

AGENDA – TOWN BOARD MEETING
June 22, 2023
7:00pm

HEARING TO APPEAL: REVOCATION OF AIR B&B PERMIT (7 SILO LANE, WARWICK, N.Y.)

PUBLIC HEARING: INTRODUCTORY LOCAL LAW NO. 3 OF 2023 AMENDING CHAPTER 164 PERTAINING TO THE DEFINITION OF COMMERCIAL SOLAR, CANNABIS DISPENSARY OVERLAY DISTRICT AND CAMPGROUND DEFINITIONS OF REPORTING REQUIREMENTS

SPECIAL PRESENTATION: SWEETMAN FARM

REGULAR MEETING:

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

ACCEPTANCE OF MINUTES

1. Regular Meeting – June 8, 2023

CORRESPONDENCE:

DANIEL GIBSON – Building Inspector, Town of Warwick. Letter dated June 5, 2023 to the Town Board requesting a refund of a one-family dwelling application & a driveway bond application due to a withdrawn application.

NANCY MORIARTY-SCHEINERT – Recreation Director, Pine Island Park. Letter to the Town Clerk received on June 14, 2023 requesting to be re-appointed to the Pine Island Recreation Committee.

DANIEL GIBSON - Building Inspector, Town of Warwick. Memo to the Town Board advising them to add Middle Department Electrical Inspection Agency, Inc to the current list of Town of Warwick approved third party electrical inspections.

BENJAMIN ASTORINO – Planning Board Chairman, Town of Warwick. Letter dated June 7, 2023 to the Town Board letter of recommending regarding the Local Law regarding Amendments to the Warwick Code Chapter 164, Zoning.

DANIEL GIBSON - Building Inspector, Town of Warwick. Letter dated June 13, 2023 regarding the release of a \$1,000.00 bond back to Argenio Bros. Inc. for the removal of trailer from GTI parcel SBL #46-1-48.2.

LOIS WESLOWSKI – Court Clerk, Town of Warwick. Letter dated June 15, 2023 to the Town Board regarding early retirement incentive.

DANIEL GIBSON - Building Inspector, Town of Warwick. Letter dated June 13, 2023 regarding the release of a \$1,000.00 bond back to Armistead Mechanical. Inc. for the removal of trailer from GTI parcel SBL #46-1-48.2.

SOLOMON FRANCZOZ – Owner, 105 Dekay Road, Warwick NY Short-term rental. Email dated June 16, 2023 to the Town Clerk requesting an appeal hearing for a revocation of a short-term rental located at 105 DeKay Road.

REUBEN KLINE – Gran Fondo National Series. Letter received June 20, 2023 to the Clerk thanking the Town for their contribution to the 11th annual Highlands Gran Fondo. It was a great success.

NEIL L. WINTER – Director/Regional & Community Affairs Orange & Rockland Utilities. Letter dated June 15, 2023 regarding coordination of utility related projects with municipalities.

BOARD’S DISCUSSION ON CORRESPONDENCE

VISITING ELECTED OFFICIALS

REPORTS OF BOARDS AND COMMISSIONS

COMMITTEE REPORTS

DEPARTMENT OF PUBLIC WORKS REPORT

CULVERT PIPES	76 Distillery Rd.	Replace 30' x 12'' culvert pipe
CATCH BASINS	Annabelle Ln.	Rebuild two catch basins
	Sunrise Ridge	Repair catch basin
MOWING	Town wide	Mow roadsides
BALL FIELDS		Mow & maintain
POT HOLES	Town wide	Fill with hot mix
VEHICLE MAINT.	As needed	
EMERG. REPAIRS	As needed	
ROAD SIGNS	Town wide	Replace as needed
HAUL MATERIAL	Stockpile	Haul 1/4'' and 3/8'' stone to stockpile
TOWN PARK		Mow & maintain

PARKS DEPARTMENT

Union Corners Park	Open	Town
Mountain Lake Park	Fishing Pond Open	Town
Mountain Lake Park Pool	Opening Memorial Day Weekend	Town
Town of Warwick Dog Park	Open	Town
Airport Road Park	Open	Town
Cascade Lake Park	Open	Town
Wickham Woodland Park	Open	Town
Wickham Passive Boat Launch	Open	Town
Pine Island Park	Open	Town
Thomas P. Morahan Waterfront Park	Opening Memorial Day Weekend	Village of GWL
Ben Winstanley Park	Open	Village of GWL
Village of GWL Dog Park	Open	Village of GWL

ENVIRONMENTAL CONSULTANTS REPORT

COUNCILMAN DE ANGELO REPORT

COUNCILMAN KOWAL REPORT

COUNCILMAN GERSTNER REPORT

COUNCILMAN SHUBACK REPORT

ATTORNEY'S REPORT

TOWN CLERK'S REPORT

- 1. 2024 HUD PROJECT - GOVERNING BODY FAIR HOUSING**
- 2. REQUEST TO SERVE ALCOHOL – RENEE BOWERS/KEVIN KIEL**
- 3. AUTHORIZE BUDGET TRANSFER – HIGHWAY REPAIR**
- 4. APPROVE CHANGE ORDER – KAG CONTRACTING**
- 5. AUTHORIZE SUPERVISOR TO SIGN URBAN COUNTY QUALIFICATION COOPERATION AGREEMENT**
- 6. REFUND BUILDING DEPARTMENT APPLICATION FEES – DARIO GAGLIARDI**
- 7. APPROVAL TO ADD MIDDLE DEPARTMENT INSPECTION AGENCY, INC. TO LIST OF QUALIFIED THIRD PARTY ELECTRICAL INSPECTION AGENCIES**
- 8. RE-APPOINTMENT FOR PINE ISLAND RECREATIONAL BOARD – NANCY MORIARTY-SCHEINERT**
- 9. CREATE (3) THREE PART-TIME POLICE OFFICER POSITIONS**
- 10. BOND RELEASE – ARMISTEAD MECHANICAL, INC.**
- 11. BOND RELEASE – ARGENIO BROS. INC.**
- 12. REQUEST TO SERVE ALCOHOL- BEVERLY BRAXTON**

13. APPROVE CHANGE ORDER – STEPHEN BETERO
14. ACCEPT NOTICE OF INTENT TO RETIRE- LOIS WESLOWSKI
15. SET HEARING FOR APPEAL OF A REVOCATION OF SHORT-TERM RENTAL LOCATED AT 105 DEKAY ROAD
16. APPOINT PART-TIME POLICE OFFICER – MATTHEW FORESTIRE
17. APPOINT PART-TIME POLICE OFFICER – WILLIAM STASZESKI
18. APPOINT PART-TIME POLICE OFFICER – BRIAN DONNELLY
19. APPOINT PART-TIME POLICE OFFICER – CURTIS PAUL
20. AUTHORIZE SUPERVISER TO SIGN MEMORANDUM AGREEMENT WTH ORANGE COUNTY – TOWN OF WARWICK BIKE ROUTE & PEDESTRIAN TRAIL

SUPERVISORS REPORT

1. Firework Displays & Dry Conditions
2. Landmark PDR Anniversary
3. Gift of 1863 Warwick Farms Map
4. Building Dept- Limited service From June 26-27th
5. Road Work Season
6. New Town Hall Roof Completed
7. CPF - April
8. Journal entries
9. Supervisors Corner is published each week in the Warwick Dispatch, with excerpts printed in the Warwick Advertiser.

PRIVILEGE OF THE FLOOR (AGENDA ITEMS)

NEW BUSINESS:

BILLS:

PRIVILEGE OF THE FLOOR (GENERAL)

RECONVENE:

ADJOURN:



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

RECEIVED

JUN 20 2023

Town of Warwick
Town Clerk

June 15, 2023

Dear Municipal Official:

At Orange & Rockland, we strive to work efficiently and safely to carry out utility-related projects with the least amount of inconvenience to the communities we serve. Coordinating projects with our municipal partners along public roads and rights-of-way, is an integral part of that effort.

Each year at this time, we ask that you share your paving and road improvement schedules with us so we can coordinate our underground infrastructure projects with yours. When these schedules align, we're better able to minimize disruption to our communities. In addition, by working together, we can more effectively prevent damage to underground facilities, especially utility gas mains.

In order to achieve this objective, please share your schedules with us for the following projects:

- Road excavations that involve installing, upgrading, or repairing drainage, water and sewer lines
- Road construction improvement work other than paving (i.e., that affects road elevations, or current traffic pattern)
- Sidewalk and curb replacement projects
- Paving

The schedules can be sent either by email or fax to:

Kelly P. Rolo at RoloK@oru.com
Fax: 914-925-9272

As part of our ongoing outreach program, we want to remind you to obtain gas rings for all gas valves and test stations prior to commencing all municipal paving projects. Installing these rings prior to paving will avoid the valves from being either paved over or damaged during the road restoration process. This preventative measure will avoid future problems in finding and uncovering valves should an emergency occur. To request your free gas rings from O&R please e-mail dl-o&rdamageprevention@oru.com.

Excavators, contractors, design engineers, and municipal officials can place a location/mark-out request by calling UDIG-New York toll free at 811 or 1-800-962-7962. Go to <https://udigny.org> for additional information.

As you begin your municipal projects, we remind you to call 811 at least two full working days, before digging on public or private property, to avoid damaging underground gas or electric infrastructure.

Thank you in advance for your cooperation. Please contact Kelly Rolo if you should have any questions. She can be reached at the email address above or by phone at 845-741-3124.

Sincerely,

Neil L. Winter, Jr.
Director – Regional & Community Affairs



Gran Fondo National Series
217 N Stratton Street
Gettysburg, PA 17325
765-347-BIKE

RECEIVED
JUN 20 2023
Town of Warwick
Town Clerk

Dear Eileen,

From all of us at the Gran Fondo National Series we would like to thank you for your contribution for once again making the 11th annual Highlands Gran Fondo, held on June 4, 2023 a great success!

We sold out our registration for the third year in a row and once again received positive feedback from participants regarding the route and local services. We look forward to working with all of you to continue growing and enhancing this annual event. Please pass our gratitude on to all those in your organization who helped make this event a success.

The Series strives to make a difference in the community by partnering with local and regional community groups. We are proud to made donations to various organizations, specifically to Boy Scouts of America Troop #49 who expose the areas youth to health recreational activities and assist at event aid station.

Gran Fondo National Series is dedicated to continuing our initiative to continue developing this nationally recognized cycling event. Please mark your calendar and save the date of Sunday, June 2, 2023, for the annual Highlands Gran Fondo.

Please contact us with your thoughts and improvement ideas. We strive to improve in any way possible, and your feedback is highly encouraged. Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Reuben Kline", written in a cursive style.

Reuben Kline
Gran Fondo National Series
www.GranFondoNationalSeries.com

DRAFT Planning Board letter of recommendation

PLANNING BOARD LETTERHEAD

June 7, 2023

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

RECEIVED

JUN 08 2023

Town of Warwick
Town Clerk

RE: Planning Board letter of recommendation regarding the
Local Law regarding Amendments to Warwick Code Chapter 164, Zoning

Dear Supervisor, and Members of the Town of Warwick Town Board:

Thank you for forwarding the draft local law regarding amendments to the Code of the Town of Warwick, Chapter 164, Zoning. We have reviewed the proposed zoning revisions. The purpose of these zoning amendments is to: - add or correct zoning definitions; - to delete and to add special conditions to the "The Table of Use Requirements" to correct conditions related to solar installations; - to add four parcels that are eligible to participate in the Cannabis Dispensary Overlay (CD-O) district to the CD-O; - to clarify the expansion of agricultural structures in Agricultural Districts and the keeping of animals accessory to a residential use; - to acknowledge the regulation of commercial large scale solar energy systems in the Ridgeline Overlay district; and - to add time limits and reasonable conditions for the use of campground spaces.

We understand that the proposed code amendments occur in numerous zoning districts wherein land development would be regulated. However, the proposed amendments do not involve any particular project or any specific land development application.

The proposed zoning revisions appear to be consistent with the Comprehensive Plan Update of 2016; and the stated intent of the Code of the Town of Warwick, per section 1-1 Legislative intent, at section 164-11. The revisions are also consistent with the stated purposes of Chapter 164 Zoning, particularly 164-11, A., E., J., and U., regarding protection and enhancement of the rural character and quality of life, encouraging development that is compatible with farming, providing for commercial development in existing commercial and industrial areas; and protecting the natural scenic quality of the Town and environmentally sensitive areas.

Planning Board Review and Analysis:

The Planning Board has completed a review of the above-proposed amendments to the Town Zoning Law. The Planning Board's role is to make inquiry and determination as to whether: the proposed Zoning text amendments are consistent with the aims and principles for the districts affected; whether areas and, establishments in the town will be affected; whether any indirect changes on other regulations will result; and if the changes are consistent with the Town Comprehensive Plan. We note that there are

changes proposed to the Town Zoning maps which also require that we evaluate whether the change is appropriate for the area affected, is in accord with any plans proposed in the area, the effect on area growth and residential development, and whether adequate public school facilities and public services are affected. The Planning Board has found the proposed zoning amendments are favorable to each of the above criteria and has no objections to the board adopting the proposed zoning amendments.

Analysis and Recommendations per Zoning Section 164-60 A(1)

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

(a) Whether such change is consistent with the aims and principles embodied in this chapter to the particular districts concerned. A prior set of zoning amendments in 2021, resulted in permitting the retail sale of cannabis products in accordance with New York State marijuana regulation and taxation act (MRTA), which legalized the possession and use of cannabis. Specifically, the 2021 zoning amendments established the Cannabis Dispensary Overlay (CD-O) zoning district as set forth in zoning sections 164-30; 164-31, R.; 164-46, J. (155); and created the opportunity for parcels to be eligible for inclusion under the CD-O in the following zoning districts Designed Shopping (DS), Community Business (CB), and Office Industrial Park (OI) zoning districts. In Zoning section 164-31, R., the stated purpose of the Cannabis Dispensary Overlay District is "to allow for the establishment of adult-use cannabis retail dispensaries in accordance with the New York State Marijuana Regulation and Taxation Act § 131". The Town Board's proposed Zoning amendment to add four parcels that are eligible to participate in the Cannabis Dispensary Overlay (CD-O) district to the CD-O within the DS, CB and OI zoning districts is consistent with the stated purposes of the CD-O.

The addition of four parcels to the CD-O; and the amendments regarding: clarifying the expansion of agricultural structures in Agricultural Districts and the keeping of animals accessory to a residential use; acknowledging the regulation of commercial large scale solar energy systems in the Ridgeline Overlay district; and the addition of time limits and reasonable conditions for the use of campground spaces, are all consistent with Chapter 164, Zoning, in section 164-11 generally and particularly consistent with 164-11, A., E., J., and U., as stated herein above.

(b) Which areas and establishments in the Town will be directly affected by such change and in what way they will be affected. The Planning Board, in reviewing the 2021 proposed establishment of the CD-O within the DS, CB and OI zoning districts, did not believe that any existing areas or establishments would be directly affected because the zoning districts and areas in which the CD-O would be established including existing retail sales of wine and liquor; and farmers in other areas of the Town had already established wineries, breweries, cideries and distilleries and cannabis growing operations. In 2021, the Planning Board also noted that the retail sale of cannabis would support the agricultural operations of growing cannabis, thus supporting continued farming, which is an overall goal of the Town's Comprehensive Plan. The Planning Board's view as expressed in 2021 indicated neutral, harmonious and positive effects in the DS, CB and OI zoning districts. So, the current set of zoning amendments, including the addition of four parcels that are eligible to participate in the Cannabis Dispensary Overlay (CD-O) district to the CD-O, implements the intent of the CD-O. The Planning Board believes that the addition of four parcels to the CD-O will have neutral, harmonious and positive effects in the DS, CB and OI zoning districts; and that the retail sale of cannabis would support the agricultural operations of growing cannabis, thus supporting continued farming, which is an overall goal of the Town's Comprehensive Plan.

Regarding the other zoning amendments, which: add or correct zoning definitions; delete and add special conditions to the "The Table of Use Requirements" to correct conditions related to solar installations; clarify the expansion of agricultural structures in Agricultural Districts and the keeping of animals accessory to a residential use; acknowledge the regulation of commercial large scale solar energy systems in the Ridgeline Overlay district; and add time limits and reasonable conditions for the use of campground spaces, these amendments more carefully define and regulate uses in the zoning districts where they are allowed. The affect would be clearer regulations for applicant's for or owners or managers of: solar installations and solar energy systems, agricultural operations, residences with animals as an accessory use, and campgrounds and campground spaces, in the areas of the Town where permitted. Another related affect be would clearer regulations for review and administration by the Town's Planning, Zoning and Building Departments.

(c) The indirect effect of such change on other regulations. The planning board does not expect there to be any indirect effects to other town regulations as a result of the adoption of the amendments.

(d) Whether such proposed amendment is consistent with and furthers the goals and objectives of the Town of Warwick Comprehensive Plan. As noted above, in 2021, the Planning Board noted that the retail sale of cannabis would support the agricultural operations of growing cannabis, thus supporting continued farming, which is an overall goal of the Town's Comprehensive Plan. And the Planning Board maintains the view that the retail sale of cannabis would: support agricultural operations of growing cannabis, thus supporting continued farming, which is an overall goal of the Town's Comprehensive Plan.

The other amendments proposed in the local law to: add or correct zoning definitions; delete and add special conditions to the "The Table of Use Requirements" to correct conditions related to solar installations; clarify the expansion of agricultural structures in Agricultural Districts and the keeping of animals accessory to a residential use; acknowledge the regulation of commercial large scale solar energy systems in the Ridgeline Overlay district; and add time limits and reasonable conditions for the use of campground spaces are also consistent with the Comprehensive Plan's Community Goals as stated in the plan on page 6. These goals include: strengthening the Town's centers and its economy, creating a complete community, expanding renewable energy generation, and increasing and advancing farming.

Analysis and Recommendations per Zoning Section 164-60 A(2)

Following is the Planning Board's analysis and recommendations, with the Zoning Law's requirements for new Zoning Amendments found in Section 164-60 A(2) repeated first in bold:

(a) Whether the use permitted by the proposed change would be appropriate in the area concerned.

The Town Board's proposed Zoning amendment to add four parcels that are eligible to participate in the Cannabis Dispensary Overlay (CD-O) district to the CD-O within the DS, CB and OI zoning districts is consistent with the stated purposes of the CD-O; and with the uses permitted in the DS, CB and OI zoning districts as set forth in Zoning in the use table, at row 74. The other zoning amendments are related to uses that have already been established as permitted and regulated uses in their corresponding zoning districts.

(b) Whether adequate public school facilities and other public services exist or can be created to serve the needs of any additional residences likely to be constructed as a result of such change. The Planning Board does not believe that public schools and other public services will be affected as a result of the proposed Zoning amendments.

(c) Whether the proposed change is in accord with any existing or proposed plans in the vicinity. The Planning Board, in reviewing the 2021 proposed establishment of the CD-O within the DS, CB and OI zoning districts, did not believe that any existing areas or establishments would be directly affected because the zoning districts and areas in which the CD-O would be established including existing retail sales of wine and liquor; and farmers in other areas of the Town had already established wineries, breweries, cideries and distilleries and cannabis growing operations. In 2021, the Planning Board also indicated that the proposed minimum distance between cannabis dispensaries of 1,500 feet would be an appropriate means avoid the concentration of new cannabis retail facilities. The Planning Board in considering the current zoning amendment to add four parcels that are eligible to participate in the Cannabis Dispensary Overlay (CD-O) district to the CD-O, which implements the related amendments of 2021, reaffirms the above viewpoints.

Similarly, regarding the other zoning amendments, which: add or correct zoning definitions; delete and add special conditions to the "The Table of Use Requirements" to correct conditions related to solar installations; clarify the expansion of agricultural structures in Agricultural Districts and the keeping of animals accessory to a residential use; acknowledge the regulation of commercial large scale solar energy systems in the Ridgeline Overlay district; and add time limits and reasonable conditions for the use of campground spaces, these amendments more carefully define and regulate uses in the zoning districts where they are allowed. The affect would be clearer regulations for applicant's or owners or managers of: solar installations and solar energy systems, agricultural operations, residences with animals as an accessory use, and campgrounds and campground spaces, in the areas of the Town where permitted. Another related affect be would clearer regulations for review and administration by the Town's Planning, Zoning and Building Departments.

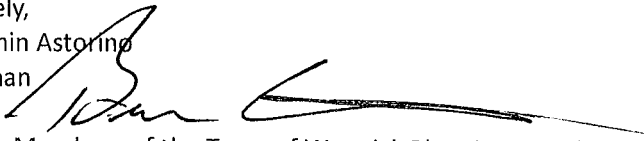
(d) The effect of the proposed amendment upon the growth of the Town as envisaged by the Town of Warwick Comprehensive Plan. As noted above, in 2021, the Planning Board noted that the retail sale of cannabis would support the agricultural operations of growing cannabis, thus supporting continued farming, which is an overall goal of the Town's Comprehensive Plan. And the Planning Board maintains the view that the retail sale of cannabis would: support agricultural operations of growing cannabis, thus supporting continued farming, which is an overall goal of the Town's Comprehensive Plan.

The other amendments proposed in the local law to: add or correct zoning definitions; delete and add special conditions to the "The Table of Use Requirements" to correct conditions related to solar installations; clarify the expansion of agricultural structures in Agricultural Districts and the keeping of animals accessory to a residential use; acknowledge the regulation of commercial large scale solar energy systems in the Ridgeline Overlay district; and add time limits and reasonable conditions for the use of campground spaces are also consistent with the Comprehensive Plan's Community Goals as stated in the plan on page 6. These goals include: strengthening the Town's centers and its economy, creating a complete community, expanding renewable energy generation, and increasing and advancing farming.

(e) Whether the proposed amendment is likely to result in an increase or decrease in the total zoned residential capacity of the Town and the probable effect thereof. The proposed Zoning amendments will not have an effect on the total zoned residential capacity of the Town.

Accordingly, the Planning Board supports the adoption of the amendments to the Code of the Town of Warwick, Chapter 164, Zoning as set forth in the draft local law.

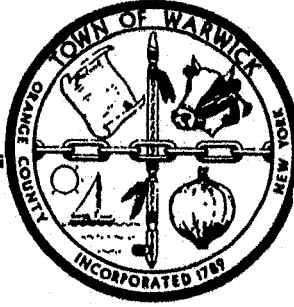
Sincerely,
Benjamin Astorino
Chairman

A handwritten signature in black ink, appearing to read 'Benjamin Astorino', with a long horizontal flourish extending to the right.

cc: Members of the Town of Warwick Planning Board
Connie Sardo, Planning Board Secretary
Eileen Astorino, Town Clerk

On a motion by Bo Kennedy, seconded by John MacDonald and a vote 5 for and 0 against, and 0 absent, the Planning Board authorized this letter of recommendation to the Town Board on June 7, 2023

TOWN OF WARWICK



132 KINGS HIGHWAY
WARWICK. NEW YORK 10990

BUILDING & PLANNING DEPT (845) 986-1127
FAX NO. (845) 987-9644
BUILDING DEPT EXT 258/260
BUILDING INSPECTOR building@townofwarwick.org

RECEIVED

JUN 08 2023

*Town of Warwick
Town Clerk*

TO: Town Supervisor
Town Board

RE: Middle Department Electrical Inspection Agency, Inc

FROM: Daniel Gibson, Building Inspector

DATE: June 8, 2023

Please review and advise if the Town of Warwick wishes to add the above electrical inspection company to our current list of Town of Warwick approved third party electrical inspections.

DG/sw



Middle Department Inspection Agency, Inc.
410 Troy-Schenectady Road
Suite 102
Latham, NY 12110
(518) 273-0861
(518) 273-1201- Fax

June 8th, 2023

**Town of Warwick
Building Department
132 Kings Highway
Warwick, NY 10990**

The Middle Department Inspection Agency is formally requesting to be considered for a position on the Town of Warwick's approved electrical inspectors list. MDIA has been performing inspections in Warwick for many years and would like to continue the relationship.

Our electrical inspector Pete Jennings Jr. has all of the required certifications to perform electrical inspections. He currently covers a majority of the towns/cities in the counties of Columbia, Dutchess, Greene, Orange, Sullivan and Ulster. He has taken over the position of our former inspector, David J. Williams.

We appreciate any consideration toward this request, and look forward to hearing back in regards to your final decision.

Respectfully Submitted,

Cincinnati Sawyer

Cincinnati Sawyer, Office Manager – MDIA Latham Branch



MIDDEP-01

EKELLENBERGER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/7/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

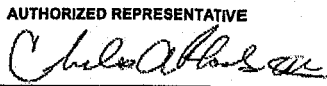
PRODUCER HUB International Three Rivers 1007 Mumma Road Suite 200 Wormleysburg, PA 17043	CONTACT NAME: Erica Kellenberger	
	PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: erica.kellenberger@hubinternational.com	
INSURED Middle Department Inspection Agency Inc 1337 West Chester Pike, P.O. Box 2654 West Chester, PA 19380	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Republic-Franklin Insurance Company	12475
	INSURER B: Utica Mutual Insurance Company	25976
	INSURER C:	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			5421589	1/1/2023	1/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			5421590	1/1/2023	1/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			5421612	1/1/2023	1/1/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		5408744	1/1/2023	1/1/2024	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.I. EACH ACCIDENT \$ 500,000 E.I. DISEASE - EA EMPLOYEE \$ 500,000 E.I. DISEASE - POLICY LIMIT \$ 500,000
A	Commercial Property			5421589	1/1/2023	1/1/2024	Building/BPP Blanket 1,400,533

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Town of Warwick 132 Kings Highway Warwick, NY 10990	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF INSURANCE COVERAGE DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by Disability and Paid Family Leave Benefits Carrier or Licensed Insurance Agent of that Carrier

1a. Legal Name & Address of Insured (use street address only) MIDDLE DEPARTMENT INSPECTION AGENCY INC PO BOX 2654 WEST CHESTER, PA 19380-0904
1b. Business Telephone Number of Insured (610) 696-3900
1c. Federal Employer Identification Number of Insured or Social Security Number 222036075
2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) TOWN OF WARWICK 132 KINGS HIGHWAY WARWICK, NY 10990
3a. Name of Insurance Carrier New York State Insurance Fund (NYSIF)
3b. Policy Number of Entity Listed in Box "1a" DBL 2560 46 - 5
3c. Policy effective period 07/01/2022 to 07/01/2024

4. Policy provides the following benefits:
[X] A. Both disability and paid family leave benefits
[] B. Disability benefits only
[] C. Paid family leave benefits only
5. Policy covers:
[X] A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law
[] B. Only the following class or classes of employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability and/or Paid Family Leave Benefits Insurance coverage as described above.

Date Signed 6/6/2023 By Kristin Markwica (Signature of Insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)
Telephone Number (866) 697-4332 Name and Title Kristin Markwica, Head of Disability Insurance Unit

IMPORTANT: If Box 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.
If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be mailed for completion to the Workers' Compensation Board, DB Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4C or 5B of Part 1 has been checked)

State of New York Workers' Compensation Board
According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law with respect to all of his/her employees.
Date Signed By (Signature of Authorized NYS Workers' Compensation Board Employee)
Telephone Number Name and Title

Please Note: Only insurance carriers licensed to write NYS disability and paid family leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1. Insurance brokers are NOT authorized to issue this form.



Workers' Compensation Board

CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE

<p>1a. Legal Name & Address of Insured (use street address only)</p> <p>Middle Department Inspection Agency 1337 West Chester Pike, P.O. Box 2654 West Chester, PA 19380</p> <p>Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)</p>	<p>1b. Business Telephone Number of Insured 610-696-8075</p> <p>1c. NYS Unemployment Insurance Employer Registration Number of Insured</p> <p>1d. Federal Employer Identification Number of Insured or Social Security Number 222036075</p>
<p>2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder)</p> <p>Town of Warwick 132 Kings Highway Warwick, NY 10990</p>	<p>3a. Name of Insurance Carrier Graphic Arts Mutual Insurance Company</p> <p>3b. Policy Number of Entity Listed in Box "1a" 5408744</p> <p>3c. Policy effective period 01/01/2023 to 01/01/2024</p> <p>3d. The Proprietor, Partners or Executive Officers are <input type="checkbox"/> Included. (Only check box if all partners/officers included) <input checked="" type="checkbox"/> all excluded or certain partners/officers excluded.</p>

This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. **(To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of the workers' compensation insurance policy).** The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

Will the carrier notify the certificate holder within 10 days of a policy being cancelled for non-payment of premium or within 30 days if cancelled for any other reason or if the insured is otherwise eliminated from the coverage indicated on this certificate prior to the end of the policy effective period? YES NO

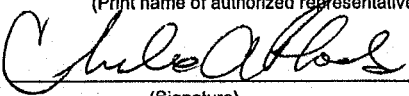
This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This certificate may be used as evidence of a Workers' Compensation contract of insurance only while the underlying policy is in effect.

Please Note: Upon cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: Chet Rhoads
(Print name of authorized representative or licensed agent of insurance carrier)

Approved by:  12-27-22
(Signature) (Date)

Title: President

Telephone Number of authorized representative or licensed agent of insurance carrier: 412-992-2868

Please Note: Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are NOT authorized to issue it.