

**COUNTY OF ORANGE  
MUNICIPAL/SCHOOL  
JOB CLASSIFICATION SPECIFICATION**

**CLASS TITLE:** BUILDING MAINTENANCE MECHANIC

**TITLE #:** 1106

**DISTINGUISHING FEATURES OF THE CLASS:** The work involves responsibility for the efficient performance of varied maintenance and repair tasks. Performs a variety of tasks in connection with the maintenance and repair of buildings and equipment. Work is performed in accordance with established policies and procedures under the general supervision of a designated supervisor. May supervise Maintenance Workers and Maintenance Helpers. Does related work as required.

**TYPICAL WORK ACTIVITIES:**

Performs carpentry, plumbing, steam fitting and mechanical repairs;

Services electric motors and related electrical equipment;

Repairs various types of floors, paints interior and exterior surfaces, repairs roofs;

May assist electrician in installing, replacing and/or repairs electrical wiring;

May operate and perform maintenance on high pressure and other heating systems;

May supervise Maintenance Workers and Maintenance Helpers;

May salt and shovel walkways and operate a plow;

May mow lawns using power lawn mowers;

May supervise and participate in a variety of groundskeeping activities including seeding, grading, pruning, trimming and spraying.

**FULL PERFORMANCE KNOWLEDGE, SKILLS, ABILITIES AND PERSONAL CHARACTERISTICS:** Good knowledge of the practices, tools and materials used in the maintenance and repair of buildings and equipment; working knowledge of the operation of simple mechanical equipment; mechanical aptitude; ability to follow oral and written directions; ability to plan and supervise the work of others; physical condition commensurate with the demands of the position.

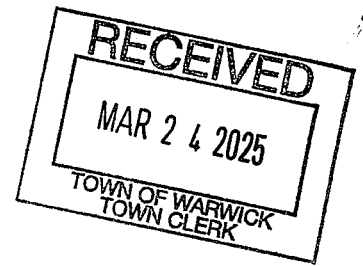
**MINIMUM QUALIFICATIONS:** Two (2) years of experience in general building maintenance or building trades work.

**NOTE:** May be required to possess and maintain a valid driver's license in a class appropriate to the requirements of the Appointing Authority.

**JURISDICTIONAL CLASSIFICATION:** Non-competitive among Towns, Villages, School Districts and Special Districts.

REVISED 03/12/19

**WARWICK VALLEY ROD & GUN CLUB**  
PO BOX 376, WARWICK, NY 10990



**TAKE A KID FISHING DAY**

For over forty years the Warwick Valley Rod and Gun Club has hosted its annual Take a Kid Fishing Day. Open to all children between 5 and 14 years old in the Town of Warwick, the day allows youngsters to experience the fun of stream fishing and to explore a beautiful and unique local property, in a safe community environment.

This year's Take A Kid Fishing Day will take place rain or shine on Saturday, May 3rd, from 9:00 am - 12:00 pm at the historic Bairds Farm on Bairds Lane in Warwick.

On the morning of the event, the Warwick Valley Rod and Gun Club will stock the stream with about 500 trout and bait will be provided to all participants. Club members will be on hand to assist young anglers and light refreshments (grilled sandwiches, hot dogs, hamburgers) will be available. This event is not a contest; it is a tradition of the club to award each participating child a prize, which in the past has included rod & reel combos, tackle boxes, lures, and other outdoor recreational items, not all related to fishing.

In recent years, Take a Kid Fishing Day has drawn over 200 youngsters. In large measure, the success of this event has been due to the continuing generosity of donors like you. We are asking for your support to help continue this great local tradition. Please consider a monetary donation or items related to fishing or other outdoor activities, that can be used as prizes. If you want your business or organization to be recognized at the event, please include a business card with your company or organization logo.

As always, all donations and contributions will be used exclusively for the Take a Kid Fishing Day event. Donations can be made out to the Warwick Valley Rod and Gun Club and mailed to Post Office Box 376, Warwick, NY, 10990. Any physical items you wish to donate can be scheduled for pick up by calling Jerry Debold at 845-986-5003. Thank you in advance for your contributions. We look forward to hosting another successful event.

Sincerely,  
Jerry Debold  
Fishing Day Chairperson



NEW YORK OFFICE

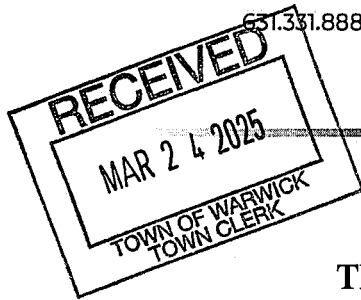
631.331.8888



CONNECTICUT OFFICE

860.227.8701

860.490.7297



**TOWN OF WARWICK  
TIMELINE FOR BOND ANTICIPATION NOTES – 2025**

Dates	Objectives
March 24, 2025	Munistat to send out a request of information need to prepare the official statement
April 15, 2025	Requested information due back to Munistat (via email)
April 23, 2025	Munistat to send out draft of Preliminary Official Statement to Town and Bond Counsel for comments
April 30, 2025	Comments on the draft of the Official Statement are due back
April 30, 2025	Mail Official Statement. Munistat will send to our retail and institutional database, and post on our website.
May 7, 2025	Sale Day for the BAN. Munistat will be accepting bids on behalf of the Town until 11:00am. We will be calling the Town at approximately 11:15am to receive the verbal award from the Town.
May 8, 2024	Bond Counsel to send out closing documents to the Village.
May 12, 2025	Town to sign all documents and Fed-Ex back to Bond Counsel.
May 22, 2025	Closing day for the BAN. Winning bidder will wire funds to the Town's account. Town will need to confirm receipt of funds by 11:00am.

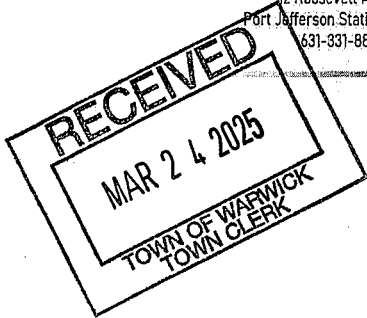


NEW YORK OFFICE

12 Roosevelt Avenue  
Port Jefferson Station, NY 11776  
631-331-8888

CONNECTICUT OFFICE

129 Samson Rock Drive, Suite A  
Madison, CT 06443  
203-421-2880, 203-421-2087



March 24, 2025

**MUNICIPAL ADVISOR SERVICES AGREEMENT**

THIS MUNICIPAL ADVISOR SERVICES AGREEMENT (the "Agreement") is entered into as of \_\_\_\_\_ (The "Effective Date") between the Town of Warwick ("Town") and Munistat Services, Inc. ("Munistat") (collectively referred to herein as the "Parties").

RECITALS

WHEREAS, Munistat is a Municipal Advisory firm specializing in municipal finance and municipal government related matters; and

WHEREAS, the Town desires to engage Munistat to provide certain services relative to the issuance of the certain obligations as set forth in **Appendix A** ("Work Orders"), and Munistat desires to provide services to the Town in connection with such Work Orders.

AGREEMENT

NOW THEREFOR, the Parties agree as follows:

1. Municipal Advisory Services. The Parties hereto agree that Munistat shall provide those services set forth in the Work Orders. The Town acknowledges and agrees that most tasks requested by the Town will not require all services provided for in the Work Orders and, as such, the specific scope of services for such task shall be limited to just those services required to complete the task. Any material changes in or additions to the services described in the Work Orders shall be promptly reflected in an amendment to this Agreement and such amendment may be agreed to either in writing or electronically by email.
2. Term and Termination. This Agreement shall be effective as of the Effective Date and shall remain in effect until terminated by either party upon (30) days written notice; provided, however, that in the event of termination of any such engagement, Munistat reserves that right to assess fees for any work performed pursuant to a Work Order in accordance with the Fee Schedule set forth in **Appendix B**.
3. Agreement to Provide Information. The Town agrees to provide Munistat with factual, not misleading information as shall be required by Munistat in furtherance of the services set forth herein, including financial statements, budgets, and other relevant documents. The Town further agrees to not intentionally omit any material information relevant to Munistat's provision of services. Munistat agrees to promptly amend or supplement this Agreement to reflect any material changes or additions to this Agreement, including material changes to the information provided.
4. Compensation. Munistat shall receive a fee for any services rendered to the Town pursuant

to this Agreement in accordance with the fee schedule set forth in Appendix B attached hereto and incorporated herein by reference.

5. Indemnity. Each party shall defend, indemnify and hold harmless the other from and against any and all claims, demands, expenses, cost or causes, arising out of or in connection with any claim, suit, action, or proceeding for personal injury, death or property damage sustained or incurred as a result of any act, failure, or default by the other party's employee while acting within the scope of their duties as determined by this Agreement.

6. Required Regulatory Disclosures. Munistat is registered as a "Municipal Advisor" pursuant to Section 15B of the Securities Exchange Act and rules and regulations adopted by the United States Securities and Exchange Commission ("SEC") (Registration #867-00429) and the Municipal Securities Rulemaking Board ("MSRB") (Registration #K0114). As part of this SEC registration Munistat is required to disclose to the SEC information regarding criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation involving Munistat. Pursuant to MSRB Rule G-42, Munistat is required to disclose any legal or disciplinary event that is material to the Town's evaluation of Munistat or the integrity of its management or advisory personnel. Munistat has determined that no such event exists. Copies of Munistat's filings with the United States Securities and Exchange Commission can currently be found by accessing the SEC's EDGAR system Company Search Page which is currently available at <https://www.sec.gov/edgar/searchedgar/companysearch.html> and searching for either "Munistat Services Inc." or for our CIK number which is 0001608472.

The MSRB has made available on its website ([www.msrb.org](http://www.msrb.org)) a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the appropriate regulatory authority.

7. Disclosure of Conflicts of Interest. The Town acknowledges that it has received those disclosures set forth and contained within **Appendix C** attached hereto and incorporated herein by reference. The Town further acknowledges that it has been given the opportunity to raise questions and discuss such disclosures with Munistat and that it fully appreciates the nature of such disclosures and any and all conflicts noted therein. The Town hereby waives such conflicts and authorizes Munistat to provide services pursuant to this Agreement. From time to time, Munistat may provide additional conflict of interest disclosures to the Town as noted in Appendix C and such disclosures shall be incorporated by reference into this Agreement to the same extent as if set forth herein. In this regard, Town hereby authorizes the Town Supervisor to acknowledge and/or waive any such additional conflict of interest disclosures of Munistat on behalf of the Town.

Munistat certifies, under penalty of perjury, that it has and implemented a written policy addressing sexual harassment prevention in the workplace and provides annual sexual harassment prevention training to all of its employees. Our policy meets the requirements of section 201-g of the Labor Law.

*[Signature page follows]*

**SIGNATURE PAGE**

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed by their respective representatives as of the date first written above.


**TOWN OF WARWICK**

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

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

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

**MUNISTAT SERVICES, INC.**

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

Name: \_\_\_\_\_ Noah Nadelson

Title: \_\_\_\_\_ Chief Executive Officer

## **APPENDIX A**

### **SERVICES**

Munistat shall provide, upon request, services related to the issuance of debt, as applicable, and set forth below. The Town acknowledges and agrees that most tasks requested by the Town will not require all the services described below, and as such, the specific scope of services for such task shall be limited to those services required to complete the transaction. Any material changes in or additions to the scope of services described below shall be promptly reflected in an amendment to this Agreement.

#### **Bond Financings:**

- Meet with appropriate Town Officials to discuss plan of finance and establish the timeline.
- Preparation of maturity and estimated debt service schedules for bond issues in accordance with Local Finance Law.
- We will assist the Town with the preparation of the Official Statement, based on information provided by the Town and/or third parties, including Bond Counsel for certain language relating to legal matters. Munistat will make no representation, warranty or guarantee regarding the accuracy or completeness of the information in the Preliminary Official Statement or Official Statement, and its assistance in preparing these documents should not be construed as a representation that it has independently verified such information.
- We distribute Official Statements and/or Notices of Sale to the investment community through various information repositories and post the documents on "Ipreo", a third party, distribution and electronic bidding platform.
- If necessary, we submit requested documents and information to the rating agencies and, if we feel the situation warrants, we will make an appointment with a credit analyst in order to present our views regarding the Town's rating.
- Prior to the bond sale, we submit the required information to the CUSIP Service Bureau. It is generally the function of bond counsel and the underwriter to ensure that the bonds are printed in correct form and on a timely basis.
- For issues over \$5 million, we ensure the publication of the Notice of Sale for bond issues within the required time limits.
- For issues over \$5 million, we prepare the Debt Statement for certain bond issues and file it with the State Comptroller's office.
- We handle the bid opening at our office and verify the calculation of the winning bid.
- We coordinate the financial details of the closing with the Town, bond counsel, the underwriter, and the bond insurance company (if applicable).

- We coordinate the preparation of the Final Official Statement with the underwriter, bond counsel and, where applicable, the bond insurance company.
- We prepare the final Debt Service Schedule (and, where applicable, the apportionments of such overall Debt Service Schedule into the appropriate funds), and distribute copies of such schedules to the issuer, and bond counsel.

### **Note Financings:**

- Meet with appropriate Town Officials to discuss plan of finance and establish the timeline.
- We will assist the Town with the preparation of the Official Statement, based on information provided by the Town and/or third parties, including Bond Counsel for certain language relating to legal matters. Munistat will make no representation, warranty or guarantee regarding the accuracy or completeness of the information in the Preliminary Official Statement or Official Statement, and its assistance in preparing these documents should not be construed as a representation that it has independently verified such information.
- We distribute Official Statements and Notices of Sale to the investment community through various information repositories and post the documents on "Ipreo", a third party, distribution and electronic bidding platform.
- Prior to the sale, we submit the required information to the CUSIP Service Bureau. It is generally the function of bond counsel and the underwriter to ensure that the bonds are printed in correct form and on a timely basis.
- We handle the bid opening at our office and verify the calculation of the winning bid.
- We coordinate the financial details of the closing with the Town, bond counsel, the underwriter, and the bond insurance company (if applicable).
- We coordinate the preparation of the Final Official Statement with the underwriter, bond counsel and, where applicable, the bond insurance company.
- We prepare the computation of note interest and principal payment due (and, where applicable, the apportionments of such overall payments due into the appropriate funds), and distribute copies of such schedules to the issuer.

### **EFC Financings:**

- We assist the Town in short-term and long-term financings with the Environmental Facilities Corporation. Such financings require much of the services described above. Additional services include, but are not limited to: coordinate the collection of financial and operating information during the application process, participation in conference calls, prepare various estimated debt service schedules, determine amounts to be included in ensuing operating budgets, and tax impact analysis.

**Lease Financings:**

- If appropriate, we assist the Town in lease financings (energy performance contract, vehicle, LED lighting, etc.). Such services include but are not limited to: coordinate the collection of financial and operating information, verify and analyze the projected cash flows, draft the Request for Proposals, accept the bids via competitive public sale on the lease and help determine the award, prepare various estimated debt service schedules, determine amounts to be included in ensuing operating budgets, and coordinate the closing.

**Continuing Disclosure:**

- In accordance with SEC Rule 15c2-12 and the Undertaking to Provide Continuing Disclosure as executed by the Town in connection with the sale of certain bonds and delivered at the closing for such bonds, the Town may be obligated to file a Statement of Annual Financial and Operating Information with the Electronic Municipal Market Access System ("EMMA") according to the Agreement. When necessary, we are available to help the Town to ensure compliance with its Continuing Disclosure Undertakings.

## **APPENDIX B**

### **FEES AND EXPENSES**

The fees for our services for capital project financings will *not exceed* the following: Serial Bonds - \$9,500 for each bond issue with an Official Statement and \$0.85 per \$1,000, prior to any reduction of premium; Refunding Serial Bonds - \$14,500 for each bond issue with an Official Statement and \$1.85 per \$1,000, based on total proceeds; Bond Anticipation Notes – Base fee of \$4,500 for each note with an Official Statement and \$0.50 per \$1,000 thereafter; Lease financings - \$6,500 and \$0.35 per \$1,000 thereafter; Environmental Facilities Corporation Financings - \$4,500 due upon closing of short-term financings and an additional \$7,500 plus \$0.75 per \$1,000 thereafter due upon closing of the long term financing. The fee for general consulting services will be billed hourly with the terms of the service agreed upon prior to the engagement.

If applicable, the fee for preparation and filing of the Statement of Annual Financial and Operating Information in accordance with SEC Rule 15c2-12, and the Town's Continuing Disclosure Undertaking will be \$2,100. There is no charge for the filing of material event notices.

All of the above fees represent our experience in working with local governments for the last several years, a general understanding of the capital project plans and the necessary time expected to execute each transaction. It should be noted that these fees represent a "not to exceed" amount. Munistat has historically discounted much of the above fees due to size, the issuance of more than one bond issue in a given year, or single-purpose borrowings.

The fee for our services includes all out-of-pocket expenses. Other normal issuing costs, such as bond counsel fees, rating agency fees and publication of resolutions and Notices of Sale are billed directly to the Town by the respective parties.

Munistat Services, Inc. will not charge to attend meetings of the Board, work sessions, meetings with bond counsel, ratings agencies, or any other meetings associated with a capital project. We do not charge any fees for services delivered prior to a referendum, including preparation of estimated debt service and tax rate impact schedules. There will be no charge until, and unless the closing of the bonds or notes take place.

## **APPENDIX C**

### **DISCLOSURE OF CONFLICTS OF INTEREST**

#### **FIXED FEE**

Under a fixed fee form of compensation, the municipal advisor is paid a fixed amount established at the outset of the transaction. The amount is usually based upon an analysis by the client and the advisor of, among other things, the expected duration and complexity of the transaction and the agreed-upon scope of work that the advisor will perform. This form of compensation presents a potential conflict of interest because, if the transaction requires more work than originally contemplated, the advisor may suffer a loss. Thus, the advisor may recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives. There may be additional conflicts of interest if the municipal advisor's fee is contingent upon the successful completion of a financing, as described below.

#### **CONTINGENT COMPENSATION**

Certain fees to be paid by the Town to Munistat Services, Inc. are contingent on the size and successful closing of the transaction. Although this form of compensation may be customary, it presents a conflict because Munistat Services, Inc. may have an incentive to recommend unnecessary financings or to recommend a larger transaction to the Town. For example, when facts or circumstances arise that could cause the financing or other transaction to be delayed or fail to close, Munistat Services, Inc. may have an incentive to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

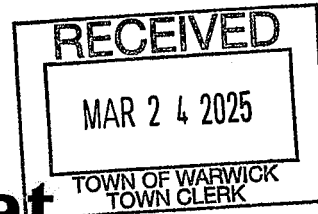
Munistat Services, Inc. manages and mitigates these conflicts primarily by adherence to the fiduciary duty which it owes to municipal entities which require it to put the interests of the Town ahead of its own.

#### **OTHER MATERIAL CONFLICTS OF INTEREST**

Munistat Services, Inc. has determined, after exercising reasonable diligence, that it has no other known material conflicts of interest that would impair its ability to provide advice to the Town in accordance with its fiduciary duty to municipal entity clients. To the extent any such material conflicts of interest arise after the date of this Agreement, Munistat Services, Inc. will provide information with respect to such conflicts in the form of a written amendment or supplement to this Agreement.

**NEW YORK OFFICE**

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631-331-8888



**CONNECTICUT OFFICE**

129 Samson Rock Drive, Suite A  
Madison, CT 06443  
203-421-2880, 203-421-2087

March 24, 2025

**MUNICIPAL ADVISOR SCOPE OF SERVICES AND REQUIRED DISCLOSURES  
RELATED TO:**

**TOWN of WARWICK  
2025 BOND ANTICIPATION NOTES**

Munistat Services, Inc. ("Munistat") shall provide services related to this issuance of debt as set forth below. The Town acknowledges and agrees that certain tasks requested by the Town will not require every service described below, and as such, the following scope of services for such tasks shall be limited to those services required to complete the transaction. Munistat will promptly inform the Town of any material changes in or additions to the services described below.

**Munistat will provide the following services related to the Town's 2025 BANs:**

- Meet with appropriate Town Officials to discuss plan of finance and establish the timeline.
- Assist the Town with the preparation of the Official Statement, based on information provided by the Town and/or third parties, including Bond Counsel, for certain language relating to legal matters. Munistat will make no representation, warranty or guarantee regarding the accuracy or completeness of the information in the Preliminary Official Statement or Official Statement, and its assistance in preparing these documents should not be construed as a representation that it has independently verified such information.
- Distribute the Official Statement and/or Notice of Sale to the investment community and post the documents appropriate third-party distribution and electronic bidding platform(s).
- Submit required information to the CUSIP Service Bureau.
- Preside over the bid opening at our office and verify the calculation of the winning bid.
- Coordinate the financial details of the closing with the Town, bond counsel, the underwriter, and the bond insurance company (if applicable).
- Coordinate the preparation of the Final Official Statement with the underwriter, bond counsel and, where applicable, the bond insurance company.
- Prepare the computation of note interest and principal payment due (and, where applicable, the

apportionments of such overall payments due into the appropriate funds), and distribute copies of such schedules to the issuer.

### **FEES AND EXPENSES**

Our standard fee for a BAN is a base fee of \$4,500 for each note with an Official Statement and \$0.50 per \$1,000 financed.

**Our fee for the Town's 2025 BAN will be \$2,250 (50% Discount).**

### **DISCLOSURE OF CONFLICTS OF INTEREST**

#### **CONTINGENT COMPENSATION**

The fees to be paid by the Town to Munistat Services, Inc. are contingent upon the size and successful closing of the transaction. Although this form of compensation may be considered customary, it may also present the appearance of a conflict because Munistat Services, Inc. could have an incentive to recommend unnecessary financings to the Town. For example, when facts or circumstances arise that could cause the financing or other transaction to be delayed or fail to close, Munistat Services, Inc. may have an incentive to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

Munistat Services, Inc. manages and mitigates these conflicts primarily by adherence to the fiduciary duty which it owes to municipal entities. Under this fiduciary duty, Munistat is required to put the interests of the Town ahead of its own interests.

#### **FIXED FEE**

Under a fixed fee form of compensation, the municipal advisor is paid a fixed amount established at the outset of the transaction. The amount is usually based upon an analysis by the client and the advisor of, among other things, the expected duration and complexity of the transaction and the agreed-upon scope of work that the advisor will perform. This form of compensation presents a potential conflict of interest because, if the transaction requires more work than originally contemplated, the advisor may suffer a loss. Thus, the advisor may recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives. There may be additional conflicts of interest if the municipal advisor's fee is contingent upon the successful completion of a financing, as described below.

#### **OTHER MATERIAL CONFLICTS OF INTEREST**

Munistat Services, Inc. has determined, after exercising reasonable diligence, that it has no other known material conflicts of interest that would impair its ability to provide advice to the Town in accordance with its fiduciary duty to municipal entity clients. To the extent that any such material conflicts of interest may arise after the date of this document, Munistat Services, Inc. will provide the client with information regarding such conflicts in written form.

## **OTHER REQUIRED DISCLOSURES**

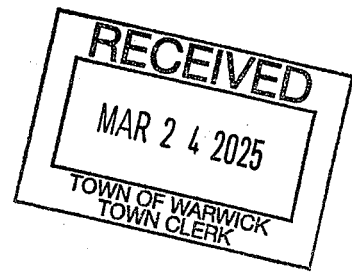
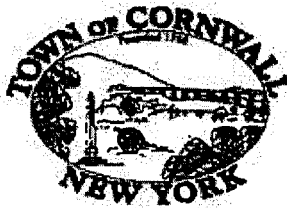
### **TERM AND TERMINATION**

The existing Agreement is effective as of its Effective Date and shall remain in effect until terminated by either party upon thirty(30) days written notice; provided, however, that in the event of termination of any such engagement, Munistat reserves that right to assess fees for any work performed pursuant to any Work Order.

### **REQUIRED REGULATORY DISCLOSURES**

Munistat is registered as a "Municipal Advisor" pursuant to Section 15B of the Securities Exchange Act and rules and regulations adopted by the United States Securities and Exchange Commission ("SEC") (Registration #867-00429) and the Municipal Securities Rulemaking Board ("MSRB") (Registration #K0114). As part of this SEC registration, Munistat is required to disclose to the SEC information regarding criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation involving Munistat. Pursuant to MSRB Rule G-42, Munistat is required to disclose any legal or disciplinary event that is material to the Town's evaluation of Munistat or the integrity of its management or advisory personnel. Munistat has determined that no such event exists. Copies of Munistat's filings with the United States Securities and Exchange Commission can be found by accessing the SEC's EDGAR system Company Search Page which is currently available at <https://www.sec.gov/edgar/searchedgar/companysearch.html> and searching for either "Munistat Services, Inc." or for our CIK number, which is 0001608472

The MSRB has made available on its website ([www.msrb.org](http://www.msrb.org)) a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the appropriate regulatory authority.



**TOWN OF CORNWALL  
ORANGE COUNTY, NEW YORK**

Town Hall  
183 Main Street  
Cornwall, New York 12518  
Telephone: (845) 534-3770  
Fax: (845) 534-3760

**TOWN BOARD**

Joshua Wojehowski, Supervisor

Rokhsa Michael-Razi  
Virginia Scott

Karen Edelman-Reyes  
Timothy McCarty

-----  
Jennifer McCormick, Town Clerk  
Steven J. Gaba, Esq., Attorney for the Town

\*\*\*

**BOND COUNSEL**

Hawkins Delafield & Wood LLP  
New York, New York

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**MUNICIPAL ADVISOR**



Municipal Finance Advisory Service

12 Roosevelt Avenue  
Port Jefferson Station, N.Y. 11776  
(631) 331-8888

E-mail: [info@munistat.com](mailto:info@munistat.com)  
Website: <https://www.munistat.com>

### **Utilities and Other Services**

Electricity and natural gas are supplied to the Town by the Central Hudson Gas and Electric Corporation. Water supply and distribution is primarily provided by the Village of Cornwall-on-Hudson. Sanitary sewer services are provided to about 75% of the Town residents through special assessment sewer districts. The Town is responsible for the financing, construction and maintenance of the facilities located within them. The balance of the Town utilizes septic systems. Police protection is provided by the Town Police Department, and fire protection is provided by Fire Districts which serve the entire Town.

### **Government**

The Town was established in 1764. Two independently governed school districts are located within the Town, which relies on its own taxing powers granted by the State to raise revenues. The school districts use the Town's assessment roll as its basis for taxation of property located within the Town.

Subject to the provisions of the State Constitution, the Town operates pursuant to the Town Law, the Local Finance Law, other laws generally applicable to the Town, and any special laws generally applicable to the Town. Under such laws, there is no authority for the Town to have a charter, but pursuant to the Town Law and other laws generally applicable to home rule, the Town may from time to time adopt local laws.

The legislative power of the Town is vested in the Town Board, which consists of five members, including the Supervisor, who is the chief fiscal officer of the Town, elected for a term of two years. The four other members of the Town Board are elected to four-year terms, and such terms are staggered such that two councilmen are elected every two years. All the Town Board members are elected at large and there is no limitation to the number of terms each may serve.

The Town Clerk is elected to a two-year term. The Receiver of Taxes is elected to a four year term. The Town Board appoints the Assessor, the Attorney for the Town, the Town Engineer and Highway Superintendent.

### **Financial Organization**

The Supervisor is the chief fiscal officer of the Town as well as the accounting officer, and his duties include administration, direction and control of budget and insurance, accounts payable and receivable and payroll. The Supervisor is also responsible for drafting and preparing the budget and securing and administering State and Federal grants.

### **Employees**

The Town provides services through approximately 50 full-time employees and 76 part-time employees, some of which are represented by organized labor:

<u>Name of Union</u>	<u>Number of Members</u>	<u>Contract Expiration Date</u>
Civil Service Employees Association	25	12/31/2024
Patrolmen's Benevolent Association	12	12/31/2024

**Computation of Debt Limit and Calculation of Net Debt Contracting Margin**  
(As of June 27, 2024)

<u>Fiscal Year Ending December 31:</u>	<u>Assessed Valuation</u>	<u>State Equalization Rate (%)</u>	<u>Full Valuation</u>
2019	\$1,626,720,919	100.00	\$1,626,720,919
2020	1,643,042,582	95.23	1,725,341,365
2021	1,651,534,143	93.00	1,775,843,165
2022	1,659,410,641	75.45	2,199,351,413
2023	1,655,916,963	67.45	<u>2,455,028,855</u>

Total Five Year Full Valuation

\$9,782,285,717

Average Five Year Full Valuation

1,956,457,143

Debt Limit - 7% of Average Full Valuation

136,952,000

Inclusions:

Outstanding Bonds:

General Town Purposes

\$9,081,007

Bond Anticipation Notes

6,810,000

Total Inclusions

15,891,007

Exclusions:

Appropriations

615,000

Total Exclusions:

615,000

Total Net Indebtedness Before Issuing the Bonds and Notes

15,276,007

The Bonds

325,000

The Notes

6,732,500

Less: BANs Being Redeemed by the Bonds and Notes

3,875,000

Net Effect of Issuing the Bonds and Notes

3,182,500

Total Net Indebtedness After Issuing the Bonds and Notes

18,458,507

Net Debt Contracting Margin

\$121,675,993

Per Cent of Debt Contracting Margin Exhausted

11.15%

## Expenditures

The major categories of expenditures for the Town are General Government Support, Public Safety, Transportation, Economic Assistance and Opportunity, Home and Community Services, Culture and Recreation, Employee Benefits and Debt Service. A summary of the expenditures for the five most recently completed fiscal years may be found in Appendix A.

## Pension Systems

Substantially all employees of the Town are members of the New York State and Local Employees' Retirement System (the "Retirement System" or "ERS") and the New York State and Local Police and Fire Retirement System (PFRS). The Retirement Systems are a cost-sharing multiple public employer retirement system. The obligation of employers and employees to contribute and the benefits to employees are governed by the New York State Retirement System and Social Security Law (the "Retirement System Law"). The Systems offers a wide range of plans and benefits which are related to years of service and final average salary, vesting of retirement benefits, death and disability benefits and optional methods of benefit payments. All benefits generally vest after five years of credited service. The Retirement System Law generally provides that all participating employers in the Retirement Systems are jointly and severally liable for any unfunded amounts. Such amounts are collected through annual billings to all participating employers. Generally, all employees, except certain part-time employees, participate in the Retirement Systems. The Retirement Systems are non-contributory with respect to members hired prior to July 27, 1976. All members hired on or after July 27, 1976 must contribute three percent of their gross annual salary towards the costs of retirement programs until they attain ten years in the Retirement System, at such time contributions become voluntary. On December 10, 2009, the Governor signed into law the creation of a new Tier 5, which is effective for new ERS employees hired after January 1, 2010. New ERS employees in Tier 5 will now contribute 3% of their salaries. There is no provision for these contributions to cease for Tier 5 employees after a certain period of service. Additionally, on March 16, 2012, the Governor signed into law the new Tier 6 pension program, effective for new ERS and TRS employees hired after April 1, 2012. The Tier 6 legislation provides for increased employee contribution rates of between 3% and 6%, an increase in the retirement age from 62 years to 63 years, a readjustment of the pension multiplier, and a change in the time period for final average salary calculation from 3 years to 5 years. Tier 6 employees will vest in the system after five years of employment and will continue to make employee contributions throughout employment.

As a result of significant capital market declines in the recent past, in certain years the State's Retirement System portfolio has experienced negative investment performance and severe downward trends in market earnings. As a result of the foregoing, it is anticipated that the employer contribution rate for the State's Retirement System in future years may be higher than the minimum contribution rate established under applicable law. Since 2010, various forms of legislation have been enacted to allow local governments and school districts the option of amortizing required contributions to the Retirement System. However, although these options reduce near term payments, it will require higher than normal contributions in later years. The Town has decided not to amortize any payments to the Retirement System.

### Required Contributions to the Retirement Systems

Fiscal Year Ending December 31:	ERS	PFRS
2020	\$334,400	\$228,975
2021	345,217	246,581
2022	294,095	316,132
2023	334,328	352,769
2024	389,800	396,300

Sources: Town Officials.

## Other Post Employment Benefits

The Town provides post-retirement healthcare benefits to various categories of former employees. These costs may be expected to rise substantially in the future. Accounting rules now require governmental entities, such as the Town, to account for post-retirement health care benefits as its accounts for vested pension benefits. GASB Statement No. 75 ("GASB 75") described below requires such accounting.

GASB Statement No. 75 ("GASB 75") of the Governmental Accounting Standards Board ("GASB"), requires state and local governments to account for and report their costs associated with post-retirement healthcare benefits and other non-pension benefits ("OPEB"). GASB 75 generally requires that employers account for and report the annual cost of the OPEB and the outstanding obligations and commitments related to OPEB in essentially the same manner as they currently do for pensions. Under previous rules, these benefits have generally been administered on a pay-as-you-go basis and have not been reported as a liability on governmental financial statements. Only current payments to existing retirees were recorded as an expense.

GASB 75 requires that state and local governments adopt the actuarial methodologies to determine annual OPEB costs. Annual OPEB cost for most employers will be based on actuarially determined amounts that, if paid on an ongoing basis, generally would provide sufficient resources to pay benefits as they come due.

During the year ended December 31, 2018, the Town adopted GASB 75, which supersedes and eliminates GASB 45. Under GASB 75, based on actuarial valuation, an annual required contribution ("ARC") will be determined for each state or local government. The ARC is the sum of (a) the normal cost for the year (the present value of future benefits being earned by current employees) plus (b) amortization of the unfunded accrued liability (benefits already earned by current and former employees but not yet provided for), using an amortization period of not more than 30 years. If a municipality contributes an amount less than the ARC, a net OPEB obligation will result, which is required to be recorded as a liability on its financial statements.

GASB 75 establishes new standards for recognizing and measuring OPEB liabilities, deferred outflows of resources, deferred inflows of resources, and expense/expenditures to provide more transparent reporting and useful information about the liability and cost of benefits. Municipalities and school districts are required to account for OPEB within the financial statements rather than only noted in the footnotes as previously required by GASB 45. It is measured as of a date no earlier than the end of the employer's prior fiscal year and no later than the employer's current fiscal year. The discount rate is based on 20-year, tax exempt general obligation municipal bonds. There is no amortization of prior service cost.

The following table shows the components of the Town's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the Town's net OPEB obligation:

Changes in the Total OPEB Liability	Fiscal Year Ending December 31, 2023:
Balance as of December 31, 2022	\$18,106,078
Changes for the year:	
Service Cost	847,709
Interest	386,485
Changes of benefit terms	0
Differences between actual and expected experience	0
Changes in assumptions or other outputs	(3,882,190)
Benefit payments	<u>(384,726)</u>
Total Changes	<u>(\$3,032,722)</u>
Total OPEB liability as of December 31, 2023	<u>\$15,073,356</u>

The Office of the New York State Comptroller has recently proposed legislation to provide the State and certain local governments with the authority to establish trusts in which to accumulate assets for OPEB and to establish an OPEB investment fund in the sole custody of the State Comptroller for the investment of OPEB assets of the State and participating eligible local governments. The Town cannot predict at this time whether such proposed legislation will be enacted into law. At this time, New York State has not developed guidelines for the creation and use of irrevocable trusts for the funding of OPEB. As a result, the Town has decided to continue funding the expenditure on a pay-as-you-go basis.

Should the Town be required to fund its unfunded actuarial accrued OPEB liability, it could have a material adverse impact upon the Town's finances and could force the Town to reduce services, raise taxes or both.

## REAL PROPERTY TAX INFORMATION

### Real Property Taxes

The Town derives a major portion of its revenues from a tax on real property (see "Statement of Revenues, Expenditures and Changes in Fund Balance" in Appendix A, herein.) Property taxes accounted for approximately 47.96% of total general fund revenues, for the fiscal year ended 2022. On June 24, 2011, the Tax Levy Limit Law was enacted, which imposes a tax levy limitation upon the municipalities, school districts and fire districts in the State, including the Town, without providing an exclusion for debt service on obligations issued by municipalities and fire districts, including the Town. See "Tax Levy Limit Law," herein.

#### Tax Rates

(Per \$1,000 Assessed Valuation)

	Fiscal Year Ending December 31:				
	2020	2021	2022	2023	2024
County	3.93%	3.73%	3.69%	3.63%	3.41%
General:					
Town-Wide	1.82	1.72	1.45	1.77	2.23
Part-Town	1.33	1.55	1.03	1.65	1.56
Highway	0.94	0.94	0.32	1.07	0.99
Special Districts (Selected Items):					
Cornwall Sewer	1.97	1.99	2.01	1.88	2.51
Canterbury Fire	1.07	1.07	1.06	1.08	1.07

The following table sets forth the percentage of the Town's General Fund revenue (excluding other financing sources) comprised of real property taxes for each of the fiscal years 2019 through 2023 inclusive and as budgeted for the fiscal years 2024.

Fiscal Year Ending December 31:	Total Revenue	Real Property Taxes	Real Property Taxes to Revenues (%)
2019	5,810,258	3,716,888	63.97
2020	5,659,332	3,693,680	65.27
2021	6,705,776	3,875,128	57.79
2022	6,028,533	2,891,341	47.96
2023	7,158,633	4,034,111	56.35
2024 (Budgeted)	7,527,262	4,654,862	61.84

Sources: Audited financial statements (2019-2023) and the Adopted Budgets (2024).

### Tax Collection Procedure

The Town levies and collects all ad valorem and special assessment taxes and charges for general Town, highway, special district, and fire district purposes. The Town also collects County and School District property taxes.

Town tax bills, which include the County levy, are mailed on or about January 1 of each year, and may be paid without penalty or interest charge on or before January 31. Penalties for delinquent payment are imposed at the rate of 1% for bills paid in February, 1-1/2% for bills paid in March, and 2% for bills paid in April. Thereafter, all unpaid taxes and the penalties thereon must be paid to the County Treasurer, and an additional penalty of 5% is added thereto.

The Town permits the payment of its taxes on an installment basis, with equal installments due on or before January 15 and July 15, respectively. A 3% service charge is added to the tax bills of those taxpayers selecting the installment plan. In addition, a 1% interest charge is imposed for the first installment if paid after January 15 and on or before January 20; the installment option may not be exercised thereafter. After January 20, the tax bill is payable in full without interest or penalty if paid on or before January 31.

**Large Taxable Properties**  
2023 Assessment Roll <sup>a</sup>

Name	Type	Assessed Valuation
Idlewind Creek Apartments	Apartments	\$21,850,000
Palisades Interstate Park Commission	State Lands	15,397,500
Central Hudson	Public Utility	14,995,360
Cornwall Apartments	Apartments	9,650,000
Vails Gate Business Center	Commercial	9,887,700
Joy Apartment, LLC.	Apartments	7,182,900
Cornwall Owners Corp.	Co-Ops	6,000,000
Cornwall Shopping, LLC.	Commercial	4,980,000
CSX Transportation, Inc.	Transportation	5,616,360
Cornwall Medical Complex, LLC.	Medical Building	5,243,200
Bigg	Various	4,578,800
A&W Properties	Commercial	3,152,800
Cornwall Properties	Manufacturing	2,802,500
Total <sup>b</sup>		<u>\$111,337,120</u>

a. Assessment Roll established in 2022 for levy and collection of taxes in 2023.

b. Represents 6.72% of the 2023 Taxable Assessed Valuation of the Town.

### LITIGATION

In common with other municipalities, the Town from time to time receives notices of claim and is party to litigation. In the opinion of the Town, after consultation with the Attorney for the Town, unless otherwise set forth herein and apart from matters provided for by applicable insurance coverage, there are no significant claims or actions pending in which the Town has not asserted a substantial and adequate defense, nor which, if determined against the Town, would have an adverse material effect on the financial condition of the Town.

The Town is being sued based on allegations that the Town caused water damage to a plaintiff's property by failing to maintain a roadside storm drainage system. The Town is vigorously contesting the claim.

### CYBERSECURITY

The Town, like many other public and private entities, relies on technology to conduct its operations. As a recipient and provider of personal, private, or sensitive information, the Town faces multiple cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. To mitigate the risk of business operations impact and/or damage from cyber incidents or cyber-attacks, the Town invests in various forms of cybersecurity and operational controls; however, no assurances can be given that such security and operational control measures will be completely successful to guard against cyber threats and attacks. The results of any such attack could impact business operations and/or damage Town digital networks and systems and the costs of remedying any such damage could be substantial.



**Steven M. Neuhaus**  
*County Executive*

## DEPARTMENT OF HEALTH

**Dr. Jennifer L. Roman, DO**

**Acting Commissioner**

124 Main Street  
Goshen, New York 10924

**Environmental Health**

Phone: (845) 291-2331

Fax: (845) 291-4078

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

March 17, 2025

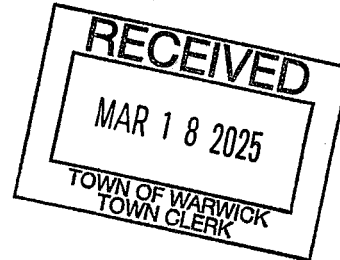
«MUNICIPALITY»

ATTN: «FNAME» «LNAME»

«STREET\_ADDR1»

«STREET\_ADDR2»

«CITY», «STATE» «ZIP»



**Re: Orange County Department of Health (OCDOH)**  
**Reminder of Jurisdictional Oversight and Review**

Dear Municipal Official,

In an effort to have good communication with our municipal partners the Orange County Department of Health (OCDOH) has been providing an annual mailing/email blast to municipal leaders. We have a mutual interest in ensuring that development projects move smoothly through review & approval, and at the same time meet all code requirements. Our hope is that this correspondence helps to facilitate that goal. Below you will find a list of situations for which municipalities should be referring projects to this office for review and approval. The summary of this list, and the first question municipalities should be asking for anything this office may be involved with is, "Have you called the Health Department to discuss?". **Feel free to give anyone our number 845-291-2331** and we would be happy to discuss with them any potential involvement we may have.

As far as instances where OCDOH may be involved, listed below, please note that we have attempted to provide a complete list of all projects that should be referred to our office; however, please understand that this may not be all-encompassing. Please reach out to our office anytime should you have questions and/or require further clarification. **Also, please pass this correspondence onto your engineers, building inspectors, code enforcement officers, planning board members, and anyone else that may benefit from this list.**

1. Any modifications/changes to a new or existing establishment, which will be an Orange County Department of Health permitted facility, falls under the jurisdiction of this office for review and approval. Permitted facilities include, but may not be limited to: campgrounds, children's camps, food services, migrant farm worker housing, mobile home parks, public swimming pools, bathing beaches, mass gatherings (>5,000 people for 24 hours or more), and temporary residences (hotels/motels/etc.) designed for 11 or more occupants. Please be aware of Non-Owner occupied Bed and Breakfasts OR B&Bs with 11 or greater occupants, both of which would require Temporary Resident permitting by our office. Businesses which are considered a "Bed and Breakfast" but are not owner-occupied or have the capacity to have greater than 11 occupants are actually Temporary Residences which must be permitted by OCDOH.
2. Proposed restaurants, or modifications to existing restaurants, must have kitchen, dining room, and restroom plans approved by this office, prior to construction.

3. Any modifications to, or installation of, a new sewage disposal system and/or water well or water treatment system, serving a permitted facility (as noted above), would require review and approval by this office and/or the NYSDEC.
4. All alternative sewage disposal systems which include, but are not limited to, raised systems, mound systems and intermittent sand filters (either new construction or replacement), must be referred to this office.
5. Any proposed sewage disposal systems that will not meet proper separation distances must be referred to this office. Proper separations can be found in Appendices 5-B and 5-D of Part 5, subpart 5-1, of the New York State Sanitary Code, NYSDOH Residential Onsite Wastewater Treatment Systems – Design Handbook, and/or the NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems. All of these documents can be found on our website: [www.orangecountygov.com/539/Applications-Forms-Permits-Documents](http://www.orangecountygov.com/539/Applications-Forms-Permits-Documents), under the “Engineering Plan Submissions” heading.
6. New major realty subdivisions must be reviewed and approved by this office. A major subdivision (subdivision under Article 11 of Public Health Law) is defined as 5 or more lots that are each 5 acres or less. Please be cognizant of ‘creeping’ subdivisions, if a minor subdivision is re-subdivided less than 3 years later and under common ownership, all lots may be subjected to the rules of a major subdivision and will require our review and approval of the entire subdivision.
7. Modifications to wells, sewage disposal systems, or lot line changes that were part of a subdivision that this office previously reviewed and approved, or ANY changes to a project previously approved by this office, must be referred to our office for approval of these changes. We are currently working with the Orange County Clerk’s office to ensure all OC Departments are involved as appropriate, if any procedures change you will be notified at that time.
8. Any proposed private wells that do not meet the separation requirements of Appendix 5-B (of Part 5 of the NYS Sanitary Code) should be referred to this office.
9. Any newly proposed (or modifications to an existing) Public Water System (anything with its own well(s) that serves an average of 25 people per day for a minimum of 60 days out of the year, or has 5 or more service connections), must be referred to this office. Our office must accept any proposed well location prior to drilling. We may also need to be involved if any of these types of facilities are reopening, as water treatment may have been removed and will need reapproval prior to opening.
10. Any modifications to a public water supply source, treatment, or distribution system must be referred to this office for review and approval. It should be noted that installation of service lines would not have to be referred to our office; however, water main extensions (any water line that includes a fire hydrant or serves more than one building) would.
11. All primary testable backflow prevention devices (BFPD) on premises served by public water supplies (except for one- and two-family residences) must be reviewed and approved by our office. Please note that we have updated our BFPD checklist and application. Please be reminded that the municipality must sign off on the BFPD that is protecting your water system, this signature indicates that the device proposed is consistent with your local cross connection control program and any other local requirements in place to protect your water system.
12. Any newly proposed (or modifications to an existing) public swimming pool must be reviewed and approved by this office. These may be within a permitted facility (e.g. temporary residence pools, campground pools, mobile home park pools, etc.).

13. It should be noted that a municipality can refer projects to our office for any reason. If a referral is being made for separation issues, alternative sewage disposal systems, or for any other reason not noted above, our office will need that referral in writing from a municipal official.

This office would strongly advise all our municipalities to take a careful look at sewage capacity in strip malls and multiuse buildings that are served by an onsite sewage disposal system. Our office reviews this information only when a permitted facility is present in the building, and we are finding that because of this constant change of use, the building(s) does not always have adequate septic capacity, or even a valid SPDES permit in some cases. Inadequate septic capacity may result in septic failure, which will ultimately come back to this office as a public health nuisance. This review of septic capacity has been impacting seating capacities and functionality of our permitted facilities. During the Certificate of Occupancy issuance process, we respectfully encourage you to evaluate on site activities at strip malls and how they may impact on-site septic capacity. We have had situations, for example, where changes in strip malls increase sewage use on premises. We at the Health Department will not know that unless it involves a Health Department permitted entity such as a restaurant. We believe this close review will help to reduce the number of failing septic systems at these multiuse buildings.

NOTE: This office instituted a change to our standard of review in 2021 where we no longer accept water meter readings as design flow. On all future reviews conducted by our office we will be using the NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems (2014). Values can be found starting on page B-16, this document can be found on our website: [www.orangecountygov.com/539/Applications-Forms-Permits-Documents](http://www.orangecountygov.com/539/Applications-Forms-Permits-Documents). This method of review was put into place to stay consistent with published design standards, and to move away from meter readings given the high turnover rate in these buildings which leads to inconsistent historical meter readings. We believe this is more consistent with industry design standards, is a look forward at potential sewer flow (not back), and provides an inherent safety factor to protect the property owner, the municipality, our office, and most important public safety.

At this same link: [www.orangecountygov.com/539/Applications-Forms-Permits-Documents](http://www.orangecountygov.com/539/Applications-Forms-Permits-Documents) you will find our office's updated review fee schedule which changed in 2023. Feel free to pass this information along as part of your referral process if you would like. No changes to review fees were made in 2025.

The purpose of this letter is to provide clarification on OCDOH jurisdiction and we do not speak on behalf of the New York State Department of Environmental Conservation (NYSDEC); however, in addition to contacting our office, we would recommend that municipalities reach out to the NYSDEC for sewage disposal system reviews where the design capacity is greater than 1,000 gpd, where septic systems have the admixture of industrial waste (regardless of size), or for any surface discharges.

Please feel free to reach out to our office anytime to discuss any specific project that may not have been addressed by this letter, may not fit neatly into one of these categories, or if you have any general questions or concerns.

Respectfully,



Steven Gagnon, M.P.H., P.E.

Principal Public Health Engineer

cc: Lisa Lahiff & Gretchen Riordan, Deputy Commissioners of Health  
Municipalities (via email)  
Municipal Code Enforcement Officers (via email)  
file

## Warwick Town Clerk

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**From:** AnnaMarie <acalli1065@aol.com>  
**Sent:** Monday, March 17, 2025 1:43 PM  
**Subject:** Orange County Genealogical Society (OCGS) Upcoming Programs  
**Attachments:** 5 April 2025 \_ Sue Gardner.pdf; Registration Form Lisa A Alzo May 3 2025 ZOOM Seminar.pdf

Good Afternoon,

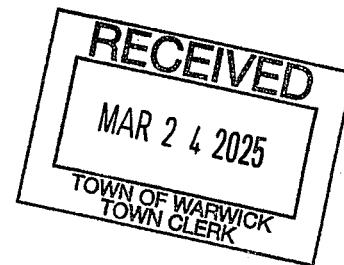
Attached please find OCGS's upcoming programs:

April 5, 2025 - Sue Gardner "They Also Served: An Orange County Militia Revolution" - This is a Free Program"

May 3, 2025 - All Day Zoom Seminar - Speaker: Lisa A. Alzo with Cyndi Ingle as our Zoom Host - Registration Fee is \$20

Please share with your family/friends.

Anna Marie Calli  
OCGS, Program Coordinator



**Orange County Genealogical Society**  
**www.ocgsny.org**

**ALL-DAY ZOOM SEMINAR**  
**Saturday, 3 May 2025**  
**Zoom Host: Cyndi Ingle**

**Seminar Presenter: Lisa Ann Alzo, M.F.A.**

**Reservation Fee: \$20.00 see form below**

**Session 1: 10:00 am – 11:00 am "Ten Things Every Eastern European Genealogist Should Know"**

**Q&A with 15-minute Break**

**Session 2: 11:15 am – 12:15 pm "Make Those Skeletons Dance: Exploring Your Family's Dark Side"**  
**Q&A with 45-Minute Lunch Break**

**Session 3: 1:00 pm – 2:00 pm "Immigrant Cluster Communities: Past, Present and Future"**

**Q&A Close of Seminar**

**If you choose not to attend all sessions the day of the seminar there will be a  
30-day Link to all sessions**

**Please turn over for information about our speaker and programs**

\*\*\*\*\*

**Mail Reservation Form to: OCGS, 2025 ZOOM Seminar, 101 Main Street, Goshen, NY 10924**  
**Please register early to ensure your snail mail is received in time for us to send you the E-Invite**  
**Deadline for reservations: 19 April 2025**

**Registration Fee: \$20.00**

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

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

\_\_\_\_\_

Amount Enclosed: \_\_\_\_\_

Phone: (required) \_\_\_\_\_

Email: (required) \_\_\_\_\_

**Please make sure your email is readable, to receive future notices of programs**



Lisa A. Alzo, M.F.A., is a freelance writer, instructor, and internationally recognized lecturer, specializing in Eastern European research and writing your family history. She is the author of eleven books and hundreds of magazine articles. Lisa works as an online educator and writing coach, and developed the Eastern European Research Certificate Program for the International Institute of Genealogical Studies. Visit <https://www.lisaalzo.com> for more information.

### **"Ten Things Every Eastern European Genealogist Should Know"**

Learn how to maximize your Eastern European genealogy research with the ten key things to know before you even begin. Topics to be addressed: Tips for planting your family tree online, determining names and places, pinpointing places, the best online databases for getting what you need and practices for citing sources and recording information, and what to expect when you cross the pond.

### **"Make Those Skeletons Dance: Exploring Your Family's Dark Side"**

How well do you really know your ancestors? Most of us want to believe our ancestors were hard-working, noble, or "salt-of-the-earth" types. We want to like them, and even brag about them. However, the reality is that if we go back far enough, we all can dig up a few proverbial "skeletons in the closet." The horse thief, the philanderer, the murderer! Oh my! Genealogy is one of the most unpredictable activities you'll undertake, and when you start digging into your family's past, "You never know what you're gonna get." If you suspect a few black sheep lurking in your family tree, this session will show you, with examples, how to hunt them down, bust through the speculation, and tell the real story.

### **"Immigrant Cluster Communities: Past, Present and Future"**

There are a handful of "cluster" immigrant communities throughout the United States that blossomed during the immigration influx of the late 19th and early 20th centuries. Exploring "cluster genealogy"—the process of researching those relatives, friends, and neighbors who lived near an ancestor—can often break down brick walls in the search for individual family lines and help to place our ancestors' lives in historical context. For those descendants who've moved away from such traditional immigrant enclaves, 21st-century technology can be used to rebuild "cluster communities" in the virtual world. This lecture will cover: How to identify chain migrations/cluster communities using key records; ways to share and collaborate with other researchers, and the benefits, pitfalls, and obstacles associate with a shift to "virtual" cluster communities; and how to use tools such as social networking sites, Wikis, etc. build online genealogical communities.

OCGS Web Site [www.ocgsny.org](http://www.ocgsny.org)

Orange County Genealogical Society  
[www.ocgsny.org](http://www.ocgsny.org)

**Saturday, April 5, 2025**

**10:30 AM – 12:00 PM**

**1841 Historic Courthouse**

**101 Main Street**

**Goshen, NY**

**“They Also Served: An Orange County Militia Revolution”**

Presented by: Sue Gardner



Town of Warwick Deputy Historian Sue Gardner will present the story of Orange County's 4th Militia Regiment under the command of Gen. John Hathorn during the Revolutionary War.

Using primary sources such as pension application accounts, Gardner will show that contrary to common assumptions that militia regiments were primarily engaged in local guard duty, these citizen soldiers were sent far and wide to fill in the ranks, participated in most of the major battles of the lower and Mid-Hudson, and provided essential support services for the Continental Army.

**This program is free and open to the public.  
Research Room will be open after our program.**

Information: visit our web site [www.ocgsny.org](http://www.ocgsny.org) or contact Anna Calli at [acalli1065@aol.com](mailto:acalli1065@aol.com) or [annamariellcalli@gmail.com](mailto:annamariellcalli@gmail.com) or Marilyn Terry at [mvtgrterry@aol.com](mailto:mvtgrterry@aol.com)

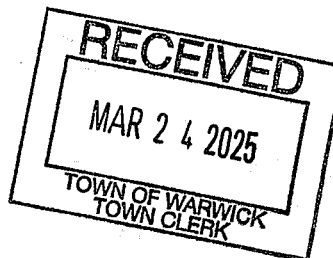


**Department of  
Transportation**

**KATHY HOCHUL**  
Governor

**MARIE THERESE DOMINGUEZ**  
Commissioner

**LANCE MACMILLAN, P.E.**  
Regional Director



March 24, 2025

The Honorable Eileen Astorino  
Town Clerk  
Town of Warwick  
132 Kings Highway  
Warwick, NY 10990

Re: Study# 821- 6258/ File #: 33.37-17A  
Speed Studies on Route 17A  
Town of Warwick, Orange County  
T21-284

Dear Eileen Astorino:

Thank you for your correspondence to the New York State Department of Transportation (NYSDOT), dated October 29, 2021, requesting a linear speed limit of 45 miles per hour (MPH) on Route 17A from the Village of Warwick border to the Village of Greenwood Lake border in the Town of Warwick, Orange County.

NYSDOT completed a traffic study at this location and has determined the existing unsigned 55 MPH state speed limit is appropriate along Route 17A from the Village of Warwick line to the Village of Greenwood Lake border.

A review of the most recently available crash history, from 6/1/2017 to 5/31/2022 revealed no pattern of crashes that could be attributed to speed.

A speed study was conducted on 12/01/2021. The speed data collected near County Park Lane indicated that the 85<sup>th</sup> percentile speed was 53 MPH. Additional speed data was collected at Mt. Peter Road, and it indicated that the 85<sup>th</sup> percentile speed was 51.2 MPH. NYSDOT's study, using the accepted practices, found that this stretch of roadway did not meet the criteria for lowering speed limit. Travel speeds were at or near the speed limit and other mitigating circumstances were not present.

Thank you for your interest in and support for the transportation system. For further questions, please contact the Regional Traffic and Safety Group at (845) 437-3320 and reference T21-284.

Sincerely,

  
C. Kingsley Onyeche  
Transportation Analyst

## ***STORAGE SPACE LEASE AGREEMENT***

This Storage Lease Agreement (the "Lease") is made and entered into on March 27, 2025 (the "Effective Date") by and between Town of Warwick, a municipal corporation, 132 Kings Highway, Warwick, New York 10990 (the "Lessor") and Archtop Fiber LLC a Delaware limited liability company, with an address of 300 Enterprise Drive, Kingston, NY, 12401 (the "Lessee"), collectively known as the "Parties." The Parties hereby agree as follows:

### **Terms and Conditions**

#### **1. Term**

Lessor hereby leases to Lessee the storage space consisting of approximately 1,075 square space of outdoor storage located at Town of Warwick Department of Works Yard, 132 Kings Highway, Warwick, New York 10990 ("Premises"). The area shall be designated by the Town of Warwick DPW Commissioner. The lease will start on March 18, 2025, and will end on December 31, 2025 unless extended or terminated pursuant to the terms of this agreement.

#### **2. Rent**

Lessee agrees to pay rent in advance every month as per the schedule below:

Beginning on April 1, 2025, and on the first day of each month thereafter, the Lessee shall pay rent as follows:

Monthly Rent: \$1,000.00

Lessee shall remit payment by check payable to the Town of Warwick addressed to Comptroller, Town of Warwick, 132 Kings Highway, Warwick, New York 10990/

#### **3. Termination**

Either party may terminate this Lease by providing 60 days written notice to the other party. Any such notice shall be directed to a party at the party's address as listed in this Lease. This lease shall automatically be extended by for successive 12-month periods unless terminated.

#### **4. Use of Premises**

Lessee will use the Premises exclusively for the storage of Lessee's telephone poles up to a maximum of 40 poles.

#### **5. Dangerous or Illegal Materials**

Lessee shall not keep or have on or around the Premises any item of a dangerous, flammable, or explosive nature that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company. Lessee shall not keep or have on or around the Premises any illegal items, materials or substances.

#### **6. Security and Liability**

Lessee understands that the Lessor does not provide any security system for the Premises. Lessee's possessions will occupy the Premises entirely at the risk of the Lessee. Lessor is not responsible for carrying any insurance covering Lessee's possessions. Lessee should, at his or her own expense, obtain insurance for the possessions stored at the Premises. Lessee releases Lessor from any loss, damage, claim or injury resulting from any casualty on the Premises including reasonable attorneys fees. Lessee understands and agrees that the Lessee accepts full responsibility for any and all personal injuries or any other damages that may occur during use of the storage space, regardless of the reason. Further, Lessee agrees that Lessor, and all associated owners, agents, and employees, be held harmless for any and all injuries and damages occurring inside or outside of the Premises.

#### **7. Maintenance**

Lessee will, at Lessee's sole expense, keep and maintain the Premises in good, clean and sanitary condition during the term of this Lease and any renewal thereof. Lessee will promptly advise Lessor if the Premises are in need of any maintenance or repair. Lessee agrees to accept the unit in its current condition.

#### **8. Assignment and Sublease**

Lessee shall not assign or sublease any interest in the Lease

#### **9. Governing Law**

This Lease shall be governed by the laws of New York State. The prevailing party shall be entitled to recover attorneys fees in any action brought to enforce any term of this lease.

#### **10. Entire Agreement**

This Lease contains part of the entire agreement of the parties.

#### **11. Severability**

If any provision of this Lease will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

#### **12. Amendment**

This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

#### **13. Waiver of Contractual Rights**

The failure of either party to enforce any provision of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

**14. Hold Harmless**

Lessee shall defend, indemnify, and hold harmless the Lessor, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of Lessee's use of Premises, or from the conduct of Lessee's business, or from any activity, work or thing done, permitted, or suffered by Lessee in or about the Premises.

**15. Insurance.**

Lessee shall maintain workman's compensation insurance for and all employees entering upon the premises. Lessee shall maintain automobile liability insurance for any and all vehicles entering upon the Premises whether owned by the Lessee or an employee of the Lessee. At all times Lessee shall maintain and cause its subcontractors to maintain, through a reputable carrier licensed to do business in the State of New York, comprehensive liability insurance including general liability and property damage with minimum limits of \$2,000,000 per occurrence and \$5,000,000 aggregate. Such policy shall be on a primary and non-contributory basis and will contain no terms allowing the insurer to be subrogated to the rights of any injured or damaged person or entity insofar as said person may have claims against the Lessor. Such policy shall name the Town of Warwick, 132 Kings Highway, Warwick, New York 10990, as an additional insured. Lessee will provide the Lessor with satisfactory proof of insurance upon execution of this Agreement. The terms and conditions of this Section shall survive expiration, termination, and cancellation of this Agreement. The requirements stated in this paragraph may only be waived or amended with written consent of the Lessor.

**16. Removal of Property.**

Upon termination of this lease, the Lessee shall remove all telephone poles from the premises. Any telephone poles remaining on the premises shall be deemed abandoned and may be disposed of, sold or utilized by the Lessor.

**IN WITNESS WHEREOF, this Lease has been executed and delivered in the manner prescribed by law as of the Effective Date first written above.**

Archtop Fiber LLC

LESSEE : \_\_\_\_\_ Date: \_\_\_\_\_  
Jesse Dwyer, Town Supervisor

Town of Warwick

LESSOR : Leonard Higgins Date: 03 / 26 / 2025  
Print Name and Title:  
Leonard Higgins, President & COO

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Title	Archtop Poles at Warwick DPW
File name	file
Document ID	68bb99a98fd171a8bd12e1161af2690636a55690
Audit trail date format	MM / DD / YYYY
Status	• Signed

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This document was requested from [app.contractsafe.com](https://app.contractsafe.com)

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## Document History



SENT

**03 / 26 / 2025**

18:02:06 UTC

Sent for signature to Leonard Higgins  
(lhiggins@archtopfiber.com) from lderuvo@archtopfiber.com  
IP: 204.11.165.18



VIEWED

**03 / 26 / 2025**

18:56:33 UTC

Viewed by Leonard Higgins (lhiggins@archtopfiber.com)  
IP: 204.11.165.18



SIGNED

**03 / 26 / 2025**

18:56:42 UTC

Signed by Leonard Higgins (lhiggins@archtopfiber.com)  
IP: 204.11.165.18



COMPLETED

**03 / 26 / 2025**

18:56:42 UTC

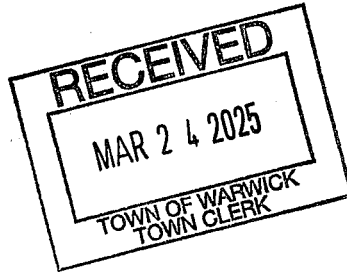
The document has been completed.



## VanDuzer Mechanical Inc

Samantha Walter  
46 Bowen Road  
Warwick, NY 10990

☎ (845) 258-0670  
✉ recreationdirector@townofwarwick.org



ESTIMATE	#1364
ESTIMATE DATE	Mar 24, 2025
SERVICE DATE	Feb 28, 2025
EXPIRATION DATE	Apr 3, 2025
TOTAL	\$65,000.00

### CONTACT US

170 SOUTH MAIN STREET  
FLORIDA, NY 10921

☎ (845) 986-1891  
✉ info@vanduzermechanical.com

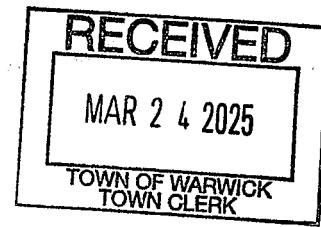
## ESTIMATE

Services	qty	unit price	amount
Bunkhouse repairs	1.0	\$65,000.00	\$65,000.00
<p>1. We will replace all faucets to sinks and make any repairs to drains and water lines for sinks</p> <p>2. We will replace all cartridges to showers, and leave showers in. Working order</p> <p>3. If valves must be replaced then we will need to replace shower stalls as well to be able to access shower valves. Price is for worst case scenario which includes new shower valves and walls</p> <p>4. We will replace all toilets, with new tanks and lids Gerber, new wax seals and new Johni bolts, new shut off valves</p> <p>5. We will run new water line in building as discussed to fix any potential breaks.</p> <p>6. We will bury water lines between each cabin and run new water lines for each cabin with new shut offs and bleeder valves for future winterization.</p> <p>7. Price also includes winterization for the first year.</p> <p>Fixtures we are proposing are Gerber toilets, Delta faucets.</p> <p>Everything comes with an industry leading 2 year free of charge for any repairs.</p>			

Services subtotal: \$65,000.00

Subtotal	\$65,000.00
Tax (NYS Sales tax 8.125%)	\$0.00
<b>Total</b>	<b>\$65,000.00</b>

Expert Mechanical LLC  
207 Reservoir Rd  
Goshen NY 10924  
845-258-1990  
845-325-1529



3/24/25

Town Of Warwick  
Kutz Camp  
46 Bowen Rd  
Warwick NY 10990

We are pleased to submit this proposal for the following.

Bunkhouses:

- 1- Excavate a trench for all new water mains.
- 2- Supply and install all new 160 PSI Poly water mains to all the Bunkhouses.
- 3- Replace the cartridges in all the shower bodies with new ones.
- 4- Turn on all water to all units and test for leaks on all toilets, sinks, and water heaters.

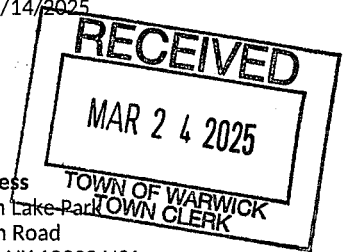
Total Proposal \$4,965.00

This proposal covers all the above, if any other leaks arise after the water is turned on, we will discuss the cost before any repairs are made. Thank you.



Paul Nebraska Plumbing, Heating & Cooling,  
Inc.  
1019 Route 17M, Suite 3  
Monroe, NY 10950  
845-783-6661  
info@nebraskyplumbing.com

Estimate 104397703  
Estimate Date 3/14/2025



**Billing Address**  
Town of Warwick  
132 Kings Highway  
Warwick, NY 10990 USA

**Job Address**  
Mountain Lake Park  
46 Bowen Road  
Warwick, NY 10990 USA

### Description of work

Plumbing Proposal - Bunk houses (Gerber)  
\*Quote Reflects Prevailing Wage\*

Service #	Description	Quantity	Your Price	Total
Plumbbid	<b>Nebrasky Proposes the following items:</b>	1.00	\$21,600.00	\$21,600.00

Remove (42) Angle Valves under all Lav Sink's  
Remove (21) Angle valves to all toilets  
Remove (21) Lav Faucets  
Supply & Install (42) New Angle valve under all Lav Sink's  
Supply & Install (21) New Angle valve to all toilets  
Supply & Install (21) New Kohler Coralais Lav Faucet  
Supply & Install (21) Fluidmaster fill valve + flappers for all toilets  
Supply & Install (21) Gerber shower cartridge, Reinstall shower faucet trim  
Repair outside water line to each building in uponor pex tubing. Bury lines  
12" to 18" underground

\*Quote Reflects Prevailing Wage\*

Not Included	<b>Not Included:</b>	1.00	\$0.00	\$0.00
	Permits and Fees			
	Digging and Trenching			
	Saw Cutting and Chopping			
	Core Drilling			
	Bedding Material			
	Back Filling, Tamping and Re-Cementing			
	Water Meter			
	Gas Meter, regulator or underground			
	Electric			
	Opening and Closing Walls and Ceilings			

TERMS	<b>Terms of Payment:</b>	1.00	\$0.00	\$0.00
	20% Deposit Prior to Commencement of Work			
	50% Upon Completion of Rough Plumbing			
	30% Upon Completion of Finish Plumbing			

This quote is valid for 15 days.

**\*\* There is a 3% Surcharge for Payments made by Credit Card \*\***

<b>Sub-Total</b>	\$21,600.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$21,600.00
<b>Deposit/Downpayment</b>	\$0.00

#### THE NEBRASKY PRICE PROMISE:

The Nebraska Price Promise ensures a price for your job upfront. Once we begin our work, the price will never change, so when the job is complete, the price is just what we said it would be. You can have confidence that there will be no hidden fees or charges upon completion of the job. The price remains the same - from start to finish.

## NEBRASKY LIMITED WARRANTY

The obligation of Nebraska Plumbing, Heating & Cooling shall be limited to replacement or repair of any material or equipment that shall prove defective during the stipulated warranty period. However shall not include either consequential or special damages or loss, damage or expense directly arising from the use of such equipment or in combination with any other equipment or from any other cause. Equipment, special or otherwise that is furnished to this contractor by the owner or his representatives for installation by this contractor shall bear the warranty only as designated by the manufacturer to the user. This contractor shall bear no responsibility for operation or continued operation following installation and makes no representations or guarantees, express or implied, in respect to subject equipment.

This contractor shall not be liable for any damage due to failure to complete any specified work because of delays caused by strikes, fire, accidents or other conditions beyond our control. All potable water supply lines shall be PEX of the type and size as per building code requirements and shall be guaranteed against defective workmanship. Any water piping failure resulting from corrosion caused by factors beyond the control of this contractor, as well as any water piping subjected to temperatures below 32 degrees F and exterior sillcocks left exposed to temperatures below 32 degrees F with garden hosed connected shall not be covered by any guarantee or warranty.

No charges shall be made against this contractor for services, materials or labor supplied for our account except those by written order. Quotation rendered does not include any electrical wiring, excavation, both interior and exterior, temporary heat, painting or masonry work. There are no promised agreements or understandings between parties to this contract except those contained in writing in this agreement or additional work order.

The warranty of your plumbing is against defects in material and workmanship. Any defects appearing will be repaired or, at our option, replaced at no cost to you. All items stated are as per the New York State Article 36B commonly referred to as the "Housing Merchant Implied Warranty".

This quotation is based upon current material prices, however, due to rapidly changing material costs it may become necessary to adjust our original estimate. We will make every effort to adhere to our original agreement and no changes will be made without your prior approval.

To proceed with the above diagnosis/solution I, the undersigned, am the owner/authorized representative/tenant of the premises at which the work mentioned above is to be done. I authorize you to perform the diagnosis/solution, and to use such labor and materials as you deem advisable. A monthly service charge of 1.5% will be added after 30 days up \$1,000.00 on any amounts not paid in full at the time of service. In the event legal collection action is necessary, I agree to pay all reasonable attorney's fees and court costs. In addition, if my check bounces, I understand that I could be liable for three times the amount of the check or \$100, whichever is more, plus the face value of the check and court costs. I have read and agreed to all the terms and conditions. I authorize Fisher, Kevin to proceed with the above work at a flat rate of \$21,600.00.

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Customer Signature and Date



Contract ID: PTC325

**JOB: Pine Island Tennis Court**

**Date:** 3 / 20 / 25

- Approx 13,100 sq ft (yellow)
- Profile milling & saw-cut as needed to meet existing elevations (Green)
- Pre-patch & install leveling course as needed
- Sweep debris and dispose of waste material
- Install 2" of compacted HMA stabilized top course Quarter Inch Mix

**2. Sealcoat, Crack Fill & Line stripe B-Ball Court      \$1,800**  
**-approx. 5,100 sq ft      (Blue)**

**\* Pricing assumes \$88 per ton cost of Asphalt -Purchase & Delivery**

**Payment Schedule: 50% at Start  
50% upon completion**

**1 year warranty from the date of project completion on the following : Infrared asphalt repairs to deteriorated areas.**

**3 year warranty against asphalt failure from date of project completion: crack filling**

**To move forward with this project, a copy of this proposal, as well as our terms and conditions page, must be signed (on each page) and returned to our office via e-mail to Sealproinc@yahoo.com**

**Proposal is not valid until it is countersigned and fully executed by the office of SealPro Inc.**

Signature: \_\_\_\_\_

# **PROPOSAL TERMS AND CONDITIONS**

Payment: A check for payment in full for this project must be received on site on the day of the project completion. A deposit may be required. Unless prior arrangements are made, payment terms and conditions are as stated, any other payment arrangements must be made prior to commencement of this project in writing and signed by both parties.

The following items are not included in pricing on this proposal : Layout, survey, engineering, creation of construction plans, permits, landscaping, police, traffic control. We are not responsible for obtaining special approval with any town, borough, county, or state for any projects requiring so.

Milling and resurfacing projects - pricing does not include the cost for base repairs. Base repairs are to be determined after milling. Should any base repairs be required for this paving project, additional costs will apply.

All materials and workmanship guaranteed to be as specified on proposal. 100% of any fees for cancellations and/or charges for any reason are to be paid by the customer contracted in this agreement. Any alteration or deviation from contract (as determined by customer or SealPro Inc) shall result in additional costs to be invoiced along with the original project costs. All agreements are contingent upon strikes, accidents, and delays beyond our control. Any scheduling and/or work performance is weather dependant and subject to change due to weather, if necessary. Any tentative scheduling dates must be provided after all necessary permits and approvals for the project have been obtained. Our company is fully insured, as well as our workers who are fully covered by workman's compensation insurance.

Permit fees are an additional charge. **We are not responsible for obtaining special approval with any town, borough, county, or state for any projects requiring so.** SealPro Inc. guarantee is to include the following: 1 year guarantee on material and labor for commercial projects (and 3 year guarantee on residential paving projects). Guarantee includes: Pavement failure(alligator cracking or straight puddles). A puddle is defined as water sitting over a 24 hour period , if water dissipates within 24 hours, it is not considered a puddle. **Guarantee excludes: We are not responsible for water pockets on paving jobs where there is less than 1/4 inch per lineal ft. pitch.** We are not responsible for cracks and/or foliage on paving jobs, gasoline, oil leaks and/or oil spot damage, tree root damage, power steering scuff marks, edge cracking (due to vehicles riding off edge), and damage caused by snowplow scratches or "gouges". We are not responsible for the existing sub-base on driveways, parking lots, and roads for milling/paving and resurface scope projects as these projects are being paved over existing sub-base. We are not responsible for sprinkler or electrical lines. We are not responsible for any damages to sidewalks and/or aprons on site for any paving projects.

*Unless prior arrangements are made, payment terms and conditions are as stated above, any other payment arrangements must be in writing, as well as revised and included on this work proposal, signed, and initialed by the customer contracted in this agreement.*

*SealPro Inc. Authorized signature: \_\_\_\_\_*

**Note: This proposal may be withdrawn by us if not accepted within 60 days.**

**Acceptance of Proposal:** The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. **ANY WORK NOT DESCRIBED IN DETAIL, IS NOT INCLUDED IN THIS BID.**

Date of Acceptance: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Contract ID: PTC325

Signature: \_\_\_\_\_

# Pine Island Tennis Court

Restoration Diagram

## Legend

- 37 Kay Rd
- Pine Island

Pine Island Park basketball court

Pine Island Park tennis/pickleball courts

37 Kay Rd 37

Google Earth

50 ft

X

# Hudson Valley Earthworks

845-477-9493 845-222-7713

Bob Phillips, pres.  
44 Edgemere Ave.  
Greenwood Lake, NY 10925

Town of Warwick  
Pine Island Park - Tennis Courts  
Kay Road

Contact: Ben Astorino; 845-986-3358; cell: 914-774-7908; email: [bastorino@townofwarwick.org](mailto:bastorino@townofwarwick.org)

Existing tennis courts will first be cleaned and have any substantial cracks filled with asphalt aggregate if needed, then sealed with hot tar. Low spots in area will then be leveled out with asphalt aggregate prior to court resurfacing. Tennis court area totaling in 13,250 sq.ft. will then be paved 2 inches thick over existing blacktop surface with state grade 1/4 inch aggregate and rolled with smooth drum rollers. All outlining edges will be tamped on a 45° angle if all chain link fencing is removed (just chain link, not posts). Chain link fencing facing the basketball court would have to be removed for job to be complete. Hudson Valley Earthworks will not be responsible for pooling or puddling of water. Full court reconstruction would have to take place to be perfected.

Total = \$37,100

Contact Tyler at 845-742-5212 for any questions



**WARD PAVEMENTS, INC.**

2673 ROUTE 17M, P.O. BOX 427  
GOSHEN, NEW YORK 10924

Telephone 845-294-8341  
Fax 845-294-6825

MARCH 14, 2025

Ben Astorino  
65 Public Works Rd  
Warwick, NY 10509

Attn: Ben Astorino

Re: Town of Warwick – Pine Island  
Tennis Court

Dear Ben:

We appreciate the opportunity to quote you on the paving work to be undertaken at the referred to project. We will supply all labor and materials to complete the following.

**Town of Warwick**

- Pine Island Tennis Court for a Total Estimated Cost of - **\$36,575.00**
  - Pave 2" NYSDOT 9.5mm Top Course
  - Misc True, Level and Prep
  - Tack Coat Included

The above prices are based on:

- Milling Disposal, Utility Adjustments by Others
- Traffic Control & Line Stripping by Others
- Site Visit on 3/13/2025

If you have any questions please do not hesitate to contact us at the above address.

Very truly yours,  
Gary Dean

# SealPro Inc.



Asphalt/Masonry Repair & Installation Specialists  
Family owned and operated for over 20 years!

\_\_\_\_\_ 37 Kay Rd \_\_\_\_\_

\_\_\_\_\_ Pine Island, New York \_\_\_\_\_

\_\_\_\_\_ Contract ID: PTC325 \_\_\_\_\_

**"First in Making Pavement Last"**

**JOB: Pine Island Tennis Court**

**201-739-0590**

*Mahwah, NJ*

**Date:** 3 / 20 / 25

**X Prep & Pave Tennis Court w/ 2 inches of Hot Asphalt\* \$34,000**

- Approx 13,100 sq ft (yellow)
- Profile milling & saw-cut as needed to meet existing elevations (Green)
- Pre-patch & install leveling course as needed
- Sweep debris and dispose of waste material
- Install 2" of compacted HMA stabilized top course Quarter Inch Mix

**Basketball Court @ P.I. Park**

**Add-Ons: 1. Mill & Pave Gap b/t Tennis & B-ball Court \$800**  
-approx. 220 sq ft (Red)

**2. Sealcoat, Crack Fill & Line stripe B-Ball Court \$1,800**  
-approx. 5,100 sq ft (Blue)

**\* Pricing assumes \$88 per ton cost of Asphalt -Purchase & Delivery**

**Schedule outlook: TBD**

**Payment Schedule: 50% at Start**  
50% upon completion

**Project Exclusives Include :**

**1 year warranty from the date of project completion on the following : Infrared asphalt repairs to deteriorated areas.**

**3 year warranty against asphalt failure from date of project completion: crack filling**

To move forward with this project, a copy of this proposal, as well as our terms and conditions page, must be signed (on each page) and returned to our office via e-mail to [Sealproinc@yahoo.com](mailto:Sealproinc@yahoo.com)

Proposal is not valid until it is countersigned and fully executed by the office of SealPro Inc.

Contract ID: PTC325

Signature: \_\_\_\_\_