OSTG Total</b>		<b>340.9</b>

APO/FW&B	10-1-64.12	18.9
APO/FW&B	16-1-5	53.2
APO/FW&B	17-1-3	63.6
APO/FW&B	17-1-6	15.0
APO/FW&B	17-1-56	25.3
APO/FW&B	2-2-47	29.4
APO/FW&B	24-1-19.11	28.4
APO/FW&B	24-1-24	34.4
APO/FW&B	24-1-42.27	78.6
APO/FW&B	26-1-20.1	108.0
APO/FW&B	26-1-21.3	7.1
APO/FW&B	26-1-47	27.5
APO/FW&B	26-1-93	11.8
APO/FW&B	27-1-54.24	8.7
APO/FW&B	27-1-53	8.4
APO/FW&B	40-1-78.21	104.0
APO/FW&B	44-1-133	171.4
APO/FW&B	6-4-13	10.0
APO/FW&B	6-4-15	27.0
APO/FW&B	6-4-17	23.3
APO/FW&B	6-4-18	43.2
APO/FW&B	6-4-19	12.4
APO/FW&B	6-4-20.1	76.2
APO/FW&B	6-4-20.2	38.1
APO/FW&B	6-4-26.3	80.5
APO/FW&B	6-4-27	17.6
APO/FW&B	6-4-33	62.6
<b>APO/FW&amp;B Total</b>		<b>1184.6</b>

APO/AQ/OSTG	51-1-36	66.4
<b>APO/AQ/OSTG Total</b>		<b>66.4</b>

Target Area	Tax Map ID #	Acres
APO/FW&B/PW-W	17-1-69	104.0
<b>APO/FW&amp;B/PW-W Total</b>		<b>104.0</b>
APO/OSTG	42-1-102	53.1
APO/OSTG	42-1-4.21	40.0
APO/OSTG	42-1-4.23	30.2
APO/OSTG	42-1-51	23.0
APO/OSTG	42-1-8	121.1
<b>APO/OSTG Total</b>		<b>267.4</b>
APO/OSTG/FW&B	31-2-109	38.3
APO/OSTG/FW&B	35-1-55.3	21.3
APO/OSTG/FW&B	41-1-63	37.0
APO/OSTG/FW&B	41-1-64	107.0
<b>APO/OSTG/FW&amp;B Total</b>		<b>203.6</b>
APO/PW-GLEN	33-1-20.3	175.9
APO/PW-GLEN	33-1-21	200.1
APO/PW-GLEN	33-1-22	84.4
APO/PW-GLEN	33-1-30.22	35.1
APO/PW-GLEN	33-1-62	108.4
APO/PW-GLEN	35-1-56.22	119.5
<b>APO/PW-GLEN Total</b>		<b>723.4</b>
APO/PW-W	23-1-10.2	21.5
APO/PW-W	23-1-11	13.0
APO/PW-W	23-1-15.2	35.2
APO/PW-W	23-1-16	101.4
APO/PW-W	23-1-17	54.6
APO/PW-W	51-1-29	32.8
APO/PW-W	52-1-17	50.7
<b>APO/PW-W Total</b>		<b>309.2</b>
<b>GRAND TOTAL APO</b>		<b>6037.7</b>

Projects in the Open Space/Trails/Greenspace Target Area:

Target Area	Tax Map ID #	Acres
OSTG	18-1-18.21	199.0
OSTG	18-1-2	169.0
OSTG	19-1-32.1	93.7
OSTG	19-1-32.2	23.9
OSTG	19-1-39.12	25.0
OSTG	19-1-39.2	41.5
OSTG	23-1-27.12	66.8
OSTG	23-1-54.4	48.8
OSTG	23-1-64.2	23.3
OSTG	31-2-64.2	20.3
OSTG	31-2-66.2	71.6
OSTG	31-2-8	39.8
OSTG	42-1-103	24.3
OSTG	43-1-28	29.3
OSTG	43-1-3	52.1
OSTG	43-1-39.12	83.0
OSTG	43-1-49	63.5
OSTG	44-1-8.1	72.8
OSTG	47-1-70	12.9
OSTG	49-1-62.14	24.3
OSTG	51-1-33	19.0
OSTG	51-1-4.42	24.3
OSTG	52-1-26.2	144.6
OSTG	52-1-5.3	94.3
OSTG	53-1-19	23.0
OSTG	53-1-20	18.5
OSTG	53-1-35	28.6
OSTG	54-1-22	22.0
OSTG	55-1-2.2	48.5
OSTG	58-1-101	271.0
OSTG	58-1-13.2	41.5
OSTG	58-1-20.32	21.5
OSTG	58-1-24.23	19.4
OSTG	58-1-40.2	11.6
OSTG	63-1-10.2	485.8
OSTG	63-2-8	85.0
OSTG	65-1-15.22	49.4
OSTG	65-1-9.22	51.2
OSTG	66-1-68	44.1
OSTG	69-1-14	148.7

Target Area	Tax Map ID #	Acres
OSTG	69-1-3.1	89.0
OSTG	69-1-4	10.0
OSTG	70-1-12.2	15.8
OSTG	7-2-76.27	94.4
OSTG	8-2-25.23	51.6
<b>OSTG Total</b>		<b>3,097.7</b>
OSTG/FW&B	18-1-1	121.6
OSTG/FW&B	18-1-17	20.0
OSTG/FW&B	18-1-27	122.5
OSTG/FW&B	19-1-39.11	33.3
OSTG/FW&B	51-1-1	71.9
OSTG/FW&B	51-1-28.221	30.2
OSTG/FW&B	53-1-5.1	226.7
OSTG/FW&B	53-1-6	29.4
OSTG/FW&B	53-1-8	109.6
OSTG/FW&B	54-1-13	50.0
OSTG/FW&B	65-1-60	51.8
OSTG/FW&B	66-1-1	97.3
OSTG/FW&B	8-2-24	129.5
<b>OSTG/FW&amp;B Total</b>		<b>1,093.8</b>
<b>Grand Total</b>		<b>4,191.5</b>

For the Freshwater Wetlands and Biodiversity Conservation Target Areas:

Target Area	Tax Map ID #	Acres
FW&B	1-1-44	47.2
FW&B	1-1-46	9.0
FW&B	10-1-49	82.5
FW&B	10-1-50	11.6
FW&B	10-1-54	86.9
FW&B	1-1-62	
FW&B	1-1-66	11.4
FW&B	1-1-70	12.8
FW&B	1-1-73	6.8
FW&B	1-1-74	6.8
FW&B	1-1-75	10.2
FW&B	1-1-76	10.2
FW&B	1-1-78	6.8
FW&B	1-1-79	6.8
FW&B	1-1-82	33.2
FW&B	1-1-84	150.0
FW&B	4-2-3	175.7
FW&B	10-1-66.3	10.2
FW&B	10-1-66.4	8.9
FW&B	10-1-66.72	62.8
FW&B	11-1-14.41	23.6
FW&B	11-1-14.42	23.0
FW&B	11-1-5.2	302.0
FW&B	1-1-34.22	48.9
FW&B	1-1-56.2	83.8
FW&B	12-5-5.326	35.3
FW&B	16-1-4	10.1
FW&B	16-1-7.2	99.0
FW&B	17-1-38.222	47.0
FW&B	17-1-39.3	88.5
FW&B	18-1-31.2	74.6
FW&B	24-1-1.34	20.0
FW&B	24-1-17	199.3



Target Area	Tax Map ID #	Acres
FW&B	26-1-1.225	20.0
FW&B	26-1-112	32.6
FW&B	26-1-113	15.8
FW&B	26-1-18.352	10.0
FW&B	26-1-46	5.0
FW&B	26-1-69.32	41.7
FW&B	26-1-71	17.1
FW&B	27-1-14.52	63.7
FW&B	27-1-48.1	151.1
FW&B	29-1-65.12	147.4
FW&B	35-1-34.1	37.5
FW&B	35-1-36	19.2
FW&B	35-1-37	19.2
FW&B	40-1-37.1	14.5
FW&B	40-1-40	15.9
FW&B	40-1-41	10.0
FW&B	40-1-42	7.6
FW&B	40-1-6.23	64.5
FW&B	40-1-96	17.2
FW&B	40-1-97	15.1
FW&B	41-1-108	49.9
FW&B	41-1-78	41.9
FW&B	41-1-90	7.0
FW&B	4-2-1.2	135.1
FW&B	44-1-45.42	93.3
FW&B	44-1-49	238.0
FW&B	46-1-11	115.0
FW&B	46-1-21	17.6
FW&B	46-1-9.1	733.1
FW&B	47-1-76	38.0
FW&B	49-1-77	15.4
FW&B	51-1-40	47.5
FW&B	52-1-4.3	84.4
FW&B	53-1-18	49.0

Target Area	Tax Map ID #	Acres
FW&B	58-1-1	31.1
FW&B	58-3-2.1	35.8
FW&B	63-1-1.1	12.8
FW&B	63-1-10.2-1	389.2
FW&B	63-1-16	33.4
FW&B	6-3-43.22	36.0
FW&B	65-1-18.2	37.0
FW&B	65-1-24.4	44.4
FW&B	8-2-8.2	24.1
<b>FW&amp;B Total</b>		<b>4,839.0</b>
FW&B/AQ	35-1-39	49.4
FW&B/AQ	35-1-40	40.0
FW&B/AQ	35-1-42	27.1
FW&B/AQ	35-1-58	62.8
<b>FW&amp;B/AQ Total</b>		<b>179.3</b>
FW&B/PW-GLEN	9-1-7	95.1
	113-4.2.12,	
FW&B/PW-GLEN	2.22 & 16	95.77
<b>FW&amp;B/PW-GLEN Total</b>		<b>190.87</b>
<b>Grand Total</b>		<b>5,209.2</b>

**For the Aquifer Protection Target Area:**

Target Area	Tax Map ID #	Acres
AQ	35-1-28	17.9

**For Hamlet Center Parks, Recreation and Open Space:**

Target Area	Tax Map ID #	Acres
HAM	66-1-70	14.6
HAM	302-1-1.1	2.3
HAM	302-1-1.22	6.4
HAM	305-3-5.22	13.7
HAM	308-1-24	4.0
Total HAM		41.0

**For the Historic Places Target Area:**

Target Area	Tax Map ID #	Acres
HP	23-1-23.12	118.2
HP	52-1-5.22	14.6
HP	52-1-5.1	4.7
HP	77-1-35.2	1.2
HP	103-1-1	1.2
HP	105-2-24	2.0
HP	105-2-26.1	0.25
Total HP		142.15

**For the Public Water Supply Watersheds Target Area:**

Target Area	Tax Map ID #	Acres
PW-GL	47-1-118	36.1
PW-GL	47-1-18.2	113.0
PW-GL	47-1-5.721	20.4
PW-GL	58-1-45.422	23.7
PW-GL	61-1-25.1	100.8
PW-GL	61-1-26	57.0
PW-GL	61-1-35.1	10.2
PW-GL	61-1-40.25	27.1
PW-GL	61-1-56	53.9
PW-GL	316-1-37.1	28.8
<b>PW-GL Total</b>		<b>471.0</b>

Target Area	Tax Map ID #	Acres
PW-GLEN	23-1-28.2	182.4
PW-GLEN	23-1-29	32.8
PW-GLEN	9-1-13	31.7
PW-GLEN	9-1-14	30.0
PW-GLEN	9-1-15	35.1
PW-GLEN	113-4.12, 2.22, 16	95.8
<b>PW-GLEN Total</b>		<b>407.8</b>
PW-W	52-1-6.23	69.4
PW-W	53-1-4.42	41.9
PW-W	64-1-1	14.6
PW-W	64-1-8	44.3
<b>PW-W Total</b>		<b>170.2</b>
PW-W/GLEN	23-1-2	152.2
<b>PW-W/GLEN Total</b>		<b>152.2</b>
<b>Grand Total</b>		<b>1201.2</b>



# Quote



Excelsior Blower Systems, Inc.  
331 June Ave  
Blandon, PA 19510  
(610) 921-9558

Quote Number: 39262  
Date: March 22, 2022

Salesperson: GF

Environmental Consultants  
50 State School Road  
Warwick, NY 10990

Matthew McPherson / [stp@warwick.net](mailto:stp@warwick.net) / Phone: 845-978-3435  
Project: Blower Package Proposal

1	Gardner Denver 5M-DSL "Sutorbilt" Series Positive Displacement Blower XXX SCFM / XXX ICFM 538' ASL XXXX RPM – XX% of Max. Speed	6.0 PSIG 100°F XX.X BHP
1	Structural Steel Base Plate	
1	V-Belt Drive	
1	Enclosed OSHA Style Drive Guard	
1	PL-2" Weight Type Relief Valve	
1	4" Inlet Air Filter with Paper Element	
1	4" Inlet Silencer with Saddles	
1	4" Discharge Silencers with Saddles	
1	25 HP – 1800 RPM - TEFC – 284T – 460/3/60 - 1.15 S.F. - Electric Motor Premium Efficiency - Certified for VFD Service	
1	Motor Slide Base	
1	Layout & Mount Blower, Motor & Drive	
2	Spool Type Flexible Connector	
1	Protective Crating	
1	F/H 502-4" Check Valve	
1	Deltech Model 50-4" Butterfly Valve	
1	Wika Discharge Pressure Gage	
1	Dwyer Inlet Vacuum Gauge	
1	Fully Assemble and Finish Paint All Components	
1	Isolation Pad Set	
1	Spare Filter Element	
1	Spare V-Belt Sets	
1	AEON Synthetic PD Blower Oil for Initial Fill	
*	Electronic Submittals, Shop Drawings & O/M Manuals	

Total Price for One (1) Blower Package	<del>\$ 11,544.00</del>
Adder for One (1) Sound Reduction Enclosure	<del>\$ 4,150.00</del>
Freight Charges	\$ Not Included
Startup Service	\$ 1,350.00
Submittal Lead Time: 1-2 Weeks	
Equipment Lead Time: Delivery will be confirmed at time of P.O.	

## Clarification:

1. In order to engineer this blower package we would need to have the sheave size on the blower and the motor.
2. The motor shown on the picture is an 1800/1200 RPM two speed motor. The motor we propose is a single speed 1800 RPM motor. If a two speed motor is required, please add \$ 3,750.00 to the pricing

If you have any questions please contact Gene Franckowiak at 610-698-4121 [gene@excelsiorblower.com](mailto:gene@excelsiorblower.com).

# **Gardner Denver**

**To:** Tow of Warwick      **Attn:** Mr. McPherson

**Date:** April 6, 2022

**From:** Aaron Placke, Gardner Denver Sales

**Subject:** PD Blowers for Wastewater Treatment and Water Treatment

Matt,

We are pleased to quote you the following:

Sutorbilt 5M-DSL "Legend" PD Blower with Formed Steel Mounting Plate  
T.B. Woods Belt Drive  
V-Belt Drive Safety Guard  
Weighted Relief Valve  
Air Filter  
Inlet Silencer and Discharge Silencers  
25 HP Electric Motor with Belt Tensioning Base  
Hose & Clamp Flexible Expansion Joints  
Check Valve and Butterfly Valve  
0-15 PSIG Pressure Indicator  
0-20 inch H2O Inlet Vacuum Indicator  
Fully Assemble  
Vibration Mounts  
Engineering Data with "As Built" Drawings  
O/M Manual for Blower and Components

Blower Package without Noise Enclosure is      \$ 14,635.00

Blower Package with Noise Enclosure is      \$ 5,350.00

Freight to Warwick, NY Not Included

Commissioning Service Not Included

Delivery: 12 to 14 Weeks After Release for Manufacture

Sincerely,

*Aaron Placke*

Aaron Placke  
GARDNER DENVER Sales

# Penn Valley Pneumatics, LLC

535 Sell Road  
Mohnton, PA 19540  
610-856-0979

Town of Warwick, NY  
Attn: Matt McPherson

April 5, 2022  
Proposal: 04072022-9

Sutorbilt 5M-DSL Positive Displacement Blower  
Elevated Mounting Plate  
Sheave and Belt Drive  
Drive Guard – Painted Safety Yellow  
Relief Valve  
Inlet Air Filter  
Inlet Silencer with Mounts  
Discharge Silencers with Mounts  
25 HP, Premium Efficient, Electric Motor, 230/460/3/60, TEFC  
284T Overly Hautz Belt Tensioning Base  
Expansion Joints – Inlet & Discharge  
Crating for Common Carrier Shipment  
Check Valve  
Isolation Valve  
Pressure Gage  
Dirty Filter Gage  
Prime and finish Paint  
Fully Assemble  
Vibration Pads  
Electronic Submittals, Shop Drawings & O/M Manuals

Price for One Blower Package	\$ 13,995.00
Price for One Noise Enclosure	\$ 5,350.00

## Spare Parts & Lubricants:

Filter Element	\$ 38.00 each
V-Belt Set	\$ 110.00 per set
Case of Oil for Initial Fill	\$ 396.00 12 qts./case

Freight Charges	\$ Not Included
Commissioning Service	\$ 1,950.00
Engineering Time: 5 Weeks	
Delivery: 16 to 20 Working Weeks	

Regards,  
*Jack Skillman*  
Jack Skillman  
Inside Sales

**Town of Warwick DPW**

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**From:** William Roe <williamnroe@yahoo.com>  
**Sent:** Wednesday, April 6, 2022 1:29 PM  
**To:** Town of Warwick DPW  
**Subject:** Fw: Commercial Proposal  
**Attachments:** Town of Warwick - New Tennis Court - Bowen Rd.pdf

----- Forwarded Message -----

**From:** Ketcham Fence <ketchamfence@yahoo.com>  
**To:** "williamnroe@yahoo.com" <williamnroe@yahoo.com>  
**Sent:** Wednesday, April 6, 2022, 11:30:07 AM EDT  
**Subject:** Commercial Proposal

Please see attached proposal. Please sign and return copy if you would like to proceed.  
Any questions or concerns please feel free to contact the office via phone or email.

Thank you

## **KETCHAM FENCING**

**Professional Fence Installation & Sales**

**19 Borden St**

**Otisville NY 10963**

**Phone: 845-386-1161**

**Fax: 845-218-7976**

**Online: [www.ketchamfence.com](http://www.ketchamfence.com) or facebook <https://www.facebook.com/19fences>**



# KETCHAM FENCING, INC.

19 Borden Street  
Otisville, New York 10963  
(845) 386-1161  
(845) 218-7976 Fax  
www.KetchamFence.com  
Ketchamfence@yahoo.com

PROPOSAL SUBMITTED TO <b>Town of Warwick</b>	PHONE <b>917-681-2440</b>	DATE <b>4/6/22</b>
STREET	JOB NAME <b>New Fence for Tennis Court</b>	
CITY, STATE AND ZIP CODE	JOB LOCATION <b>46 Bowen Rd Warwick, NY</b>	
ARCHITECT <b>Gerald Ketcham &amp; Bill</b>	EMAIL <b>williamroe@yahoo.com</b>	FAX

**We Propose** hereby to furnish material and labor – complete in accordance with specifications below, for the sum of:

Payment to be made as follows: Cash, Check or Credit Card

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATIONS OR DEVIATION FROM SPECIFICATIONS BELOW INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY ON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INS.

Authorized Signature: Gerald Ketcham

**Note:** This proposal may be withdrawn by us if not accepted within 30 days

We hereby submit specifications and estimates for:

OVERALL LENGTH- **80'**

OVERALL HEIGHT- **120"**

WALK GATE- **2 – 4' x 7'**

CHAIN LINK- **Vinyl Coated Green**

WIRE MESH- **1 3/4"**

WIRE GAUGE- **9**

DIAMETER TERMINAL POST- **3"**

DIAMETER LINE POST- **2 1/2"**

DIAMETER TOP RAIL- **1 5/8"**

DIAMETER CENTER RAIL- **1 5/8"**

DIAMETER GATE FRAME- **1 5/8"**

DIAMETER GATE POST- **3"**

TENSION WIRE - **7 Gauge for the Bottom**

LINE POST SPACING - **10' or less**

FENCE TO FOLLOW GENERAL CONTOUR OF GROUND

ALL POSTS SET IN CONCRETE

## Supply and Install:

80' x 120" Green Vinyl Chain Link Fence with Galvanized Frame to Match Existing

Includes:

2 – 4' x 7' Pedestrian Gates

**Material, Labor & Equipment: \$10,900.00**

Non-Union Prevailing Wages Applied

LATE PAYMENT CHARGES at the rate of 1.5% per month or an annual percentage rate of 18% will be charged on all accounts over 30 days past billing date.

"In the event Ketcham Fence must retain a collection agency or law firm to collect past due balances owed to Ketcham Fence, you agree to pay any and all collection agency

## Town of Warwick DPW

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**From:** William Roe <williamnroe@yahoo.com>  
**Sent:** Wednesday, April 6, 2022 1:30 PM  
**To:** Town of Warwick DPW  
**Subject:** Fw: Estimate  
**Attachments:** Town of Warwick (46 Bowen Rd) Proposal.pdf

----- Forwarded Message -----

**From:** Nick Kuperus <nick@kuperusfence.com>  
**To:** williamnroe <williamnroe@yahoo.com>  
**Sent:** Wednesday, April 6, 2022, 09:33:57 AM EDT  
**Subject:** Estimate

Please find attached the quote for the fence as we discussed last week

Nick

--  
Nick Kuperus  
Kuperus Custom Fence  
Phone: (845) 726-3849  
Fax: (845) 726-5174  
Email: [nick@kuperusfence.com](mailto:nick@kuperusfence.com)  
[www.kuperusfence.com](http://www.kuperusfence.com)



173 Hortons Road, Westtown, NY 10998  
 Phone: (845) 726-3849 - Fax: (845) 726-5174  
 www.kuperuscustomfence.com

Proposal Submitted To	Town of Warwick	Phone	917.681.2440	Date	4/7/2022
Street	Fax / Email		williamnroe@yahoo.com		
City, State and Zip Code	Job Location		46 Bowen Rd, Warwick NY 10990		

We hereby submit specifications and estimates for:

**To supply and install:**

80 linear feet of 10' tall green vinyl coated chain link on galvanized chain link. Fence to have top and mid rail and tension wire. Reuse 2 existing gates.

Terminal posts: 3"  
 Line posts: 2.5"  
 Top Rail: 1 5/8"  
 Fabric: 1 3/4" x 9 ga  
 Gate Frames: NA

**Fence to follow general contour of the ground.**

**WE PROPOSE** hereby to furnish material and labor - complete in accordance with above specifications for the sum of **Seventy two hundred dollars and 00/100** dollars (\$ **7,200.00** ).

**Payment to be made as follows:**

One-third of balance on deposit; balance due upon completion of job. All major credit cards accepted.

**Terms:** A finance charge of 1.5% per month, or 16% annually, will be added to the balance on all accounts over 30 days past the billing date. If owner defaults, owner is also liable for all of Kuperus Custom Fence, Inc.'s attorney fees and court costs.

Our workers are fully insured. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Kuperus Custom Fence, Inc. is not responsible for underground conditions including all cables and pipes except for public utility lines. All other underground conditions, such as rock, water, sewage or drainage lines or other unforeseen items shall be owner's responsibility which may require a change order. Owner agrees to locate and identify the property line and assumes sole responsibility for the location of the fence described above. Owner also agrees to defend Kuperus Custom Fence, Inc. and reimburse them for all costs in connection with claims made in dispute over the location of the fence. Owner is also responsible for any necessary permits or variances.

Kuperus Custom Fence, Inc. guarantees all of our fences against installation defects and workmanship errors for one full year. Our warranty does not protect against:

- Damage caused by natural disasters.
- Damage caused by misuse of the fence (including the improper use of paints, stains, weather guards and cleaning products).
- Defects that may occur in wood. Wood is a natural product that may check, warp, mildew, fade, crack, etc.
- Damage caused by other contractors.
- Damage caused by animals.

Authorized Signature: 

Note: This proposal may be withdrawn by Kuperus Custom Fence, Inc. if not accepted within 15 days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

If owner is other than an individual, the individual signing agrees to be personally liable for all payments due.

## Town of Warwick DPW

---

**From:** William Roe <williamnroe@yahoo.com>  
**Sent:** Thursday, April 7, 2022 11:50 AM  
**To:** Town of Warwick DPW  
**Subject:** Fw: Fence Quote - Town of Warwick (46 Bowen Rd).pdf  
**Attachments:** Town of Warwick (46 Bowen Rd).pdf

----- Forwarded Message -----

**From:** Bilt-Well Fence Co., Inc. <biltwellfence@aol.com>  
**To:** "williamnroe@yahoo.com" <williamnroe@yahoo.com>  
**Sent:** Thursday, April 7, 2022, 11:02:21 AM EDT  
**Subject:** Fence Quote - Town of Warwick (46 Bowen Rd).pdf

Attached please find our quote for the fence at 46 Bowen Road.

If you have any questions or concerns, please let us know

Thank you

Barbara

Your message is ready to be sent with the following file or link attachments:

Town of Warwick (46 Bowen Rd).pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

*Fencing @ Kutz  
for BB*

**BILT-WELL FENCE CO., INC.**

FENCES FOR EVERY PURPOSE

INDUSTRIAL • RESIDENTIAL • SWIMMING POOLS • PLAYGROUNDS • ETC.

PO Box 759 • 521 Route 17M • Monroe, New York 10949 • Phone (845) 782-8301 &amp; 782-0412 • Fax (845) 783-6735

QUOTATION TO Town of WarwickERECTED AT South

ADDRESS \_\_\_\_\_

CELL/EMAIL 46 BOWEN RD.PHONE 917-681-2440 FAX \_\_\_\_\_

We propose to furnish, deliver, and erect in accordance with the terms and conditions on this sheet. This proposal when accepted by BILT-WELL FENCE CO., INC. becomes a contract between two parties.

STYLE	OVERALL HEIGHT	MESH & GAUGE	FABRIC SELVEGE	TERMINAL POST	GATE POSTS	LINE POST	SPACING (APPROX.)	TOP RAIL	BOTTOM RAIL	GATE FRAMES
<u>340</u>	<u>10'</u>	<u>1 3/4" / 1 3/4"</u>	<u>KL</u>	<u>3"</u>	<u>3"</u>	<u>2 1/2"</u>	<u>10'</u>	<u>1 5/8"</u>	<u>Tam</u>	<u>1 5/8"</u>
									<u>mid rail 1 5/8"</u>	

MATERIALS: All materials are guaranteed as specified.

CHAIN LINK FRAMEWORK: Galvanized steel pipe unless otherwise specified

CHAIN LINK FABRIC: Hot dip galvanized chain link, well secured to framework with #9 gauge aluminum tie wire

GATES: Gates shall be constructed of same material as fence

POST: All posts set in concrete (except wood)

All material guaranteed against manufacturing defects for a period of one year

ERECTION: All work is performed by our own skilled erectors and carefully and expertly supervised.

NOTE: All measurements approximate.  
All pipe sizes are outside diameter.

TERMS: "

Total Price \$ 8,492.00

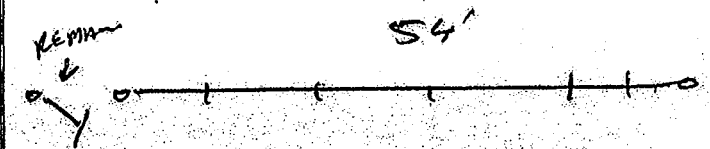
Deposit \$ \_\_\_\_\_

Balance \$ \_\_\_\_\_

PAYABLE ON COMPLETION

LATE PAYMENT CHARGES AT THE RATE OF 2% PER MONTH OR AN ANNUAL PERCENTAGE RATE OF 24% WILL BE CHARGED ON ALL ACCOUNTS OVER 30 DAYS PAST BILLING DATE.

WE ACCEPT ALL MAJOR CREDIT CARDS



120' CHAIN LINK FENCE GALV/GHOTTEN  
TOWN OF WARWICK

Accepted \_\_\_\_\_

Buyer sign here &amp; return by fax to 845-783-6735, or email to biltwellfence@aol.com

BILT-WELL FENCE CO., INC.

By [Signature]  
L. Rock / B. Benjou

Date: \_\_\_\_\_

Date: 04-07-22

CONDITIONS ACCEPTED ON REVERSE SIDE (OVER)

Int. \_\_\_\_\_ Date \_\_\_\_\_



## HV REALTY SERVICES, INC.

238 WATKINS AVENUE, MIDDLETOWN, NY 10940  
845.342-5700 [JERRY@HVRsinc.com](mailto:JERRY@HVRsinc.com) [www.HVRsinc.com](http://www.HVRsinc.com)

April 8, 2022

Michael Sweeton, Supervisor  
132 Kings Highway  
Warwick, NY 10990

RE: Kutz Camp

Dear Mr. Sweeton:

HVRS inc. has begun the procurement process for the improvements at Kutz Camp. As part of that process, we have contacted the NYS Department of labor and have obtained PCRs for each project. The PCRs are listed below for reference and are attached to each Request for Proposal.

Project ID	Project Title	PRC#
TOW 2022 KC1	Interior and Exterior Painting & Flooring Replacements	2022003725
* TOW 2022 KC2	Interior Cleaning of Offices & Apartments	2022900370
TOW 2022 KC3	Arts Building Foundation Repairs	202203728
TOW 2022 KC4	Power Washing Cabin Exteriors	2022003729

### Bid Results

#### **PAINTING & POWER WASHING**

HVRS has received three bids for the Painting & Power Washing Portion of TOW2022 KC1 & KC4

BIDDER	Main Building Interior	Exterior Painting	Power Wash 7 Cabins Exteriors	Total Bid
Professional Brush Works 45 Jersey Ave.	\$12,400.00	\$6,800.00	\$2,800.00	\$22,000.00

Suffern, NY  
10901

MKC Painting Plus LLC 855 Rt 12 New Hampton, NY 10958	\$14,000.00	\$7,000.00	\$3,500.00	\$24,500.00
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Cilia's PCM 15 Park Avenue Middletown, NY 10940	\$15,500.00	\$9,500.00	No Bid	\$25,000.00
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Based upon our discussions with the apparent low bidder and our review of their Qualifications we hereby recommend the bid be awarded to **Professional Brush Works**

#### **CLEANING**

HVRS has received three bids for the Interior Cleaning of the Office and Apartments project number TOW2022 KC2

<b>BIDDER</b>	<b>Cleaning Main Building</b>	<b>Cleaning 8 Apartments</b>	<b>Total Bid</b>
Comfort Cleaning 3 Ricki Lane Chester, NY 10918	\$2,875.00	\$1,500.00	\$4,375.00
DOC Professional Cleaning Services PO Box 300 Highland Mills, NY 10930	\$3,080.00	\$1,760.00	\$4,840.00
Krystal Kleaning, LLC 17 River St Warwick, NY 10990	\$8,000.00	\$800.00	\$8,800.00

Based upon our discussions with the apparent low bidder and our review of their Qualifications we hereby recommend the bid be awarded to Comfort Cleaning.

At this time, we are waiting for additional bids on the other projects, we would like to proceed with the two recommendations above so that we can complete these projects by April 17, 2022 as required by the new tenant.

Please review the bid responses and our recommendations and confirm how we should proceed.

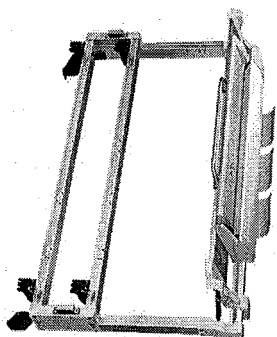
Sincerely,

*Gerald J. Casesa*

Gerald J. Casesa



Scanner Brand	Vendor	Price	width, inches	dpi	SHIP, WEEKS
Epson sure color T5270&T5270D	B&H	4824	36	600	2 to 4
Canon image prograf TM -300	cdw-g	7424	36		4 to 6
Canon image prograf TA-30	B&H	6760	36	600	in stock
Contex HD Ultra X 4250	cdw-g	7120.25	36	1200	?
HP DesignJet T830	cdw-g	6637.36	36		in stock
Contex IQ Quattro 44 MFP	amazon	6718 ?	?		in stock
Contex SD one+ 36 inch large format	Amazon	3249	36	600	in stock-6



## Epson SureColor Multifunction Module for T7270 & T7270D Printers

B&H # EPSC744SCAN MFR # SCT44SCAN

### Key Features

- Adds Scan, Copy, and Sharing Features
  - REALiOD Image Processing Technology
  - 36" In-Line CIS Image Sensor
  - Max Scan Resolution: 600 dpi
- [Show More ▼](#)

Available in other Styles, Configurations  
& Kits

**\$4,824<sup>00</sup>**

12 Mos. Promo Financing  
with **payboo**<sup>®</sup>

[Add to Cart](#)

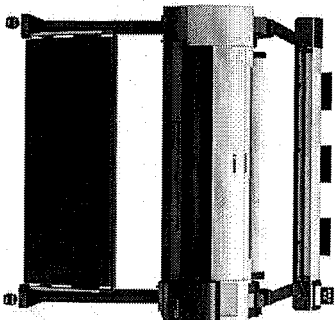
[Add to Wish List ▼](#)

Special Order ⓘ

Expected availability: 2-4 weeks

Free Standard Shipping

Call 800.894.9757 for Store  
Pickup



## Canon imagePROGRAF TA- 30 36" Large Format Printer and L36ei MFP Color Scanner Module Kit

B&H # CAIPTA30LFPK MFR # 3661C002AB KIT

### Key Features

- Max Printable Width: 36"
- Max Print Resolution: 2400 x 1200 dpi
- Maximum Scan Area: 36 x 109"
- Optical Scan Resolution: 600 dpi

☐ [Add to Compare](#)

[See All Details >](#)

Available in other Styles, Configurations  
& Kits

**\$6,760<sup>00</sup>**

12 Mos. Promo Financing  
with **payboo**<sup>®</sup>

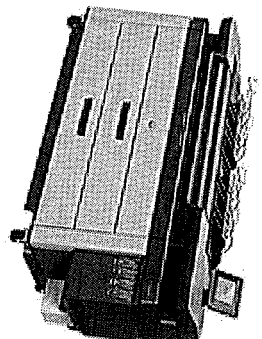
[Add to Cart](#)

[Add to Wish List ▼](#)

In Stock

Free Standard Shipping

Scheduled Store Pickup



large-format printer - color  
- ink-jet

MFG#: CZ313H#B1K | CDW#: 4470110

Printer Functions: Printer

Output Type: Color

Media Size: 40"

Warranty: 3-year warranty

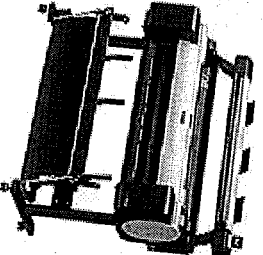
Language Simulation: HP GL/2, PCL 3

Expected in-stock date for this item is between 2-4 days. Item will ship once it is in stock.

Request Pricing

Get Started

☐ Compare



Canon imagePROGRAF TM-300 MFP L36ei - multifunction printer -...

MFG#: 3058C011 | CDW#: 5660558

Printer Functions: Copier, Printer, Scanner

Output Type: Color

Media Size: 36"

• 4-6+ Weeks

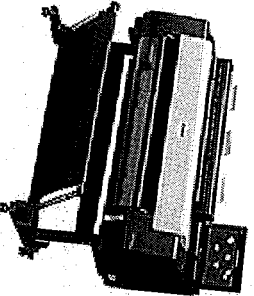
Expected in-stock date for this item is between 4-6 weeks. Item will ship once it is in stock.

**\$7,424.25**

My CDW•G Price

☐ Compare

Add To Cart



Canon imagePROGRAF TX-4100 MFP Z36 - multifunction printer -...

MFG#: 5516C003 | CDW#: 6754672

Printer Functions: Scanner, Copier, Printer

Output Type: Color

Media Size: 44"

• Item Backordered

This item will ship once it is in stock.

~~\$\$\$575.00~~

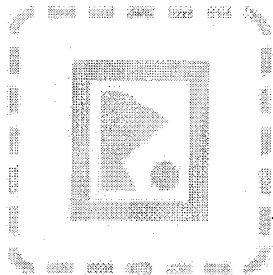
**\$10,796.74**

My CDW•G Price

1

☐ Compare

Add To Cart



☐ Compare

**Contex IQ Quattro 36"**  
**Large Format Scanner**

MFG#: 5200D019047A | CDW#: 6298865

• In Stock  
Orders placed today ship tomorrow by a CDW partner

~~\$4,725.00~~

**\$3,685.99**

My CDW • G Price

Add To Cart

1  

**HP DesignJet HD Pro 2 MFP**  
**- multifunction printer - color**

MFG#: 2QX51D#BCB | CDW#: 6333755

• 4-6+ Weeks  
Expected in-stock date for this item is between 4-6 weeks. Item will ship once it is in stock.

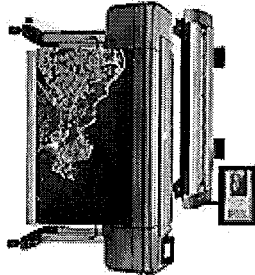
~~\$32,345.25~~

**\$27,896.08**

My CDW • G Price

Add To Cart

1  



☐ Compare

**HP SD Pro - roll scanner - stationary - USB 3.0, Gigabit LAN**

MFG#: 66H50D#BCB | CDW#: 6333743

• 4-6+ Weeks  
Expected in-stock date for this item is between 4-6 weeks. Item will ship once it is in stock.

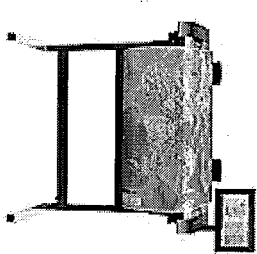
~~\$15,145.00~~

**\$12,087.79**

My CDW • G Price

Add To Cart

1  



☐ Compare

Input Type: Color  
Interface Type: USB 3.0  
Max H-Optical Resolution: 1200 dpi

My CDW • G Price

Add To Cart

☐ Compare

Colortrac SC 42c Xpress - roll scanner - stationary - USB 3.0

MFG#: 1691B088 | CDW#: 6482952

Scanner Type: Roll scanner

Input Type: Color

Interface Type: USB 3.0

Max H-Optical Resolution: 1200 dpi

~~\$6,525.00~~

**\$5,333.29**

My CDW • G Price

1

Add To Cart

☐ Compare



Context IQ Quattro 2400 - scanner base unit (requires firmware) - stationary

MFG#: 5200D010042A | CDW#: 3624780

Scanner Type: Scanner base unit (requires firmware)

Color Depth: 48-bit color

Input Type: Color

Interface Type: Gigabit LAN, USB

Max H-Optical Resolution: 1200 dpi

• 4-6+ Weeks

Expected in-stock date for this item is between 4-6 weeks. Item will ship once it is in stock.

~~\$3,960.00~~

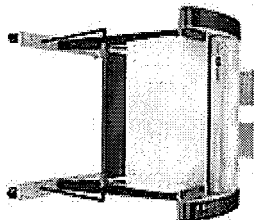
**\$3,208.14**

My CDW • G Price

1

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of the 2021 TOP500



Shipping Delays: Due to global supply chain constraints, delivery on some items may be delayed. [Learn More](#)



Hardware Software Services IT Solutions Brands Resellers

large format scanners

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Categories

Point of Sale (1)

Printers & Supplies (27)

Brand

Search Brands

☐ Canon (5)

☐ Epson (1)

☐ HP Inc (10)

☐ Wasp Bar Code (1)

☐ Western Digital (11)

Price

☐ \$100-\$200 (1)

☐ \$500-\$1000 (1)

☐ \$1000-\$1500 (1)

☐ \$2500-\$3000 (2)

☐ \$3000 and above (22)

Customer Ratings

<https://www.cdwg.com/search/?key=large format scanners>

Showing results for: "large format scanners"

1 - 24 of 28

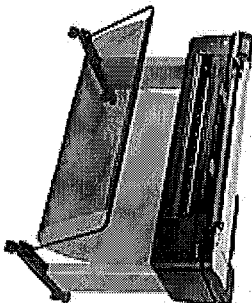
SORT:

Best Match

VIEW:

24 Items

☐ In Stock



HP DesignJet T830 -  
multifunction printer -  
color

MFG#: F9A30D#BLK | CDW#: 6333724

Printer Functions: Copier, Printer, Scanner

Output Type: Color

Media Size: 36"

Warranty: 1-year warranty

• In Stock

Orders placed today ship tomorrow by a CDW partner

~~\$7,695.00~~

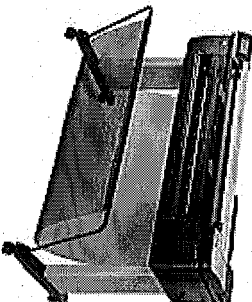
**\$6,637.36**

My CDW eG Price

1

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☐ Compare



HP DesignJet T830 -  
multifunction printer -  
color

MFG#: F9A30G#BCB | CDW#: 6333730

Printer Functions: Copier, Printer, Scanner

Output Type: Color

Media Size: 36"

Warranty: 1-year warranty

• In Stock

Ships today if ordered within 2 hrs 10 mins

~~\$9,945.00~~

**\$7,800.44**

My CDW eG Price

1

Add To Cart

☐ Compare

Search Results: Showing results for large format scanners | CDW-G

Input Type: Color  
Interface Type: W-Fi(n), Gigabit LAN

[+] Expand Specs

Add To Cart

☐ Compare

Contex SD One Large  
Format Sheetfed Scanner

MFG#: S300D013007 | CDW#: 6124239

• 6-8+ Days

Expected in-stock date for this item is between 6-8 days. Item will ship once it is in stock.

~~\$3,150.00~~

**\$2,415.84**

My CDW•G Price

1  

Add To Cart

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CONTEX IQ QUATTRO 36  
LOW STAND MFP

MFG#: 2200H002B28 | CDW#: 6177707

• 4-6+ Days

Expected in-stock date for this item is between 4-6 days. Item will ship once it is in stock.

~~\$1,950.00~~

**\$1,346.14**

My CDW•G Price

1  

Add To Cart

☐ Compare

COX IQ 4450 QUATTRO  
44" SCANNER 14IPS

MFG#: 5200D514 | CDW#: 3406658

• 5-7+ Days

Expected in-stock date for this item is between 5-7 days. Item will ship once it is in stock.



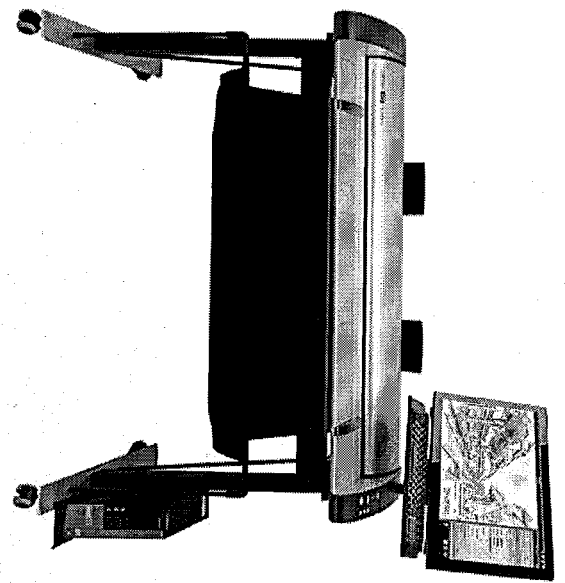
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Select your address  
Office Products ▾

Hello, Sign in Returns  
Account & Lists ▾ & Orders 0

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- Support women-owned small businesses
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Office Products › Office Electronics › Scanners & Accessories › Scanners

Sponsored



Context IQ Quattro 44 MFP  
Repro (4400 Scanner, 4420  
License Key, Nextimage4 Repro  
License Key, IQ44 Stand, 17"  
Touchscreen) 5200D012B61A  
Brand: Context

\$6,718<sup>00</sup>

Media Type Paper  
Brand Context  
Model Name IQ Quattro 44 MFP  
Connectivity Usb  
Technology

New (2) from \$6,718.00 & **FREE Shipping**

\$6,718<sup>00</sup>

FREE delivery March 29 - 31.  
Details

Select delivery location  
In stock.  
Usually ships within 2 to 3 days.

Qty: 1

Add to Cart

Buy Now

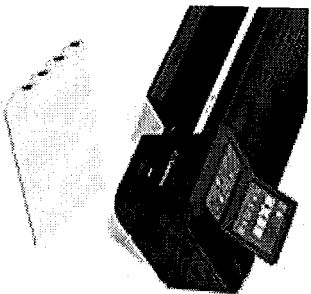
Secure transaction

Ships from CES Imaging  
Sold by CES Imaging

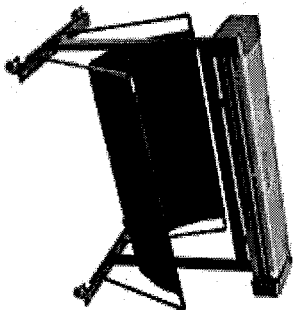
Return policy: Eligible for  
Return, Refund or Replacement.

Add a Protection Plan:  
☐ 4-Year Protection for  
\$219.99

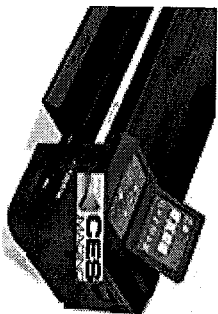
Roll over image to zoom in



Colortrac SmartLF 36-  
inch Wide Color Scanner  
and 4 Rolls 36" x150'  
Plotter Paper  
\$3,075.00



Context SD One+ 36-inch  
Large Format Sheetfed  
Scanner - 600 dpi  
Optical 5300D012006  
\$3,249.00



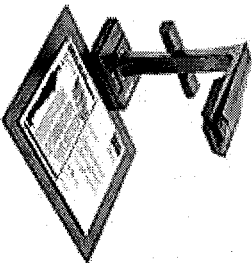
Colortrac SmartLF Scani  
24" Wide Format  
Scanner  
14  
\$2,700.00



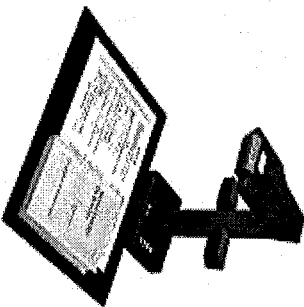
Context SD Onr  
Scanner Includ  
Software Licer  
Imaging  
1  
\$2,925.00

## 4 stars and above

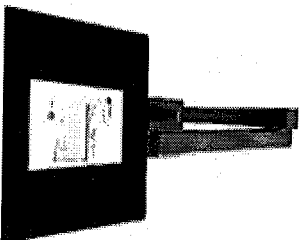
Sponsored



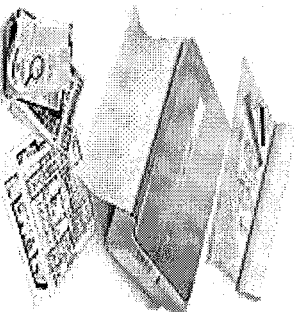
CZUR ET16-P  
Professional  
Book&Document  
Camera Scanner with...  
92  
\$425.00



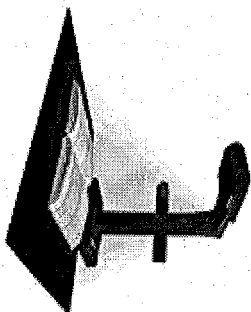
CZUR Professional  
Document Scanner  
ET18-P, Fast Recognition  
Scanner, 18MP High...  
72  
Limited time deal  
\$446.25  
List: \$525.00 (15% off)



CZUR Shine Ultra Smart  
Document Scanner, USB  
Book Scanner with OCR  
Auto-Flatten & D...  
616  
\$199.00



Plustek A3 Large Format  
Flatbed Scanner OS  
1180 : 11.7x17 scan Size  
for Blueprints ...  
289  
\$349.00



CZUR ET18 Pro  
Professional Document  
Scanner, 2nd Gen Auto-  
Flatten & Deskew...  
129  
\$525.00

Would you like to tell us about a lower price?

Manufacturer

Manufacturer Part Number 5200D012B61A

## Videos

Help others learn more about this product by uploading a video:

Upload video

## Important information

### Legal Disclaimer

New, Usually ship same day. Manufacture Sealed, with full manufacture Warranty. Quantity Discount Available. Small Business Certified. CAGE CODE (CCR) # 3BB16. No PO BOX/APO. All Products are selected, and shipped by manufacture Part numbers, not by descriptions, nor picture. Please refer to Manufacture website for accurate description of each manufacture part number. Tracking info will be available in 1 business day. Any of our products must not be sold, directly or indirectly to countries sanctioned by U.S.

## Products related to this item

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& Orders

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- Today's Deals
- Support women-owned small businesses
- All Electronics
- Deals
- Best Sellers
- TV & Video
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- Computers
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- Wearable Technology
- Car Electronics & GPS

130

Office Products › Office Electronics › Scanners & Accessories › Scanners › Document Scanners

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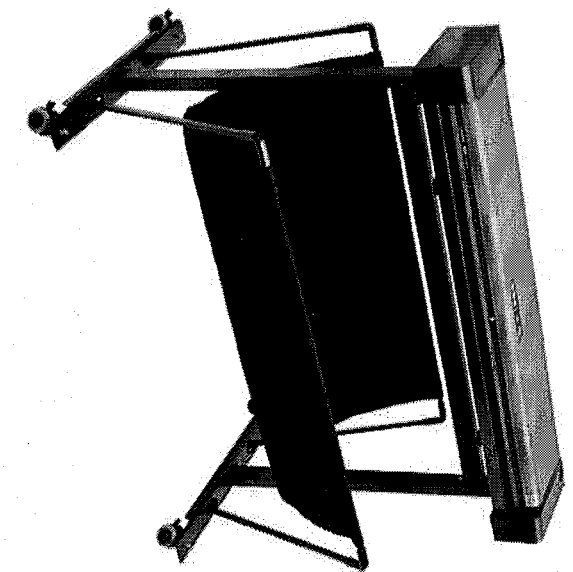


Contex SD One+ 36-inch Large  
Format Sheetfed Scanner - 600  
dpi Optical 5300D012006

Brand: Contex

16 answered questions

\$3,249<sup>00</sup>



Media Type	Paper
Scanner Type	Document
Brand	Contex
Model Name	SD One+
Connectivity Technology	Ethernet
Resolution	600

Compare with similar items

New (3) from \$3,229.95 & **FREE Shipping**

Consider a similar item

\$3,249<sup>00</sup>

FREE delivery March 28 - 29.

Details

Select delivery location

Only 6 left in stock -  
order soon.

Qty: 1

Add to Cart

Buy Now

Secure transaction

Ships from CES Imaging

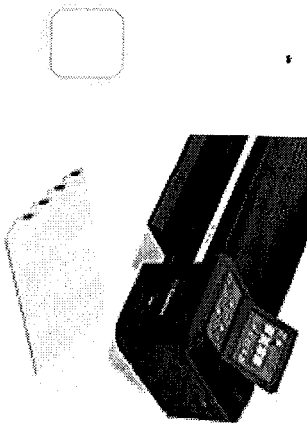
Sold by CES Imaging

Return policy: Eligible for  
Return, Refund or Replacement.

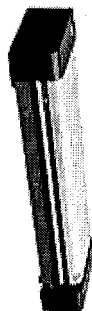
Add a Protection Plan:

☐ 4-Year Protection for  
\$199.99

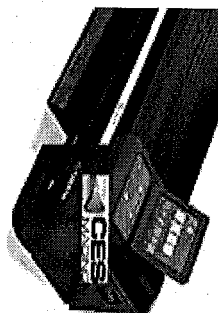
Click image to open expanded view



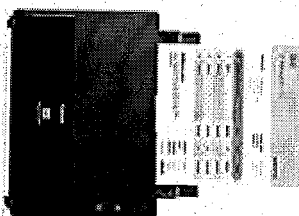
Colortrac SmartLF 36-inch Wide Color Scanner and 4 Rolls 36" x150" Plotter Paper  
\$3,075.00



Contex SD One+ 24 24" Scanner Includes Software License. by CES Imaging  
\$2,925.00



Colortrac SmartLF 36-inch wide color scanner  
\$3,075.00



Canon imageFORMULA DR-C225 II Scanner Small Business Edition Powered by Receipt...  
\$369.95



Includes SD 3600 scanner, SD3615 MFP license, MFP stand MFP2GO controller  
\$5,346.00

4 stars and above

Sponsored

Sheetfed Scanner - 600 dpi  
Optical 5300D012006

Flatten&Deskew Tech, 16MP  
Sony Camera, Capture A3,  
186 Languages OCR,  
Convert to PDF/Searchable  
PDF/Word/Tiff/Excel, Run  
On Windows&MacOS

Add to Cart

Add to Cart

Add to Cart

Add to Cart

Customer Rating	(0)	(14)	(21)	(386)
Price	\$3,249.00	\$2,700.00	\$3,075.00	\$409.99
Sold By	CES Imaging	CES Imaging	CES Imaging	CZUR-US
Connectivity Technology	Ethernet	Ethernet	Ethernet	USB

Product Description

ontex SD One+ 36-inch Large Format Sheetfed Scanner - 600 dpi Optical

Customer questions & answers

Have a question? Search for answers

- Question:

How fast can you scan a 36x48?
- Answer:

The manufacturer states that this scanner can scan at 1.9 inches per second at 300 dpi. Therefore it can scan a 24"x36" in 45.6 seconds (a 36"x48" in 1:31.2) at 300 dpi.  
By AZ Overland Blueprint SELLER on August 17, 2021

See more answers (2)

0 votes

Question: Does this product have the ability to scan artwork in detail, i.e. 600 DPI or greater?

# Have a question?

Find answers in product info, Q&As, reviews

Type your question or keyword

## Product information

ASIN	B01N0DLLP5
Best Sellers Rank	#102,476 in Office Products (See Top 100 in Office Products) #185 in Document Scanners
Is Discontinued By Manufacturer	No
Date First Available	November 17, 2016
Manufacturer	Contex

## Warranty & Support

**Product Warranty:** For warranty information about this product, please [click here](#)

## Feedback

Would you like to tell us about a lower price?

## Products related to this item

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All Electronics Deals Best Sellers TV & Video Audio & Home Theater Computers Camera & Photo Wearable Technology Car Electronics & GPS

Office Products > Office Electronics > Scanners & Accessories > Scanners > Document Scanners

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VIDEO



## Colortrac SmartLF 36-inch wide color scanner

Brand: Colortrac

21 ratings | 49 answered questions

\$3,075.00

& FREE Returns

Media Type Paper

Scanner Document  
Type

Brand Colortrac

Model Name Colortrac SmartLF

Connectivity Ethernet  
Technology

See more

### About this item

- CES IMAGING is an Authorized Colortrac Reseller
- 1 Year warranty included.

\$3,075.00

& FREE Returns

FREE delivery **Tuesday, March**

29. Order within 11 hrs 19 mins

Select delivery location

Only 4 left in stock -  
order soon.

Qty: 1

Add to Cart

Buy Now

Secure transaction

Ships from Amazon

Sold by CES Imaging

Packaging Shows what's inside a...

Details

Return policy: Eligible for  
Return, Refund or Replacement



Product Description

The SmartLF Scan by Colortrac is an innovative large format scanner that is both easy-to-use and highly portable. - Self-contained system - requires no PC to operate 24-inch and 36-inch versions available Scan to USB, internal memory, or to your PC or Cloud Storage Location Designed for portable scanning of technical documents Includes a durable metal carrying case (wheeled case for easy transport) Specs: Sensor: SingleSensor CIS with bi-directional LED light system (Colortrac patented) Color space: 24-bit sRGB and Grayscale Scan speeds: 4.5 ips Grayscale and 3 ips full color Paper path: Centered, face-up Data interfaces: Front of scanner - USB2, rear of scanner - RJ45 Ethernet Weight: 24 inch version - 11.5 lbs; 36 inch version - 15.4 lbs. Host platforms: Win 10, Win 8, Win 7 (32 bit and 64 bit) Warranty: One year parts and labor (Return to depot)

Have a question?

Find answers in product info, Q&As, reviews

Type your question or keyword

Product information

Product Dimensions 51 x 9 x 11 inches

Item Weight 31 pounds

ASIN B016QRH95E

Item model number 01N012

Customer Reviews 21 ratings  
4.1 out of 5 stars

Best Sellers Rank #94,467 in Office Products (See Top 100 in Office Products)  
#174 in Document Scanners

Is Discontinued By Manufacturer No

Date First Available October 16, 2015

Manufacturer Colortrac by CES Imaging

Warranty & Support

Product Warranty: For warranty information about this product, please click here

Feedback

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of songs

Amazon  
Advertising  
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and  
engage  
customers

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Drive  
Cloud  
storage  
from  
Amazon

6pm  
Score deals  
on fashion  
brands

AbeBooks  
Books, art  
&  
collectibles

ACX  
Audiobook  
Publishing  
Made Easy

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Actionable Analytics  
for the Web

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Start a Selling Account

Amazon  
Business  
Everything  
For  
Your Business

Amazon  
Fresh  
Groceries &  
More  
Right To  
Your Door

AmazonGlobal  
Ship Orders  
Internationally

Home  
Services  
Experienced  
Pros  
Happiness  
Guarantee

Amazon Ignite  
Sell your original  
Digital Educational  
Resources

Amazon Web  
Services  
Scalable Cloud  
Computing Services

Audible  
Listen to Books &  
Original  
Audio Performances

Book  
Depository  
Books With  
Free  
Delivery  
Worldwide

Box Office  
Mojo  
Find Movie  
Box Office  
Data

ComiXology  
Thousands of  
Digital Comics

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Prime  
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Direct  
Video  
Distribution  
Made Easy

Shoppop  
Designer  
Fashion Brands

Amazon Warehouse  
Great Deals on  
Quality Used Products

Whole Foods Market  
America's Healthiest  
Grocery Store

Woot!  
Deals and  
Shenanigans

Zappos  
Shoes &  
Clothing

Ring  
Smart Home  
Security  
Systems

eero WiFi  
Stream 4K  
Video  
in Every  
Room

Blink  
Smart Security  
for Every Home

Neighbors App  
Real-Time Crime  
& Safety Alerts

Amazon  
Subscription

PillPack  
Pharmacy  
Simplified

Amazon  
Renewed

Amazon.com: Colortrac SmartLE 36-inch wide color scanner : Office Products

Reviewed in the United States on May 28, 2017

Verified Purchase

Just what we wanted. Easy to use, we scan directly to USB. Scans are good quality. Portable, comes with a very nice case. No instruction manual was included, but when we asked the seller quickly emailed a pdf.

2 people found this helpful

Helpful

Report abuse

Louis Tyler

**This looks like a reconditioned unit.**

Reviewed in the United States on July 11, 2019

Verified Purchase

It has obvious greasy finger prints on the inside of the glass. I can't clean them unless I take the unit apart. Not doing that! Also has a mark on the top. No way it left the factory in that condition.

2 people found this helpful

Helpful

Report abuse

Cindy Meyer

**Easy enough to set up**

Reviewed in the United States on July 13, 2018

Verified Purchase

So far works as well as one costing twice as much. Easy enough to set up.

One person found this helpful

Helpful

Report abuse

[See all reviews >](#)

Compare with similar items

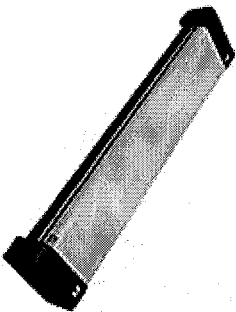
<div><div>This item Colortrac SmartLF 36-inch wide color scanner</div><div><div>Add to Cart</div></div></div>		<div><div>Colortrac SmartLF Scan! 24" Wide Format Scanner</div><div><div>Add to Cart</div></div></div>		<div><div>Epson DS-50000 Large-Format Document Scanner: 11.7" x 17" flatbed, TWAIN &amp; ISIS Drivers, 3-Year Warranty with Next Business Day Replacement</div><div><div>Add to Cart</div></div></div>		<div><div>HP ScanJet Pro 2500 f1 Flatbed Scanner (L2747A)</div><div><div>Add to Cart</div></div></div>			
Customer Rating		(21)		(14)		(19)		(205)	
Price		\$3,075.00		\$2,700.00		\$1,541.04		\$298 <sup>90</sup>	
Sold By		CES Imaging		CES Imaging		PCNation		Amazon.com	
Color		Black		Black		—		—	
Connectivity Technology		Ethernet		Ethernet		USB		USB	
Item Dimensions		51 x 9 x 11 inches		39 x 9 x 11 inches		25.2 x 6.2 x 18.5 inches		13.8 x 17.8 x 4.8 inches	
Item Weight		31.00 lbs		23.00 lbs		32.60 lbs		9.50 lbs	
Operating System		PC		PC		Windows, Mac		Windows, Mac	

Customer Questions & Answers

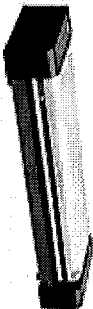
See questions and answers

Products related to this item

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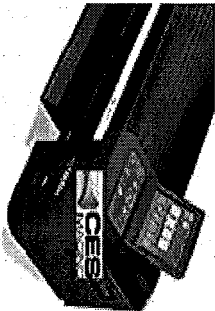
Contex SD One+ 36 36"  
Scanner Includes  
software License. By CES  
Imaging  
\$3,250.00



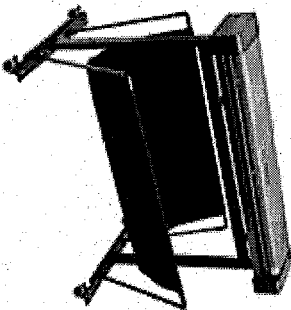
Contex SD One+ 24 24"  
Scanner Includes  
Software License. by CES  
Imaging  
1  
\$2,925.00



Includes SD 3600  
scanner, SD3615 MFP  
license, MFP stand  
MFP2GO controller  
\$5,346.00



Colortrac SmartLF Scan!  
24" Wide Format  
Scanner  
14  
\$2,700.00



Contex SD One+ 36-inch  
Large Format Sheetfed  
Scanner - 600 dpi  
Optical 5300D012006  
1  
\$3,249.00

Customer reviews

Top reviews

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