

**AGENDA – TOWN BOARD MEETING**  
**July 13 2023**  
**7:15pm**

**HEARING: REVOCATION OF AIR B&B PERMIT (105 DEKAY RD., WARWICK, N.Y.)**

**REGULAR MEETING:**

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

**ACCEPTANCE OF MINUTES**

- 1. Regular Meeting- June 22, 2023**
- 2. Public Hearing – June 22, 2023 Introductory Local Law No. 3 of 2023 Amending Chapter 164 pertaining to the definition of commercial solar, cannabis dispensary overlay district and campground definitions of reporting requirements.**

**CORRESPONDENCE:**

**PAULETTE WILK RUDY- Secretary, Pine Island Fire District. Letter dated June 22, 2023 to the Town Clerk regarding Pine Island Fire District Public Hearing Notice regarding the adoption of granting members of the Pine Island Fire District an exemption from taxation of up to 10% of assessed value of real property owned by the firefighter for fire district purposes as permitted by Real Property Tax law section 466-a.**

**JASON G. C. MARSH – Sergeant # 1, Town of Warwick Police. Letter dated June 28, 2023 to the Chief of Police regarding his intent to retire.**

**MONICA NEUBAUER – Dispatcher, Town of Warwick Police. Letter dated July 6, 2023 to the Police Chief regarding her intention to resign.**

**JOHN RADER – Chief of Police, Town of Warwick. Letter dated July 6, 2023 requesting to fill a vacant dispatcher position.**

**JEANNE LONG – Resident, Town of Warwick. Email dated July 7, 2023 to the Town Clerk requesting a refund of a pickleball clinic fee due to an injury.**

**BOARD’S DISCUSSION ON CORRESPONDENCE**

**VISITING ELECTED OFFICIALS**

**REPORTS OF BOARDS AND COMMISSIONS**

**COMMITTEE REPORTS**

**DEPARTMENT OF PUBLIC WORKS REPORT**

<b>CATCH BASINS</b>	<b>Sunrise Ridge</b>	<b>Repair catch basins</b>
	<b>Wilhelm Dr.</b>	<b>Repair catch basins</b>
<b>TREE WORK</b>	<b>Knollcroft Terrace</b>	<b>Clean up tree that fell</b>
<b>MOWING</b>	<b>Town wide</b>	<b>Mow roadsides</b>
<b>BALL FIELDS</b>	<b>Town wide</b>	<b>Mow &amp; maintain</b>
<b>POT HOLES</b>	<b>Town wide</b>	<b>Fill with hot mix</b>
<b>ROAD REPAIR</b>	<b>Little York Rd.</b>	<b>Repair road edges</b>
	<b>Round Hill Rd.</b>	<b>Repair road edges</b>
<b>VEHICLE MAINT.</b>	<b>As needed</b>	
<b>EMERG. REPAIRS</b>	<b>As needed</b>	
<b>ROAD SIGNS</b>	<b>Town wide</b>	<b>Replace as needed</b>
<b>HAUL MATERIAL</b>	<b>Stockpile</b>	<b>Haul 3/8' stone to stockpile</b>
<b>WATER DEPT.</b>	<b>89 Wickham Dr.</b>	<b>Repair water main</b>

**PARKS DEPARTMENT**

<b>Union Corners Park</b>	<b>Open</b>	<b>Town</b>
<b>Mountain Lake Park</b>	<b>Fishing Pond Open</b>	<b>Town</b>
<b>Mountain Lake Park Pool</b>	<b>Open 7 days a week 10am – 6pm</b>	<b>Town</b>
<b>Town of Warwick Dog Park</b>	<b>Open</b>	<b>Town</b>
<b>Airport Road Park</b>	<b>Open</b>	<b>Town</b>
<b>Cascade Lake Park</b>	<b>Open</b>	<b>Town</b>
<b>Wickham Woodland Park</b>	<b>Open</b>	<b>Town</b>
<b>Wickham Passive Boat Launch</b>	<b>Open</b>	<b>Town</b>
<b>Pine Island Park</b>	<b>Open</b>	<b>Town</b>
<b>Thomas P. Morahan Waterfront Park</b>	<b>Open 7 days a week 10am – 6pm</b>	<b>Village of GWL</b>
<b>Ben Winstanley Park</b>	<b>Open</b>	<b>Village of GWL</b>
<b>Village of GWL Dog Park</b>	<b>Open</b>	<b>Village of GWL</b>

**ENVIRONMENTAL CONSULTANTS REPORT**

**COUNCILMAN DE ANGELO REPORT**

**COUNCILMAN KOWAL REPORT**

**COUNCILMAN GERSTNER REPORT**

**COUNCILMAN SHUBACK REPORT**

**ATTORNEY'S REPORT**

**TOWN CLERK'S REPORT**

**1. FEES COLLECTED – JULY 2023**

<b>Interest in Town Clerk's Checking Account</b>	<b>\$3.57</b>
<b>Return Check Fee</b>	<b>\$20.00</b>
<b>MLP Apartments</b>	<b>\$200.00</b>
<b>MLP Art Studio</b>	<b>\$2,000.00</b>
<b>MLP Indoor Theater</b>	<b>\$500.00</b>
<b>MLP Kitchen</b>	<b>\$1,500.00</b>
<b>MLP Kitchen Per Hour</b>	<b>\$600.00</b>
<b>MLP Kitchen Storage</b>	<b>\$110.00</b>
<b>MLP Lodge Dining Hall</b>	<b>\$350.00</b>
<b>MLP Lodge Lounge</b>	<b>\$150.00</b>
<b>MLP- Tablecloths</b>	<b>\$5.00</b>
<b>MLP Pool Adult</b>	<b>\$280.00</b>
<b>MLP Pool Child</b>	<b>\$180.00</b>
<b>MLP Pool Daily</b>	<b>\$184.00</b>
<b>MLP Pool Extra Family Member Pass</b>	<b>\$70.00</b>
<b>MLP Family</b>	<b>\$5,175.00</b>
<b>MLP NR Extra Pass</b>	<b>\$10.00</b>
<b>MLP NR Family ( Enrolled Student from Chester)</b>	<b>\$675.00</b>
<b>MLP Replacement Pass</b>	<b>\$5.00</b>
<b>MLP Senior</b>	<b>\$850.00</b>
<b>MLP Swim Lessons</b>	<b>\$405.00</b>
<b>Greenwood Lake Permit Residents</b>	<b>\$40.00</b>
<b>Kutz Camp Access</b>	<b>\$5.00</b>
<b>Mountain Lake Park Access ( Former Kutz Camp)</b>	<b>\$80.00</b>
<b>Wickham Lake Permit Fee Resident</b>	<b>\$20.00</b>
<b>Wickham Lake Permit Additional Stickers</b>	<b>\$2.00</b>
<b>Wickham Lake Permit Fee Resident Renewal</b>	<b>\$20.00</b>
<b>Wickham L Permit Renewal Resident</b>	<b>\$160.00</b>
<b>Wickham Woodland Non Res Access</b>	<b>\$5.00</b>

<b>Carter Permit</b>	<b>\$1,200.00</b>
<b>Junk License</b>	<b>\$75.00</b>
<b>Peddler Permit</b>	<b>\$100.00</b>
<b>Marriage Certified</b>	<b>\$100.00</b>
<b>Photographs</b>	<b>\$280.00</b>
<b>Photocopies</b>	<b>\$13.00</b>
<b>Postage</b>	<b>\$10.65</b>
<b>Use of Kitchen Fee – Senior Center</b>	<b>\$50.00</b>
<b>Dog Impoundments</b>	<b>\$400.00</b>
<b>Town Park Pavilion</b>	<b>\$300.00</b>
<b>Marriage License Fee</b>	<b>\$210.00</b>
<b>Conservation</b>	<b>\$30.93</b>
<b>Dog Licenses</b>	<b>\$1,508.00</b>
<b>Registrar Town of Warwick</b>	<b>\$630.00</b>
<b>MLP Deposit Dance Studio</b>	<b>\$100.00</b>
<b>MLP Deposit Lakeside Pavilion</b>	<b>\$400.00</b>
<b>MLP Deposit Lodge Dining Hall</b>	<b>\$600.00</b>
<b>MLP Deposit Lodge Lounge</b>	<b>\$100.00</b>
<b>Town Park Deposit</b>	<b>\$550.00</b>
<b>Total Local Shares Remitted</b>	<b>\$20,467.15</b>

## **2. FEES PAID – JULY 2023**

<b>NYS Dept. of Health</b>	<b>\$270.00</b>
<b>NYS Ag &amp; Markets for Spay/neuter program</b>	<b>\$182.00</b>
<b>NYS Environmental Conservation</b>	<b>\$529.07</b>
<b>Village of Warwick for Registrar</b>	<b>\$1,170.00</b>
<b>Total Non-Local Revenues</b>	<b>\$2,151.07</b>

## **SUPERVISORS REPORT**

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

#### **NEW BUSINESS:**

- 1. ADOPT LOCAL LAW NO. 3 OF 2023 - SCHEDULE PUBLIC HEARING – LOCAL LAW NO. 3 OF 2023 ENTITLED AMENDING CHAPTER 164 REGARDING COMMERCIAL SOLAR, CANNABIS DISPENSARY OVERLAY DISTRICT AND CAMPGROUND DEFINITIONS OF REPORTING REQUIREMENTS**
- 2. REQUEST TO SERVE ALCOHOL –JOANNA MATEI/GEORGE FOY**
- 3. DECLARE AUGUST BACKPACK SNACK ATTACK BACK TO SCHOOL MONTH IN THE TOWN OF WARWICK**
- 4. ACCEPT NOTICE OF RETIREMENT – SERGEANT JASON G. C. MARSH**
- 5. ACCEPT RESIGNATION PART-TIME POLICE DISPATCHER – MONICA NEUBAUER**

6. **APPOINT PART-TIME POLICE DISPATCHER- OBED N. ALMEYDA**
7. **REQUEST TO SERVE ALCOHOL – EMILY WYLONG**
8. **REQUEST TO SERVE ALCOHOL – JAMES GERSTNER**
9. **REFUND PICKLE BALL CLINIC FEE – JEANNE LONG**
10. **SCHEDULE PUBLIC HEARING – INTRODUCTORY LOCAL LAW NO. 4 OF 2023 – A LOCAL LAW ESTABLISHING A SIX-MONTH MORATORIUM PROHIBITING THE REVIEW AND APPROVAL OF CLEAN RENEWABLE ENERGY TECHNOLOGY BUSINESSES DEVOTED TO RESEARCH, EDUCATION, DISTRIBUTION OR APPLICATION OF TECHNOLOGICAL INNOVATION IN ALTERNATIVE ENERGY USES IN THE TOWN OF WARWICK.**
11. **APPROVE CHANGE ORDER- PROFESSIONAL BRUSH WORKS**
12. **APPROVE CHANGE ORDER – SKYWOOD ELECTRIC**
13. **ACCEPT BID VALENGA CONSTRUCTION – REPLACE DECKS & STAIRS AT INFIRMARY (MOUNTAIN LAKE PARK)**
14. **ACCEPT PROPOSAL FOR CONNECTIVITY & DATA COLLECTION FOR MUNICIPAL STREET LIGHTS**
15. **REQUEST TO SERVE ALCOHOL – WARWICK INSTITUTE OF CULTURE & GREENWOOD LAKE THEATER CO.**
16. **RENEW MAINTENANCE AGREEMENT FOR MAINTENANCE & SNOW REMOVAL AT KINGS ESTATES PARK DISTRICT- ELEGANT LANDSCAPING**

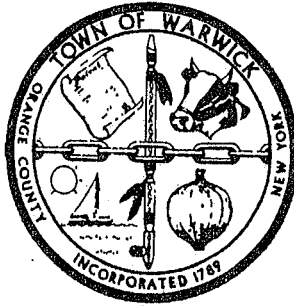
**BILLS:**

**PRIVILEGE OF THE FLOOR (GENERAL)**

**RECONVENE:**

**ADJOURN:**

# TOWN OF WARWICK



Eileen M. Astorino  
Town Clerk/Registrar  
132 Kings Highway  
Warwick, New York 10990-3152  
Tel: (845) 986-1124, ext. 246  
Fax: (845) 987-1499  
clerk@townofwarwick.org

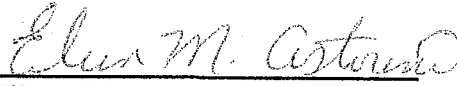
Carolyn Purta, Deputy Town Clerk/Deputy Registrar  
Melissa Stevens, Deputy Town Clerk  
Tel: (845) 986-1124, ext. 244 or 245  
Fax: (845) 987-1499

I, EILEEN ASTORINO, Town Clerk of the Town of Warwick, in the County of Orange, State of New York HERE BY CERTIFY that the following resolution #R2023- 253 SET HEARING FOR APPEAL OF A REVOCATION OF SHORT-TERM RENTAL LOCATED AT 105 DEKAY ROAD was adopted at the regular meeting of the Town Board of the Town of Warwick duly called and held on Thursday, June 22, 2023 have been compared by me with the original minutes as officially recorded in the Town Clerk's Office in the Minute Book of the Town Board and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matter.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Town of Warwick this 23<sup>rd</sup> day of June 2023.

SEAL

**COPY**

  
Eileen M. Astorino, Town Clerk

**#R2023-253 SET HEARING FOR APPEAL OF A REVOCATION OF SHORT-TERM RENTAL LOCATED AT 105 DEKAY ROAD**

Motion Supervisor Sweeton, seconded Councilman Gerstner to adopt a resolution to set a hearing for an appeal of a revocation of a short-term rental located at 105 Dekay Road. Said hearing will take place at 132 Kings Highway, Warwick New York on Thursday, July 13, 2023 at 7:15pm.

Motion Carried (5 Ayes, 0 Nays) Supervisor Sweeton declared this resolution duly adopted.

# TOWN OF WARWICK



Eileen M. Astorino  
Town Clerk/Registrar  
132 Kings Highway  
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Tel: (845) 986-1124, ext. 246  
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**COPY**

June 20, 2023

Solomon Franczoz  
8 Ayr Court  
Airmont, NY 10901

Re: Revocation Hearing: 105 Dekay Road, Warwick NY

Dear Mr. Franczoz,

This letter is to notify you that I am in receipt of your email requesting the Town Board to reconsider revoking your short-term rental permit regarding 150 Dekay Road in Warwick, New York. A hearing has been set for July 13, 2023 at 7:15pm or soon thereafter. You will be afforded a reasonable opportunity to be heard. The public will also be afforded the same opportunity. The violations are as follows:

1. 3/10/23: Advertisement & occupancy of 12 guests when only maximum of 8 are permitted.
2. 3/10/23: Excessive Noise & Amount of people (40-50) on site on 2/5/23 per police report
3. 6/7/23: Advertisement & occupancy of 10 guests when only maximum of 8 are permitted.

I have enclosed a copy of the legal notice that will be in the June 28, 2023 edition of the Warwick Dispatch. If you have any questions regarding this matter, please feel free to contact me at 845-986-1124 ext. 246

Sincerely,

Eileen M. Astorino  
Town Clerk/Registrar

**LEGAL NOTICE**

**PLEASE TAKE NOTICE** that the Town Board of the Town of Warwick will hold a hearing regarding the Revocation of a Short Term Rental Permit located at 105 Dekay Road Warwick, NY 10990 on Thursday, July 13, 2023 at 7:15 p.m. at the Town Hall, 132 Kings Highway, Warwick, NY or as soon thereafter as the matter may be heard.

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

**DATED: June 28, 2023**

**BY ORDER OF THE TOWN  
BOARD OF THE TOWN OF WARWICK  
Eileen M. Astorino  
Town Clerk**



## Warwick Town Clerk

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**From:** Solomon Franczoz <letsbookit34@gmail.com>  
**Sent:** Friday, June 16, 2023 7:57 PM  
**To:** Warwick Town Clerk  
**Subject:** 105 Dekay rd

**RECEIVED**  
**JUN 20 2023**  
Town of Warwick  
Town Clerk

Dear town board.

I've gotten a notice of revocation on our permit for short term rental the previous week due to heaving mistakenly writing that we can accommodate 10 occupancy. In fact we can only accommodate 8 and we make sure with our forms that guests fill out. And we confirm it with our cameras and security systems. We have the last few week made sure to take extra steps to keep the neighborhood safer by adding Minut noise and cloud detection devices throughout the house and at the outdoors.

We are here to comply and to be in cooperation with the town and our fellow neighbors. Please take this as an apology for heaving this mistake and we are willing to do anything to comply with any rules.

Please if you can be so kindly and remove this pending revoke as this is my bread and butter to produce for my family.

Thank you so much!  
Mr. Friedman  
Uphill 105 Dekay LLC

Sent from my iPhone

**LEGAL NOTICE**

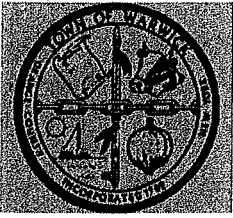
**PLEASE TAKE NOTICE** that the Town Board of the Town of Warwick will hold a hearing regarding the Revocation of a Short Term Rental Permit located at 105 Dekay Road Warwick, NY 10990 on Thursday, June 22, 2023 at 7:15 p.m. at the Town Hall, 132 Kings Highway, Warwick, NY or as soon thereafter as the matter may be heard.

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

**DATED: June 28, 2023**

**BY ORDER OF THE TOWN  
BOARD OF THE TOWN OF WARWICK  
Eileen M. Astorino  
Town Clerk**

# NOTICE OF REVOCATION OF PERMIT



Town of Warwick  
132 Kings Highway  
Warwick, NY 10990  
845-986-1127

6/7/2023

Date of Violation: 6/7/2023

Tax Map ID #: 41-1-145.3

Violation No.: 20230075

Location: 105 DEKAY RD

Owner: Uphill 105 Dekay LLC  
8 Ayr Court

Airmont, NY 10901

Date of Inspection: 6/7/2023

Violation: SHORT TERM RENTAL

ADVERTISEMENT FOR 10 OCCUPANTS - PERMIT APPROVAL IS ONLY FOR 8.

Ordinance Code:

CHAPTER 129 - SHORT TERM RENTAL -

FOLLOW UP DATE: 6/20/2023

To Resolve:

*The landlord and resident agent may file a written notice of appeal by hand delivery of mail received by the Town Clerk's office prior to the expiration of the said ten-day period. If such notice is duly filed, the revocation of the short-term rental permit shall be stayed pending a decision on the appeal by the Town Board pursuant to § 129-12 herein.*

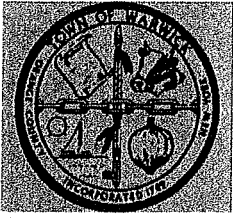
If you have any questions, please contact this department between 8:30 AM and 4:00 PM at (845) 986-1127.

Failure to respond and/or remedy the conditions aforesaid and to comply with the applicable provisions of law may constitute an offense punishable by fine or imprisonment, or both.

That on the day 6/8/23 Deponent served this notice by hand delivery or posted on front door of said residence & certified mail with return receipt requested.

Building Inspector

# NOTICE OF VIOLATION



Town of Warwick  
132 Kings Highway  
Warwick, NY 10990  
845-986-1127

6/7/2023

Complaint No.: 20230075

## MEMORANDUM OF VIOLATIONS

### 129-1 Purpose.

The Town Board of the Town of Warwick does hereby establish regulations for the enactment, enforcement and administration of a rental permit requirement for all short-term rental units within the corporate boundaries of the Town of Warwick and for the periodic registration of all landlords and short-term rental property owners for the purpose of regulating short-term rental property conditions and for maintaining an inventory of available short-term rental housing.

### 129-2 Definitions.

[Amended 2-24-2022 by L.L. No. 1-2022]

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

#### ABSENTEE LANDLORD

Any natural person owning real property in fee simple who does not reside on the rental property and/or who resides outside the designated boundaries of Orange County as those boundaries may be defined at the time of regular, periodic property registration. All absentee landlords must be natural persons and not corporations, limited liability companies or other similar entities.

#### BUILDING INSPECTOR

The Building Inspector of the Town of Warwick or such person as appointed by the Town Board to enforce of Chapter 67, Unsafe Buildings, and this article.

[Amended 2-24-2022 by L.L. No. 1-2022]

#### HOUSING OR DWELLING UNIT

Any single residential living space which is capable of housing one separate household, whether a detached single-family structure or building or part of a multihousehold structure or building.

[Amended 2-24-2022 by L.L. No. 1-2022]

#### IMMEDIATE FAMILY

The immediate family of the owner of a housing unit consists of the owner's spouse, children, parents, grandparents or grandchildren.

#### LANDLORD

Any natural person owning real property in fee simple or resident agent who offers a housing unit for occupancy to persons other than members of his immediate family in exchange for a fee or compensation, whether monetary or otherwise. All landlords must be natural persons and not corporations, limited liability companies or other similar entities.

#### RESIDENT AGENT

A natural person designated by a landlord or absentee landlord who resides within the designated boundaries of Orange County as defined at the time of periodic property registration. All resident agents must be natural persons and not corporations, limited liability companies or other similar entities. A Resident Agent must be able to respond to the Short Term Rental within one (1) hour of notification by the Town.

#### SHORT-TERM RENTAL PERMIT

A permit issued by the Town of Warwick stating that the referenced structure or unit conforms to the standards of Chapter 82, Fire Prevention and Building Code Administration, and that occupancy of that structure or unit is permitted for residential use. Any special circumstances or conditions under which occupancy is permitted may be specified on that permit.

#### SHORT-TERM RENTAL PROPERTY

Any housing or dwelling unit(s) which are occupied by persons other than the owner or his immediate family for which a fee or compensation, monetary or otherwise, is received by the owner or landlord in exchange for such occupancy for a period of less than 30 days, which shall include but not be limited to rentals provided by such companies as Air BnB and VBRO. Month to month tenancies are not considered short-term rental properties.

#### SUBSTANDARD

Any deficiency in a structure or housing unit that does not meet the standards of Chapter 82, Fire Prevention and Building Code Administration, as amended.

# NOTICE OF VIOLATION



Town of Warwick  
132 Kings Highway  
Warwick, NY 10990  
845-986-1127

6/7/2023

Complaint No.: 20230075

## MEMORANDUM OF VIOLATIONS

129-3 Short-term rental property registration and permit requirement.

A. All landlords and resident agents must register and obtain a short-term rental permit from the Town of Warwick within 30 days of the effective date of this article and/or before any housing or dwelling unit is utilized as a short-term rental property. Initial registration will begin within 30 days after this article becomes effective. It is the responsibility of the landlord or resident agent to register any short-term rental property as required in this article, and failure to do so shall constitute a violation of these regulations and is subject to the penalties set forth herein. All absentee landlords must have a resident agent for all short-term rental properties. Any substandard condition identified during an annual inspection must be corrected by the landlord before a short-term rental permit shall be issued.

B. Presumption of a Dwelling Unit as a Short-term Rental

1. The presence of the following shall create a presumption that all or part of the property is being used as a Short-term Rental:

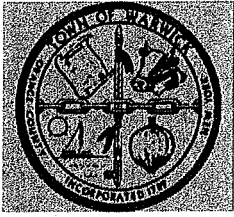
- (a) All or part of the property is offered for lease on a short-term rental website, including but not limited to Airbnb, Home Away and VRBO, for a period of less than 31 days; and/or
- (b) All or part of the property is offered for lease for a period of 31 days or less through any form of advertising.

2. The foregoing presumptions may be rebutted by evidence presented to the Code Enforcement Officer that the premises is not operated as a Short-term Rental.

C. The registration for a short-term rental permit shall be on a form approved by the Building Inspector in accordance with the provisions of this section, and contain a minimum the following information:

- (1) Address of the rental unit;
- (2) The number of rental units in each building;
- (3) The number of conventional bedrooms in the dwelling;
- (4) The applicable overnight and daytime occupancy limit of the unit;
- (5) The types and placement of any fire protection systems located in each building;
- (6) The number and location of all exits;
- (7) An accurate suitable floor plan for each level of the dwelling unit that can be occupied measuring 8.5 inches by 11 inches, drawn to scale and certified by the applicant. The floor plan does not have to be prepared by a professional but must include the following:
  - (a) The location of building
  - (b) The location of required parking.
  - (c) Basement- location of house utilities and all rooms including bedrooms, bathrooms, windows, exits and heating /cooling units.
  - (d) First Floor - all rooms including bedrooms, bathrooms, windows, exits and heating /cooling units.;
  - (e) Second Floor- all rooms including bedrooms, bathrooms, windows, exits and heating /cooling units.
  - (f) Attic (if any) - all rooms including bedrooms, bathroom, windows, exits and heating /cooling units.
- (8) A listing of each manner or mechanism through which the rental unit is and/or will be listed for rental; and
- (9) The fully completed form must be notarized;
- (10) Written proof that any septic system has been maintained and meets the requirements of Town Code 100-9B; no property equipped with a cesspool may be used for short-term rental;
- (11) Written proof of liability insurance for the property with policy limits in an amount of no less than \$1,000,000;
- (12) Name, social security number, telephone number, e-mail address, mailing address and physical address of the landlord and registered agent (a post office box is acceptable);
- (13) If the owner is an association, partnership, limited liability partnership, corporation, joint tenancy, tenancy in common, tenancy by the entirety, or other entity, the name of each and every owner, officer, partner or general interest partner, and the name of their interest shall also be disclosed;
- (14) If the owner is a business entity, the tax identification number, and the name, telephone number, e-mail address, mailing address and physical address of the owner's agent;

# NOTICE OF VIOLATION



Town of Warwick  
132 Kings Highway  
Warwick, NY 10990  
845-986-1127

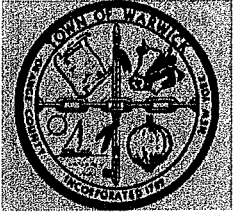
6/7/2023

Complaint No.: 20230075

## MEMORANDUM OF VIOLATIONS

- (15) Acknowledgment of receipt and inspection of the Code of the Town of Warwick Chapter 129; and
- (16) The fully completed form must be notarized.
- (17) Sample Rental contract must be provided which includes the following:
- Maximum property occupancy;
  - Maximum on-site parking provided; and
  - Good Neighbor Statement stating:
    - The Short-term Rental is in a residential area of the Town of Warwick and renters should be considerate of residents in neighboring homes.
    - Guests must observe quiet hours from 10 p.m. - 7 a.m.
    - All renters will be subject to New York Penal Code section 240.20 or any successor statute regarding disorderly conduct.
    - Littering is illegal
- D. All registered agents shall accept service of process on behalf of the landlord of all notices given pursuant to this article. If a resident agent moves from Orange County, the landlord must immediately designate a new resident agent in writing to the Town for the duration of the period of any short-term rental permit, and the failure to do so shall render the permit null and void.
- E. Leaseholders and tenants may not engage in short-term rentals.
- F. All short-term rental permits shall expire one year after the date of issuance, unless sooner revoked.
- G. No more than two short-term rental permits will be issued to a landlord or absentee landlord. [Added 2-24-2022 by L.L. No. 1-2022]
- H. Short-Term Rental permits are subject to continued compliance with the requirements of these regulations.
- If the Code Enforcement Officer has probable cause to believe that the homeowner is not in compliance with the provisions of this Law, the Code Enforcement Officer may request permission from an owner of the Short-Term Rental permit to enter the premises and to conduct an inspection of the Short-Term Rental property for purposes of ensuring compliance with this Section. If the property owner refuses to permit the Code Enforcement Officer to inspect the property, the permit will be revoked. If an inspection authorized herein is conducted, the Code Enforcement Officer shall use the results of such inspection in determining whether to revoke the permit.
  - The Short-Term Rental permit, maximum occupancy limit, maximum parking, contact form and standards shall be prominently displayed inside and near the front entrance of the Short-Term rental; and
  - The Short-Term Rental permit holder shall ensure that current and accurate information is provided to the Code Enforcement Officer and that they notify the Code Enforcement Officer immediately of any change in the information displayed on the permit. If, based on such changes, the Code Enforcement Officer issues an amended Short-Term Rental permit; the owners must immediately post the amended permit inside and near the front entrance of the Short-Term Rental.
  - The Short-Term Rental permit holder must conspicuously display the Short-Term Rental permit number in all advertisements for the applicable Short-Term Rental  
129-4 Application for renewal of permit.
- A. Application for renewal of the short-term rental permit is due 30 days prior to its expiration and requires payment of the renewal fee.
- B. At the time of application for renewal, the landlord and/or registered agent, if applicable, must present the expiring permit.
- C. The renewal shall only be renewed after reinspection of the subject premises by the Building Inspector pursuant to 129-5, and any reported violations must be remedied prior to the renewal of a short-term rental permit.  
129-5 Inspections of short-term rental units.
- A. Inspections of all short-term rental properties shall be conducted on an annual basis to determine compliance with Chapter 67 and Chapter 82.

# NOTICE OF VIOLATION



Town of Warwick  
132 Kings Highway  
Warwick, NY 10990  
845-986-1127

6/7/2023

Complaint No.: 20230075

## MEMORANDUM OF VIOLATIONS

B. All inspections finding substandard conditions will be subject to the procedures set forth for violation of Chapter 67, Unsafe Buildings, as amended.

C. Inspections shall be conducted and work descriptions shall be compiled and issued by the Building Inspector.

D. The Building Inspector will be responsible for arranging for the inspection of rental units and for initiating any other appropriate action under these regulations. The Building Inspector will give special consideration to any request that inspections be conducted during nonbusiness hours for the convenience of the tenant(s). In the absence of such a request, the inspections will be conducted during normal business hours as defined by the town business hours in force at the time.

E. The annual inspection fee is \$50 for each short-term rental property. If the short-term rental property fails, there shall be a fee of \$25 for each subsequent reinspection.

129-6 Grounds for denial of application for permit or renewal permit.

The Building Inspector may deny an application for a short-term rental permit or renewal permit based upon, among others, any of the following grounds:

A. The application does not fully comply with the provisions of this article.

B. The applicant has falsified or failed to provide information in the application for a permit, registration of property, or registration of landlord or absentee landlord. [Amended 2-24-2022 by L.L. No. 1-2022]

C. The applicant had been issued a short-term rental permit, which was in effect in any part of the calendar year immediately preceding the date of application, and the applicant falsified or failed to provide information in the application for a permit, registration of property, or registration of landlord or absentee landlord, upon which such short-term rental permit had been issued. [Amended 2-24-2022 by L.L. No. 1-2022]

D. The applicant violated any provision of this article during the calendar year immediately preceding the date of application or during the calendar year in which the application was made.

E. The applicant has had a short-term rental permit revoked for cause during the calendar year immediately preceding the date of application or during the calendar year in which the application was made.

F. The property for which a short-term rental permit is sought was used or occupied in violation of this article during the calendar year immediately preceding the date of application or during the calendar year in which the application was made.

G. The property for which a short-term rental permit is sought is not equipped with a single-station smoke-detecting alarm device and carbon monoxide detector device, or devices, in accordance with New York State standards.

H. The property for which a short-term rental permit is sought does not possess adequate exits in accordance with New York State standards.

129-7 Grounds for revocation of permit.

A. The Building Inspector may serve a notice of revocation of a short-term rental permit based upon, among others, any of the following grounds:

(1) The landlord, absentee landlord or resident agent applicant has falsified or failed to provide information in the application for a permit, application for renewal of a permit, registration of property, or registration of landlord or absentee landlord. [Amended 2-24-2022 by L.L. No. 1-2022]

(2) The applicant violated any provision of this article during the term of the short-term rental permit.

(3) The applicant or any tenant violated any provision of the Code of the Town of Warwick.

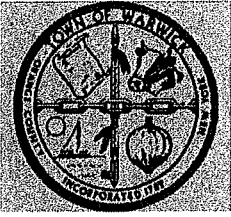
(4) The applicant or any tenant violated any provision of the Penal Code of the State of New York, which violation occurred on, or pursuant to the occupancy of, the short-term rental unit.

(5) Any conduct on the premises which is unreasonable under the circumstances and which disturbs the health, safety and welfare of the neighborhood or which otherwise creates a public nuisance.

(6) The property for which renewal of a short-term rental permit is sought is not equipped with a single-station smoke-detecting alarm device and carbon monoxide detector device, or devices, in accordance with New York State standards.

(7) The property for which renewal of a short-term rental permit is sought does not possess adequate exits in accordance

# NOTICE OF VIOLATION



Town of Warwick  
132 Kings Highway  
Warwick, NY 10990  
845-986-1127

6/7/2023

Complaint No.: 20230075

## MEMORANDUM OF VIOLATIONS

with New York State standards.

(8) Advertising or listing a Short-term Rental without a valid permit or registration, or without including the permit or registration number on the advertising or listing, or advertising the Short-term Rental for a greater occupancy than permitted.

(9) Operation of a Short-term Rental without a valid permit or for a greater occupancy than permitted.

(10) Failure to display an annual valid permit or the required safety/egress plan, waste management plan, copy of the Noise ordinance (Chapter 100A) and a property map.

(11) Violation of Chapter 100 A. Noise

B. Revocation notices shall be in writing, shall identify the property or premises, shall specify the violation or remedial action to be taken and shall provide that said violation must be corrected within 10 days from the receipt of said violation notice unless said ten-day period shall be extended in the discretion of the enforcement officer issuing such revocation notice or unless a shorter period of time has been prescribed for in this chapter. Revocation notices shall be served by hand delivery at the property or by posting on the front door of the residence if no one is available for delivery. The landlord and resident agent may file a written notice of appeal by hand delivery of mail received by the Town Clerk's office prior to the expiration of the said ten-day period. If such notice is duly filed, the revocation of the short-term rental permit shall be stayed pending a decision on the appeal by the Town Board pursuant to 129-12 herein.

129-8 Requirements/Restrictions on use and occupancy pursuant to short-term rental permits.

A. It is the responsibility of the landlord or absentee landlord to ensure proper and legal occupation of the premises and compliance with this article. [Amended 2-24-2022 by L.L. No. 1-2022]

B. The premises for which a short-term rental permit has been granted can only be used for residential purposes.

C. Occupancy of a Short-Term Rental is limited to the maximum people permitted as per the approved septic design for the number of bedrooms in the Town Building Department records. A typical septic system, that meets NYS Department of Health Design Standards, permits a maximum occupancy of two persons in the Short-Term Rental per recorded bedroom count in the Building Department records. [Amended 2-24-2022 by L.L. No. 1-2022]

D. A tenant in possession pursuant to short-term rental is prohibited from subleasing or otherwise licensing the use or occupancy of any portion thereof.

E. Advertising for the subleasing of, or selling or assigning of shares to, the premises by a tenant, or occupant, for the use or occupancy of all or a portion of the premises is prohibited.

F. All tenants shall ensure that at no time shall ingress or egress from any driveway be impeded.

G. The tenants of short-term rental premises and their guests shall not park any motor vehicle in a manner so as to block or prevent access to driveways or easements or rights-of-way.

H. Any conduct on the premises which is unreasonable under the circumstances and which disturbs the health, safety, peace or comfort of the neighborhood or which otherwise creates a public nuisance is prohibited.

I. Trash, refuse and recycling shall not be left stored within the public view, except in proper containers for the purpose of collection by the collectors, set out no earlier than 5:00 p.m. on the evening prior to scheduled trash and recycling collection days, and shall otherwise comply with 63-3E of the Code. Trash and Recycling schedules must be posted by the landowner in the Short Term Rental.

J. No guests other than those contracting for and residing in the short-term rental property are permitted on the premises overnight. [Added 2-24-2022 by L.L. No. 1-2022]

K. No events, such as but not limited to weddings, parties or concerts, are permitted in a short-term rental property. [Added 2-24-2022 by L.L. No. 1-2022]

L. Short-term Rental owners shall post a copy of the following in an open and conspicuous place in the rental unit that shall be visible to all guests:

(1) Short-term Rental permit number

(2) A copy of the town Noise Ordinance Chapter 100A.

(3) A safety/egress plan shall be posted in a visible location inside the Short-term Rental and on the back of each



# NOTICE OF VIOLATION



Town of Warwick  
132 Kings Highway  
Warwick, NY 10990  
845-986-1127

6/7/2023

Complaint No.: 20230075

## MEMORANDUM OF VIOLATIONS

bedroom door offered for rent.

(4) A property map (either a survey map or a tax map printed from [Orangetown.gov/real](http://Orangetown.gov/real) property depicting the boundaries and notice to guests not to trespass on neighbors' property.

129-9 No presumption of compliance.

The issuance of a short-term rental permit shall create no presumption that the short-term rental unit complies with the provisions of this article.

129-10 Evidence of use and occupancy.

The parking of motor vehicles on the premises for which a short-term rental permit has been granted between the hours of 1:00 a.m. and 6:00 a.m. shall be prima facie evidence that the rental unit was used and occupied during that time by at least one person for each motor vehicle so parked.

129-11 No transferability.

A short-term rental permit shall not be transferred or assigned to any person or used by any other person other than the permittee to whom it was issued.

129-12 Appeals.

A. If the Building Inspector denies an application for short-term rental, denies an application for renewal of a permit for short-term rental, or revokes a permit for short-term rental, it shall be done in writing, reciting the grounds for denial or revocation.

B. An applicant or permittee, as applicable, may appeal from such denial or revocation by filing a written request for a hearing before the Town Board. Such request shall be filed with the Town Clerk.

C. Upon receipt of such request, the Town Clerk shall schedule same for the next regularly scheduled Town Board meeting, affording the appellant at least five days' written notice of the place, date and time of the hearing, and publish notice of same.

D. At the hearing, the appellant shall be afforded reasonable opportunity to be heard. The public shall be afforded reasonable opportunity to be heard. The appellant shall bear the burden of proof by a preponderance of the credible evidence to show that the determination of the Building Inspector was arbitrary or capricious or in excess of his authority. The decision of the Town Board of Trustees shall be final and conclusive.

129-13 Fees for permits.

[Amended 2-24-2022 by L.L. No. 1-2022]

A. An application fee for a short-term rental permit, in an amount established by resolution of the Town Board, listed in the Schedule of Fees, shall be paid by the property owner at the time of application.

B. A renewal fee for the renewal of a short-term rental permit, in an amount established by resolution of the Town Board, shall be paid by the landlord or absentee landlord at the time of application for renewal.

129-14 Penalties for offenses.

A. Violations of this article will constitute a municipal violation and will be subject to applicable penalties under this article in addition to those imposed by any other applicable code or ordinance, including, without limitation, Chapter 82, Fire Prevention and Building Code Administration, or Chapter 67, Unsafe Buildings.

B. Penalties for violations of these regulations will be imposed as follows:

(1) Failure to register as a landlord or resident agent:

(a) First offense: \$500 per day.

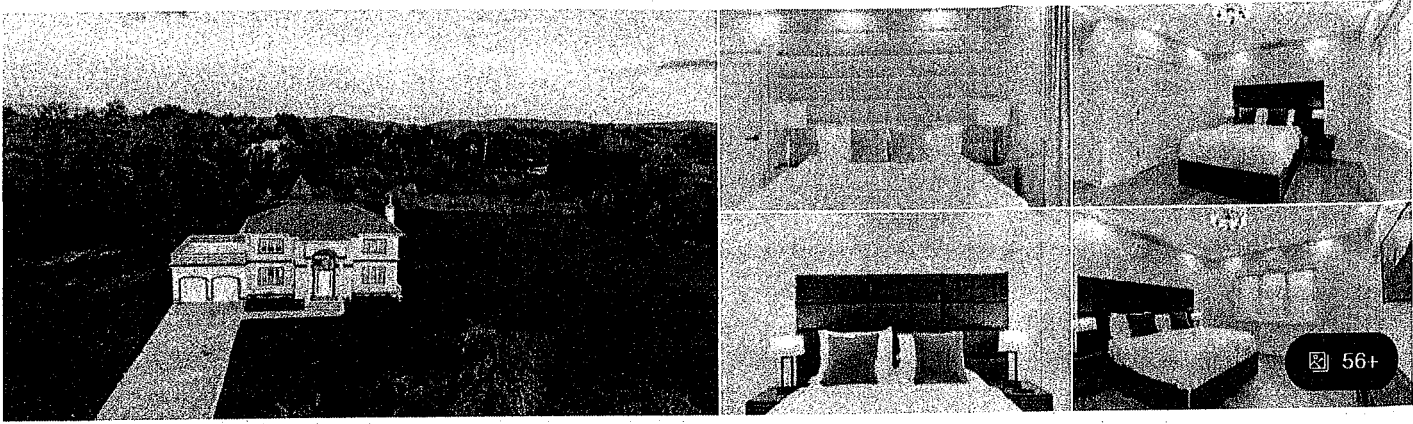
(b) Subsequent offenses: \$750 each per day.

(2) Allowing occupancy without valid permit:

(a) First offense: \$500 per unit per day.

(b) Subsequent offenses: \$750 each per unit per day.

← See all properties



Overview Amenities Policies Location Host

Entire home

### Countryside Lifestyle with the Comforts of Luxury

Entire home

4 bedrooms

4+ bathrooms

Sleeps 10

#### Popular amenities

Washer

Dryer

Air conditioning

\$461 avg per night

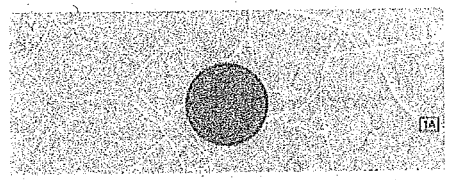
Star...

End...

Travelers  
1 traveler

Price details

Check availability



#### Explore the area

Frederick Franck's Place in Terris 11 min walk

Stamps Art Gallery 8 min drive

Contact Host

Printed on 6/7/23

## Town of Warwick Building Department

---

**From:** BRIDGET BANUCHI-MORRIS <bbanuchi64@aol.com>  
**Sent:** Monday, May 22, 2023 1:53 PM  
**To:** Town of Warwick Building Department  
**Subject:** 105 Dekay Rd.



Good afternoon.

My name is Bridget Morris and I live at 52 Covered Bridge Road. About one hour ago, I spoke with Stephanie regarding the short term rental at 105 Dekay Road. I forgot to mention to her that I had a picture of the 6 cars in the driveway. Also below is their VRBO ad which advertises that the home can accommodate 10 people instead of 8 as permitted.

Thank you SO much for the compassion and concern that your office has expressed to me so far. We built our dream home and never anticipated we'd encounter this issue.

Bridget Morris  
(914) 282-8079

Sent from my iPhone

## Town of Warwick Building Department

---

**From:** BRIDGET BANUCHI-MORRIS <bbanuchi64@aol.com>  
**Sent:** Monday, May 22, 2023 1:53 PM  
**To:** Town of Warwick Building Department  
**Subject:** 105 Dekay Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



Good afternoon.

My name is Bridget Morris and I live at 52 Covered Bridge Road. About one hour ago, I spoke with Stephanie regarding the short term rental at 105 Dekay Road. I forgot to mention to her that I had a picture of the 6 cars in the driveway. Also below is their VRBO ad which advertises that the home can accommodate 10 people instead of 8 as permitted.

Thank you SO much for the compassion and concern that your office has expressed to me so far. We built our dream home and never anticipated we'd encounter this issue.

Bridget Morris  
(914) 282-8079

Sent from my iPhone

**Town of Warwick Building Department**

---

**From:** Solomon Franczoz <105dekey@gmail.com>  
**Sent:** Wednesday, March 22, 2023 8:36 PM  
**To:** Town of Warwick Building Department  
**Subject:** 105 Dekay.  
**Attachments:** WhatsApp Image 2023-03-17 at 3:09.02 PM.jpeg

Hi,

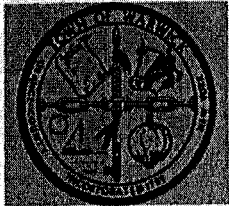
Ive got a violation see below.

i have updated the guest count and i have put signs and made a strict policy on airbnb that there is no party or events allowed.

Please let me know if there is any further things i should do.

106 Dekay Rd.  
41-1-145.3

# NOTICE OF VIOLATION



Town of Warwick  
132 Kings Highway  
Warwick, NY 10990  
845-986-1127

3/10/2023

Date of Complaint: 3/10/2023

Tax Map ID #: 41-1-145.3

Complaint No.: 20230042

Location: 105 DEKAY RD

Owner: Uphill 105 Dekay LLC  
8 Ayr Court

Airmont, NY 10901

Date of Inspection: 3/10/2023

Violation: SHORT TERM RENTAL

1. ADVERTISEMENT & OCCUPANCY OF 12 GUESTS WHEN ONLY MAXIMUM OF 8 ARE PERMITTED.
  2. EXCESSIVE NOISE & AMOUNT OF PEOPLE (40-50) ON SITE ON 2/5/23 PER POLICE REPORT.
- \*IF THIS CONTINUES, SHORT TERM RENTAL PERMIT WILL BE REVOKED.

**Ordinance Code:**

CHAPTER 129 - SHORT TERM RENTAL -

**NEXT INSPECTION DATE: 3/24/2023**

**To Resolve:**

1. DISCONTINUE ADVERTISEMENT OF GUESTS OVER THE AMOUNT OF 8.
2. ON-SITE PARTIES/EVENTS CANNOT BE CONDUCTED ON PROPERTY.

**YOU ARE THEREFORE ORDERED TO CORRECT THIS VIOLATION AND PAY A MANDATORY PENALTY FEE (TO BE DETERMINED) TO THE BUILDING DEPARTMENT IMMEDIATELY - PER CHAPTER 129-14 (B).**

If you have any questions, please contact this department between 8:30 AM and 4:00 PM at (845) 986-1127.

Failure to respond and/or remedy the conditions aforesaid and to comply with the applicable provisions of law may constitute an offense punishable by fine or imprisonment, or both.

That on the day 3/10/23 at 10:00AM Deponent served this notice by mail, or by certified mail with return receipt requested.

**Building Inspector**



Entry/CC#: WP-001451-23 Date: 02/05/2023 Time: 23:24 Tour: cDesk Officer:

Call Type.....: NOISE COMPLAINT Priority...: 5 How Received: TELEPHONE

Caller.....: SATTAR, OMAR AHMED

Bus. Name...:

Address.....: 114 DEKAY RD

City/St/Zip: WARWICK, NY

Call Back #: (917) 415-3513

Location of Assignment: 105 DEKAY RD, WARWICK

Cross Street.....:

Business Name.....:

Description.....: LOUD TECNO MUSIC

Disposition.....: CLOSE

Post: 2 Dispatched: y Dispatched Date: 02/05/2023 Call Taker: 0055

OFFICERS INVOLVED

Serial #: 1086 Rank: PO Name: KYLE P SMITH Type: REPORTING OFFICER

Serial #: 1087 Rank: PO Name: BRIAN J SINISCALCHI Type: Assisting Officer

UNITS INVOLVED

Unit: 208 Officers: (1087)

Disp. Time: 23:29 | Arr. Time: 23:38 | Comp Time: 23:43

Rcv'd to Comp: 0:19 :: Disp to Comp: 0:14

Unit: 209 Officers: (1086)

Disp. Time: 23:25 | Arr. Time: 23:38 | Comp Time: 23:43

Rcv'd to Comp: 0:19 :: Disp to Comp: 0:18

ASSOCIATED NUMBERS

PERSONS INVOLVED

Name.....: SATTAR, OMAR AHMED DOB: 01/10/1987

Address.....: 114 DEKAY RD

City/State/Zip: WARWICK, NY 10990-

Phone Number...: (917) 415-3513

Business Number...: ( )

Sex.....: M Race: OTH

Person Type...: CALLER

Name.....: LEFKOWITZ, ZEV DOB: 11/26/1991

Address.....: 105 DEKAY

City/State/Zip: WARWICK, NY 10990-

Phone Number...:

Mobile Number...: (917) 574-1648

Sex.....: M Race: WHT

Person Type...: PERSON INTERVIEWED

NARRATIVE

On the above date and time, the RO and PO Siniscalchi responded to the

above location for a report of a noise complaint.

Upon arrival, Officers made contact with the home owner - ZEV LEFKOWITZ. Officers also observed approximately 40-50 people in the house and on the front lawn. Officers advised ZEV neighbors were calling about the noise level. ZEV stated he understood and the music would be turned off for the night. No other issues were observed while on scene. Scene cleared.

---

**NARRATIVE FROM CAD SYSTEM**

[2/5/2023 11:26:31 PM] by 0058 - additional call taken from 62 Covered Bridge Rd

[2/5/2023 11:43:09 PM] by 0055 - Spoke to the homeowner

Everything is 5x5

10-8

## Entire home hosted by Solomon

12 guests · 4 bedrooms · 8 beds · 4.5 baths



### Dedicated workspace

A common area with wifi that's well-suited for working.



### Self check-in

Check yourself in with the keypad.



### Solomon is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

## aircover

Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

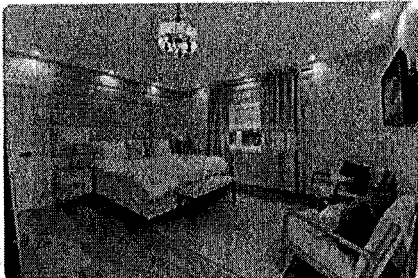
This expansive luxury home is the perfect escape from city life. Featuring four bedrooms, four bathrooms, completed with designer finishes throughout. Enjoy panoramic countryside views, horseback riding, visiting local farms and wineries. Immerse yourself in countryside living with the comforts of luxury amenities.

The space...

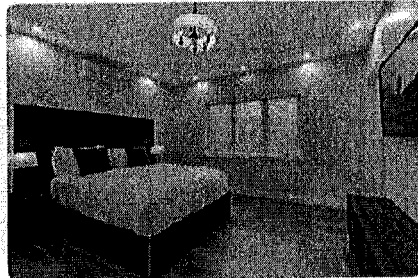
[Show more >](#)

## Where you'll sleep

1/2



**Bedroom 1**  
1 king bed



**Bedroom 2**  
1 queen bed

## What this place offers

Kitchen

Wifi

**\$354 \$277** night

★ 5.0 · 6 reviews

CHECK-IN 3/12/2023	CHECKOUT 3/17/2023
GUESTS 1 guest	

Reserve

You won't be charged yet

<b>\$354 x 5 nights</b>	\$1,768
<b>Special offer</b>	-\$384
<b>Cleaning fee</b>	\$300
<b>Airbnb service fee</b>	\$238
<b>Total before taxes</b>	<b>\$1,922</b>

[Report this listing](#)


 **Jacqueline**  
February 2023

We had a great time at Solomon's mountain escape! The house was so close to Mt Peter where we went skiing and did some snowtubing. We were a large group 4 adults and 5 kids and we had plenty of space, beds and bathrooms. Solomon was so quick to respond if we needed anything. It was such a fun trip and we would definitely rent here again!

[Show more >](#)


 **Melissa**  
January 2023

Solomon was extremely responsive and the place was beautiful.

 **Patrick**  
January 2023

We loved staying at this house! It is completely renovated and spacious. A big plus was a bathroom in every bedroom. It's also very close to nearby ski areas, downtown Warwick and other attractions. Host was very responsive and made sure we had a seamless stay.

[Show more >](#)


 **Dulat**  
January 2023

The house is so new and clean.

I liked the style of this house.

We were 12 people and we had a great time....

[Show more >](#)

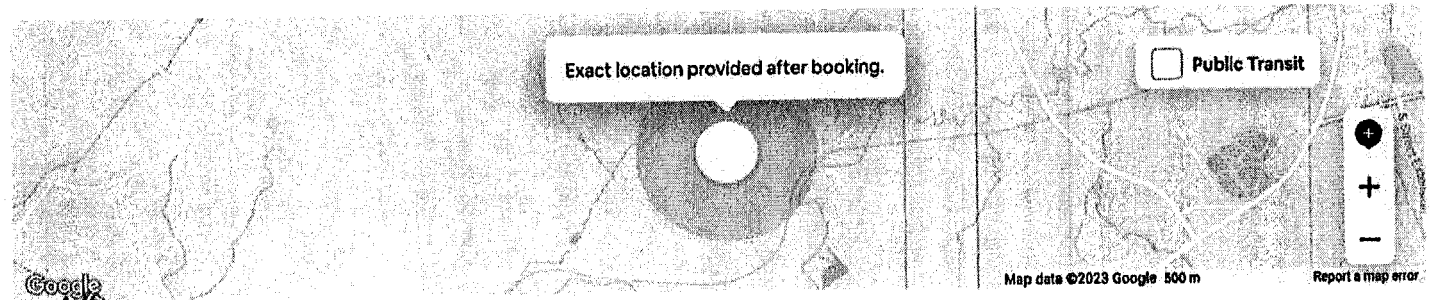
 **Theresa**  
December 2022

Solomon was ABSOLUTELY AMAZING HOST! Communication was impeccable. Solomon was attentive and sensitive to our needs. We will definitely use Solomon again in the future. The home was beautiful. My family didn't want to leave.

[Show more >](#)

## Where you'll be

Warwick, New York, United States



[Show more >](#)



Hosted by Solomon

Joined in February 2021

X

# TOWN OF WARWICK



Eileen M. Astorino  
Town Clerk/Registrar  
132 Kings Highway  
Warwick, New York 10990-3152  
Tel: (845) 986-1124, ext. 246  
Fax: (845) 987-1499  
clerk@townofwarwick.org

Carolyn Purta, Deputy Town Clerk/Deputy Registrar  
Melissa Stevens, Deputy Town Clerk  
Tel: (845) 986-1124, ext. 244 or 245  
Fax: (845) 987-1499

## REQUEST TO SERVE ALCOHOLIC BEVERAGES

**NAME:** Joanna Matei / George Foy

**PERMIT #:** MLP-68

**DATE OF EVENT:** 09/02/2023

**LOCATION OF EVENT:** Mountain View Lodge

**\*REQUEST MUST BE MADE WITHIN 10 DAYS PRIOR TO THE DATE OF THE EVENT\***

**OFFICE USE ONLY:**

Received by & Date

Town Board Approval

Date Approved

MLP# 68

# MOUNTAIN LAKE PARK

## FACILITY RENTAL CONTRACT FOR MOUNTAIN LAKE PARK

### APPLICANT INFORMATION:

NAME/ORGANIZATION: Joanna Matei / George Foy

ADDRESS: 145 Brady Road

PHONE NUMBER: 347.301.8698

EMAIL: jmatei321@gmail.com

The TOWN OF WARWICK, 132 Kings Highway, Warwick, New York 10990 (the "Town") hereby grants to Joanna Matei / George Foy (the "User") permission to use the portion of the Town facilities located at the Mountain Lake Park, 46 Bowen Road, Warwick, New York 10990 described herein, subject to the Terms and Conditions of this Agreement contained herein and attached hereto.

### TERMS OF USE:

1. **FACILITIES:** The portion(s) of the facility<sup>x</sup> to be occupied by the User are  picnic area  firepit circle,  lodge main dining hall,  lodge lounge,  lodge lower level,  kitchen,  office main room,  office breakout rooms # \_\_\_\_\_,  faculty row cabins # \_\_\_\_\_,  apartments # \_\_\_\_\_,  Art building rooms \_\_\_\_\_,  theater building,  lakeside pavilion/outdoor theater,  hill cabins # \_\_\_\_\_

The following items may be included in the rental or may incur an additional fee:

- picnic tables/grills,  kitchen storage,  dining tables, chairs and serving stations,  dishes and silverware,  kitchen cookware,  tablecloths and linens,  sheets, blankets, pillows, towels  wi-fi in lodge and office area,  hot water in showers,  toilet paper,  hand soap in bathrooms,  AC in rooms,  heat in rooms,  clean rooms

2. **DATES/TIME OF USE:** The facilities shall be available from 6pm am/pm on 09/02/2023 to 12am am/pm on 09/02/2023 . + 2hrs for set up on 9/1/23  
6pm-8pm

3. **RENT:** The total rental for the time of usage is \$ ~~410~~ , payable upon the signing of this Agreement. *\$ 200 refundable deposit \$ 425*

4. **USE OF PREMISES:** The User rents the facility for the for the following activities:

Wedding

No other activities shall be conducted by the User without the express written permission of the Town.

X

TOWN OF WARWICK  
DEPARTMENT OF POLICE  
132 KINGS HIGHWAY  
WARWICK N.Y. 10990  
(845) 986-5000 FAX (845) 986-5985


Chief John D. Rader NA 236  
[jrader@townofwarwickpd.org](mailto:jrader@townofwarwickpd.org)

**RECEIVED**

JUL 06 2023

Town of Warwick  
Town Clerk

To: Supervisor Sweeton

From: Chief John Rader 

CC: Bonnie Kane- Comptroller  
Eileen Astorino- Town Clerk

Date: July 6, 2023

Re: Part Time Dispatcher Appointment

---

Please accept this memo as my request to appoint Obed N. Almeysda as a part time dispatcher to fill the vacant position from Monica Neubauer. Obed interviewed well and brings a multitude of talents to this position including being bilingual. His effective date should be July 15, 2023.

If you have questions please let me know.

July 6th, 2023

**RECEIVED**

JUL 06 2023

Town of Warwick  
Town Clerk

Chief Rader,

Please accept this as my formal resignation from the Town of Warwick Police Department. My last day will be Saturday, July 15th. I am grateful for the opportunity I was given and the support received during my time here, and now during my transition to further my career down south. I appreciate and will take all of the valuable experiences I have had with me to help me be the best police officer I can be.

It has been a pleasure working with you and the whole team.

Monica Neubauer



X

# KORNFELD, REW, NEWMAN & SIMEONE

ATTORNEYS AND COUNSELLORS AT LAW  
139 LAFAYETTE AVENUE  
POST OFFICE BOX 177  
SUFFERN, NEW YORK 10901

845-357-2660  
FAX 845-357-6977

WILLIAM S. BADURA  
SCOTT A. DOW  
JEROME S. JEFFERSON

FRANK T. SIMEONE  
OF COUNSEL  
THOMAS J. NEWMAN, JR.  
OF COUNSEL

ROBERT E. REW JR. (1912-1960)  
THOMAS J. NEWMAN (1928-2012)  
JEROME M. KORNFELD (1923-2012)

OUR FILE # \_\_\_\_\_

June 22, 2023

Via Email: [clerk@townofwarwick.com](mailto:clerk@townofwarwick.com)

Town of Warwick  
132 Kings Highway  
Warwick, New York 10990

Attention: Eileen Astorino, Town Clerk

Re: Pine Island Fire District

Dear Sir or Madam:

We are enclosing for posting a copy of a public hearing notice for the above-referenced fire district. Pursuant to Town Law Section 175-c, please post this notice on the bulletin board in your office, on the signboard of the town and on your town website. The postings should begin no sooner than June 30, 2023 and no later than July 5, 2023 and should remain up to and including July 20, 2023.

Very truly yours,

*William S. Badura*

William S. Badura

WSB:kl  
Enclosure

cc: Paulette Wilk Rudy, Secretary  
Pine Island Fire District (Via Email)

**RECEIVED**  
**JUN 26 2023**  
Town of Warwick  
Town Clerk

NOTICE

PLEASE TAKE NOTICE that on July 20, 2023 at 7:30 p.m. at the firehouse located on County Route 1, Pine Island, New York, the Board of Fire Commissioners of the Pine Island Fire District, Town of Warwick, Orange County, New York, will hold a public hearing regarding the adoption of a resolution granting members of the Pine Island Fire District an exemption from taxation of up to 10% of the assessed value of real property owned by the firefighter for fire district purposes as permitted by Real Property Tax law section 466-a.

All interested residents of the Pine Island Fire District are invited to attend.

PAULETTE WILK RUDY  
SECRETARY, PINE ISLAND FIRE DISTRICT

KORNFELD, REW, NEWMAN & SIMEONE  
Attorneys for Fire District  
139 Lafayette Avenue  
P.O. Box 177  
Suffern, New York 10901  
(845) 357-2660

**Warwick Town Clerk**

---

**From:** Kelly Lares <kelly@krne.com>  
**Sent:** Thursday, June 22, 2023 3:18 PM  
**To:** Warwick Town Clerk  
**Subject:** Pine Island Fire District - Notice of Public Hearing  
**Attachments:** Lt Town Clerk - Warwick - with notice of public hearing - Tax exemption.pdf; Public Hearing Notice - tax exemption.doc

If you have any response to this email, please forward to William S. Badura, Esq. at [wsb@krne.com](mailto:wsb@krne.com). Thank you.

Please see attached.

**Kelly A. Lares**  
Kornfeld, Rew, Newman & Simeone  
Attorneys and Counsellors at Law  
139 Lafayette Avenue  
P.O. Box 177  
Suffern, New York 10901  
845-357-2660  
845-357-6977 (fax)  
[kelly@krne.com](mailto:kelly@krne.com)

\*\*\*\*\*  
CONFIDENTIALITY AND SECURITY NOTICE The contents of this message and any attachments may be legally privileged, confidential and proprietary and also may be covered by the Electronic Communications Privacy Act. If you are not an intended recipient, please inform the sender of the transmission error and delete this message immediately without reading, disseminating, distributing or copying the contents.  
\*\*\*\*\*

# TOWN OF WARWICK



Eileen M. Astorino  
Town Clerk/Registrar  
132 Kings Highway  
Warwick, New York 10990-3152  
Tel: (845) 986-1124, ext. 246  
Fax: (845) 987-1499  
clerk@townofwarwick.org

Carolyn Purta, Deputy Town Clerk/Deputy Registrar  
Melissa Stevens, Deputy Town Clerk  
Tel: (845) 986-1124, ext. 244 or 245  
Fax: (845) 987-1499

## AFFIDAVIT OF POSTING

Town Clerk  
State of New York  
County of Orange  
Town of Warwick

I Eileen M. Astorino, Clerk of the Town of Warwick, being duly sworn deposes and says:

The attached notice of for Pine Island Fire District regarding an exemption from taxation of up to 10% of the assessed value of real property owned by a firefighter:

1. Was posted on the official signboard of the Town of Warwick on June 30, 2023 through July 21, 2023.
2. Was posted on the official website of the Town of Warwick June 30, 2023 through July 21, 2023.

Eileen M. Astorino

TOWN CLERK

Dated: June 30, 2023

Sworn to me this 30 day of June, 2023.

Melissa A. Stevens  
NOTARY PUBLIC

Melissa A. Stevens  
Notary Public, State of New York  
No. 01ST6062297  
Qualified In Orange County  
Commission Expires August 6, 2025

TIME : 06-30-2023 12:09  
FAX NO.1 : 8459871499  
NAME : Town of Warwick Clrk

FILE NO. : 773  
DATE : 06.30 12:08  
TO : 18453576977  
DOCUMENT PAGES : 4  
START TIME : 06.30 12:09  
END TIME : 06.30 12:09  
PAGES SENT : 4  
STATUS : OK

\*\*\*SUCCESSFUL TX NOTICE\*\*\*

**TOWN OF WARWICK**



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Town Clerk/Registrar  
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Melissa A. Stevens  
Notary Public, State of New York  
No. 01ST6062297  
Qualified In Orange County  
Commission Expires August 6, 2025

Jason G.C. Marsh  
1399 Mountain Rd.  
Port Jervis, NY 12771  
Rltw16@gmail.com  
(845)649-6579

06/28/2023

Chief John Rader  
Town of Warwick Police Department  
Warwick Town Board  
132 Kings Highway  
Warwick, NY 10990

**RECEIVED**

**JUN 29 2023**

Town of Warwick  
Town Clerk

Subject: Retirement Letter

Chief,

After much consideration and contemplation, I am writing to officially notify you of my intent to retire from the Town of Warwick Police Department, effective July 30<sup>st</sup>, 2023.

It has been an honor and a privilege to serve the community as a dedicated Police Officer and Sergeant of the Town of Warwick. I am incredibly grateful for the opportunities and experiences that I have been provided throughout my career. The bond I have formed with most of my fellow officers and the satisfaction of making a positive impact on the community will be cherished forever.

Throughout my years of service, I have witnessed both the challenges, rewards and changes that come with this noble profession. I have always strived to maintain high standards of professionalism and ethical conduct in carrying out my duties, and can only hope that I have contributed to making the Town of Warwick a safer and better place for the community.

I would like to express my deepest gratitude to all my fellow Officers of the Town of Warwick Police for their support, guidance, and camaraderie throughout my time with the department. I am certainly going to miss the bonding and stories of the past during family dinners.

It is also my intent to, thank you as well as the Town Board for providing me the privilege of first, becoming a Police Officer then, being promoted to Sergeant and being able to form relationships with the community that will last a lifetime. Thank You.

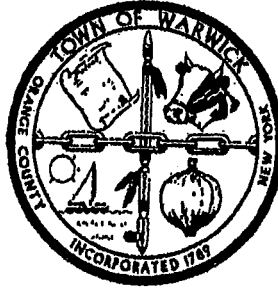
Respectfully,

Sergeant Jason G.C. Marsh Sgt#1

Handwritten signature of Jason G.C. Marsh in black ink, followed by the text "SGT 1".

X

# TOWN OF WARWICK



Eileen M. Astorino  
Town Clerk/Registrar  
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Fax: (845) 987-1499

## REQUEST TO SERVE ALCOHOLIC BEVERAGES

NAME: Emily Wylong

PERMIT #: MLP-69

DATE OF EVENT: September 15, 2023

LOCATION OF EVENT: Mountain Lake Park

**\*REQUEST MUST BE MADE WITHIN 10 DAYS PRIOR TO THE DATE OF THE EVENT\***

### OFFICE USE ONLY:

Received by & Date

Town Board Approval

Date Approved

MLP# \_\_\_\_\_

# MOUNTAIN LAKE PARK

## FACILITY RENTAL CONTRACT FOR MOUNTAIN LAKE PARK

### APPLICANT INFORMATION:

NAME/ORGANIZATION: Emily Wylong + Sean Smeltzer

ADDRESS: 32 Ketchum Road Warwick NY 10990

PHONE NUMBER: 845-324-9211 EMAIL: ~~000~~ Emily Wylong@gmail.com

The TOWN OF WARWICK, 132 Kings Highway, Warwick, New York 10990 (the "Town") hereby grants to Emily Wylong + Sean Smeltzer (the "User") permission to use the portion of the Town facilities located at the Mountain Lake Park, 46 Bowen Road, Warwick, New York 10990 described herein, subject to the Terms and Conditions of this Agreement contained herein and attached hereto.

### TERMS OF USE:

- FACILITIES:** The portion(s) of the facility to be occupied by the User are  picnic area  firepit circle,  lodge main dining hall,  lodge lounge,  lodge lower level,  kitchen,  office main room,  office breakout rooms # \_\_\_\_\_,  faculty row cabins # \_\_\_\_\_,  apartments # \_\_\_\_\_,  Art building rooms \_\_\_\_\_,  theater building,  lakeside pavilion/outdoor theater,  hill cabins # \_\_\_\_\_

The following items may be included in the rental or may incur an additional fee:

picnic tables/grills,  kitchen storage,  dining tables, chairs and serving stations,  dishes and silverware,  kitchen cookware,  tablecloths and linens,  sheets, blankets, pillows, towels  wi-fi in lodge and office area,  hot water in showers,  toilet paper,  hand soap in bathrooms,  AC in rooms,  heat in rooms,  clean rooms

- DATES/TIME OF USE:** The facilities shall be available from 3:00 am/pm on Sep 15 2023 to 11:00 am/pm on Sept 15 2023

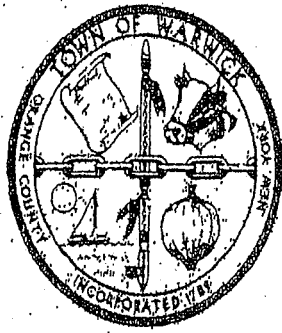
- RENT:** The total rental for the time of usage is \$ 675, payable upon the signing of this Agreement. refundable deposit of 500

- USE OF PREMISES:** The User rents the facility for the for the following activities:  
Wedding

No other activities shall be conducted by the User without the express written permission of the Town.



# TOWN OF WARWICK



EILEEN ASTORINO  
TOWN CLERK  
132 Kings Highway  
Warwick, New York 10990  
Tel: (845) 986-1124, ext. 248  
Fax: (845) 987-1499

Carolyn Purta, Deputy Town Clerk  
Melissa Stevens, Registrar & Deputy Town Clerk

## Request to Serve Alcoholic Beverages

NAME: James Gerstner

PERMIT#: WMM-18

DATE OF EVENT: July 22, 2023

LOCATION OF EVENT: Wickham Woodland Manor

- Request must be submitted within 10 days prior the date of the event

OFFICE USE ONLY:

Received by & Date

Town Board Approval

Date Approved

# Town of Warwick Wickham Woodland Manor Room Application

Town of Warwick  
132 Kings Highway, Warwick, NY 10990  
(845) 986-1124 Ext. 248 Fax (845) 987-1499

Permission is hereby issued to: James Gerstner

Date of Event July 22, 2023 Time: From: 9am To: 11pm

**FEE:**

A fee of \$250.00/occasion is required

A deposit of \$300.00 is required in addition to the above fees. If grounds are restored to original condition and rules and regulations have been complied with, the \$300.00 deposit will be refunded, if applied for within 30 days following your party.

Estimated Number of Participants (not to exceed 99) 99

Address 91 Maple Ave, Warwick, NY 10990

Phone # ( ) \_\_\_\_\_

Type of Party Grad Party

Describe Method of Supervision Adults

Proof of Residency: \_\_\_\_\_

FEES: \$ 250

PLUS DEPOSIT: \$ 300.00

TOTAL RECEIVED: \$ 550.00

Date Fees Received: 7/7/23 Permit Issued by: M Stevens

Proof of Insurance: Liquor:  Liability:

**Warwick Town Clerk**

---

**From:** Samantha Walter  
**Sent:** Friday, July 7, 2023 11:35 AM  
**To:** Warwick Town Clerk  
**Subject:** Refund for Pickleball

Hi Eileen,

Would it be possible to get a refund for the pickleball clinic for Jeanne Long? (\$100) She was recently injured and will not be able to participate.

Thank you,

Sam Walter

Recreation Director

Town of Warwick

[RecreationDirector@TownOfWarwick.org](mailto:RecreationDirector@TownOfWarwick.org)

Cell: (845) 258-0670



**RECEIVED**

**JUL 07 2023**

**Town of Warwick  
Town Clerk**

*Refund pickleball fee*

# *Local Law Filing*

---

**(Use this form to file a local law with the Secretary of State.)**

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village  
(select one.)

**of Warwick**

**Introductory Local Law No. 4 of the year 2023**

**A LOCAL LAW ENTITLED “A LOCAL LAW ESTABLISHING A SIX-MONTH MORATORIUM PROHIBITING THE REVIEW AND APPROVAL OF CLEAN RENEWABLE ENERGY TECHNOLOGY BUSINESSES DEVOTED TO RESEARCH, EDUCATION, DISTRIBUTION OR APPLICATION OF TECHNOLOGICAL INNOVATION IN ALTERNATIVE ENERGY USES IN THE TOWN OF WARWICK”**

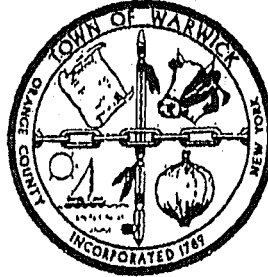
**Be it enacted by the Town Board of the Town of Warwick as follows:**

See attached.

---

**(If additional space is needed, attach pages the same size as this sheet, and number each.)**

TOWN OF WARWICK



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Town Clerk/Registrar  
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REQUEST TO SERVE ALCOHOLIC BEVERAGES

NAME: Warwick Institute of Culture & Greenwood Lake Theater Co.

PERMIT #: \_\_\_\_\_

DATE OF EVENT: 7/15/23

LOCATION OF EVENT: MLP Theater

\*REQUEST MUST BE MADE WITHIN 10 DAYS PRIOR TO THE DATE OF THE EVENT\*

OFFICE USE ONLY:

Received by & Date

Town Board Approval

Date Approved

## Warwick Town Clerk

---

**From:** Samantha Walter  
**Sent:** Tuesday, July 11, 2023 9:33 AM  
**To:** Warwick Town Clerk  
**Subject:** Alcohol permit for July 15  
**Attachments:** CamScanner 07-11-2023 09.31.pdf

Hi Eileen,

Can you please add this to the board meeting? I just found out they plan to have wine. You have COI from the Warwick Institute of Culture with Liquor Liability. Thank you! Sam

Sent from my iPhone

# Resolutions

Motion to ~~to~~ approve a change order  
for Professional Bush Works for caulking the roof  
doors and ~~to~~ scraping and painting the trim of the  
TC Cabins at ~~the~~ Mt Lake Park in an amount  
of \$3500.

Motion to approve a change order for  
~~Expert Media~~ Skyward Electric for additional  
electric at the main lodge of Mt Lake Park in  
an amount of \$1425

Motion to accept a bid from Valenza  
Construction to replace the decks and stairs of  
the infirmary for an amount of \$5360 and to  
replace twelve (12) steps and stringers of the TC  
Cabins at a amount of \$7,320.

**Michael Sweeton**

---

**From:** jarrod hvrsinc.com <jarro@hvrsinc.com>  
**Sent:** Friday, July 7, 2023 2:52 PM  
**To:** Michael Sweeton  
**Cc:** jerry Casesa; john Ronsini  
**Subject:** Kutz Camp update and pricing for approval

Disregard last email, sending on my iPhone and it's terrible.

Good afternoon Mike -

Below are the numbers for replacing the (2) sets of stairs and replacing the smaller TC cabin deck steps with prepping for paving:

*2 BIDS - looking to see if a 3rd was say*

Groves *CONSTRUCTION*

Price for (2) replacement decks and stairs in front of infirmary: \$16,000.

Price for (12) replacement steps and stringers on TC cabins : \$8,000.00

Valenga construction

Price for (2) replace the decks and stairs in front of infirmary:  
\$5,360.00

Price for (12) replacement steps and stringers on TC cabins :  
\$7,320.00

*Accept*

Let me know if you would like me to engage Valenga to take care of one or both of these items this coming week before the rentals are occupied.

✓ Also Professional Brushworks gave me a price to caulk in all new doors and sand and paint all trim on TC cabins:  
\$3,500.00

*c/o*

We are waiting on a third price from Expert Mechanical for the 4 ton and 5 ton units for the theater and arts building. He looked at them today and will get us a price early next week.

✓ On that note, Seth needed to use (4) condensers for the main lodge rather than the original (3) condensers (same number of heads) in order to get them installed asap rather than waiting for other brands to be available. There is no price increase from Seth. Because of this the electricians are going to need to install one more elec disconnect for \$1,425.

*c/o*

Everything else is going well and we will be wrapping up early this coming week with everything. The dance stage has been completed as well today.

Thanks -



X

**Warwick Town Clerk**

---

**From:** Samantha Walter  
**Sent:** Friday, July 7, 2023 4:19 PM  
**To:** Warwick Town Clerk  
**Subject:** FW: Pickle Ball Clinic cancellation

Hi Eileen,

Please see her email below with her address. Thank you!

Thank you,  
Sam Walter

Recreation Director  
Town of Warwick  
RecreationDirector@TownOfWarwick.org  
Cell: (845) 258-0670

**RECEIVED**  
**JUL 07 2023**  
Town of Warwick  
Town Clerk

-----Original Message-----

From: Jeanne Long <klong27@optonline.net>  
Sent: Friday, July 7, 2023 10:23 AM  
To: Samantha Walter <RecreationDirector@townofwarwick.org>  
Subject: Pickle Ball Clinic cancellation

Good Morning Samantha

I am registered for the Beginner/Transitional session starting this coming Tuesday. Due to an injury I sustained after a recent fall, I am unable to take part in this class. Will I be able to get a refund for this? Sorry for any inconvenience.

Jeanne Long  
845-988-7406  
4 Elizabeth St  
Warwick, NY 10990

Sent from my iPad