

STATE OF NEW YORK: COUNTY OF ORANGE  
VILLAGE BOARD OF THE VILLAGE OF  
CORNWALL-ON-HUDSON, TOWN BOARD OF THE  
TOWN OF CORNWALL

-----X  
In the Matter of the Petition of the  
THE VILLAGE OF CORNWALL-ON-HUDSON,

**PETITION FOR  
ANNEXATION**

for the Annexation of Territory within the TOWN OF  
CORNWALL, New York, designated as TOWN OF  
CORNWALL SECTION 32, BLOCK 1,  
LOTS 8.1 AND 8.2 TO THE VILLAGE  
OF CORNWALL-ON-HUDSON

-----X  
TO: THE HONORABLE TOWN BOARD OF THE TOWN OF CORNWALL  
AND THE HONORABLE VILLAGE BOARD OF THE VILLAGE OF  
CORNWALL-ON-HUDSON, COUNTY OF ORANGE, STATE OF NEW YORK

1. The undersigned Petitioner VILLAGE OF CORNWALL-ON-HUDSON ("Petitioners"), respectfully petitions the Town of Cornwall and the Village of Cornwall-on-Hudson, pursuant to General Municipal Law Article 17, to annex territory identified as Town of Cornwall Tax Map Section 32, Block 1, Lot 8.1 and 8.2 (hereinafter the "Territory") from the Town of Cornwall ("Cornwall") to the Village of Cornwall-on-Hudson ("Village of COH").

2. The Petitioner, Village of Cornwall-on-Hudson, is the owner of certain real property in the Town of Cornwall, County of Orange, State of New York and also known as the Town of Cornwall Tax Map Section 32 Block 1 Lot 8.1, more particularly described in Schedule "A-1" annexed hereto. This property is known as the "Village's Lot".

3. Black Rock Forest Preserve, Inc. is the owner of real property presently located in the Town of Cornwall, County of Orange, State of New York and is also known as Town of Cornwall Tax Map Section 32, Block 1, Lot 8.2 and more particularly described in Schedule "A-2" annexed hereto. This property is known as the "Black Rock's Lot".

4. The Village's Lot and Black Rock's Lot are hereto referred to as the "Territory."
5. The Territory adjoins the Village of Cornwall-on-Hudson.
6. The number of residents residing within the Territory is zero.
7. The Village of COH is a Village lawfully organized and formed under the laws of the State of New York.
8. That Cornwall is a Town lawfully organized and formed under the laws of the State of New York.
9. The Petitioner is owner of the 94.5%, of the majority of all the assessed valuation of the real property in the said Territory, as assessed upon the last preceding Town Assessment Roll of the Town of Cornwall.
10. Annexed as Schedule "B" is a map outlining all of the Territory to be annexed.
11. That the requested annexation is in the overall public interest.
12. That the Village of COH will derive substantial benefits if the requested annexation is approved because the Territory includes a municipal water treatment plant owned and operated by the Village of COH, as well as the access road to the Village of COH's water treatment plant.
13. That the Village of COH and the Territory to be annexed have the requisite unity of purpose and facilities to permit and allow the Territory to be annexed to the Village of COH.
14. The Petitioner petitions the Honorable Board of the Town of Cornwall and the Honorable Board of the Village of COH to permit and allow the Territory to be annexed to the Village of COH.
15. Annexed as Schedule "C" is a certificate signed by the assessor of the Town of Cornwall responsible for the preparation of the last preceding assessment roll of Cornwall certifying that the Petitioner's property consist of a majority of the assessed value of the real property in the Territory

herein proposed to be annexed to the Village of COH and now situated in Cornwall shown by the last preceding assessment roll of Cornwall.

**WHEREFORE**, it is respectfully requested that the relief requested in the Petition be granted in all respects and the Honorable Town Board of the Town of Cornwall and the Honorable Board of the Village of COH grant annexation of the Territory (Town of Cornwall Tax Map Section 32, Block 1, Lots 8.1 and 8.2) from the Town of Cornwall to the Village of COH pursuant to General Municipal Law Article 17.

Dated: December 23, 2020  
Cornwall-on-Hudson, New York

<u>Property Owner</u>	<u>Address</u>	<u>Tax Parcel Numbers(s)</u>	<u>Assessed Value</u>
Village of Cornwall-on-Hudson	100 Pecks Road	32-1-8.1	\$1,950,000

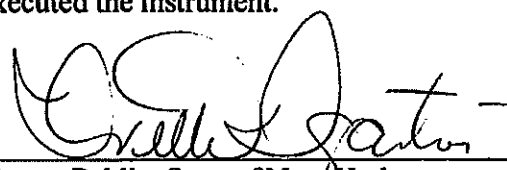
HUDSON

VILLAGE OF CORNWALL-ON-

By: Brendan G. Coyne  
Name: Brendan G. Coyne  
Title: Mayor

STATE OF NEW YORK )  
) ss:  
COUNTY OF Orange )

On December 23, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared **Brendan G. Coyne** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within named instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public, State of New York

**IVETTE IGARTUA**  
Notary Public, State of New York  
No. 011G4992305  
Qualified in Orange County  
Commission Expires Feb. 24, 2022

**SCHEDULE A-1**

**Village of COH's Lot Description**

**All that certain parcel of land situate, lying and being in the Town of Cornwall, County of Orange and State of New York, as shown on the Tax Maps of Orange County, as Tax Map Number: Section 32, Block 1, and Lot 8.1.**

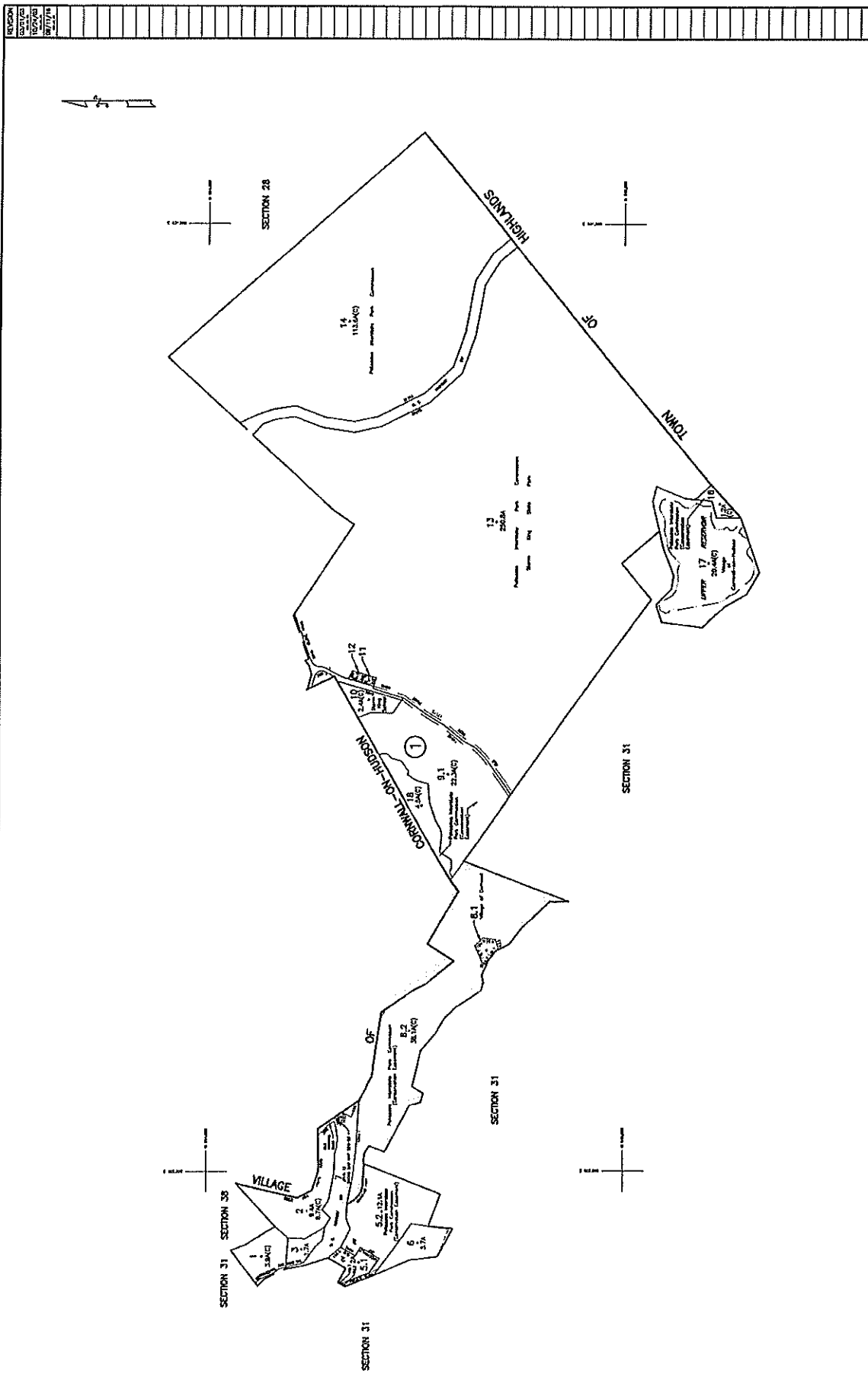
**SCHEDULE A-2**

**Black Rock's Lot Description**

All that certain parcel of land situate, lying and being in the Town of Cornwall, County of Orange and State of New York, as shown on the Tax Maps of Orange County, as Tax Map Number: Section 32, Block 1, and Lot 8.2.

**SCHEDULE B**

**Map of Territory to be Annexed**



333483  
TOWN OF CORNWALL  
Section No. 32

Scale 1" = 400'

ADJOINING REFERENCE

**ORANGE COUNTY—NEW YORK**

LEGEND

SYMBOL	DESCRIPTION
—	SECTION LINE
—	SECTION 31
—	SECTION 28
—	SECTION 30
—	SECTION 32
—	SECTION 33
—	SECTION 34
—	SECTION 35
—	SECTION 36
—	SECTION 37
—	SECTION 38
—	SECTION 39
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—	SECTION 96
—	SECTION 97
—	SECTION 98
—	SECTION 99
—	SECTION 100

TAX YEAR 2024



**SCHEDULE C**

Certificate of Assessor

STATE OF NEW YORK    )  
                                  ) ss:  
COUNTY OF ORANGE    )

I, Maria Pastena, an Assessor for the Town of Cornwall, Orange County, State of New York, do hereby certify:

1. I am responsible for the last preceding assessment roll for the Town of Cornwall for the tax year 2020, a certified copy of which was filed with the Town Assessor’s Office.

2. According to the Town’s 2020 assessment roll, the assessed valuation of all real property situated within a certain area of the Town of Cornwall which is proposed to be annexed to the Village of Cornwall-on-Hudson, identified on the Town of Cornwall Tax Map Section 32, Block 1, Lots 8.1 and 8.2 (hereinafter the “Territory”) is \$2,064,300.00.

3. The real property was assessed on the last preceding assessment roll within the Territory sought to be annexed is as follows:

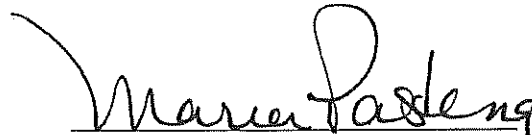
<b>NAME</b>	<b>TAX LOT</b>	<b>ASSESSED VALUE</b>
<b>Petitioner</b>		
Village of COH	SBL: 32-1-8.1	\$1,950,000.00
<b>Other Territory Property Owners:</b>		
Black Rock Forest Preserve, Inc.	SBL: 32-1-8.2	\$114,300.00
<b>TOTAL ASSESSED VALUE OF TERRITORY</b>		<b>\$2,064,300.00</b>

**PETITIONER'S PERCENT OF  
TOTAL ASSESSMENT**

**94.5%**

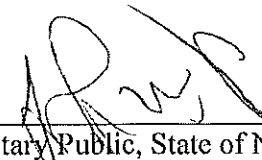
5. The real property assessed to the above Petitioners, within in the Territory sought to be annexed, comprises 94.5%, a majority, of the assessed valuation of the Territory described to be in the Annexation Petition. Therefore, the Village of COH owns more than one half of the total assessment valuation of the real property within the Territory proposed to be annexed, which is a majority of the assessed valuation of real property in such Territory.

DATED: Cornwall New York  
January 6, 2021

  
\_\_\_\_\_  
Maria Pastena  
Town of Cornwall, Assessor

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF ORANGE    )

On January 6, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Maria Pastena personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within named instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public, State of New York

JOHN W. FURST  
Notary Public, State of New York  
No. 02FL6042001  
Qualified in Orange County  
Commission Expires 5/15/2022

## *Short Environmental Assessment Form*

### *Part 1 - Project Information*

#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Village of Cornwall-on-Hudson Board of Trustees (Village Board)			
Name of Action or Project: Annexation of Parcels (SBL 32-1-8.1 & 32-1-8.2)			
Project Location (describe, and attach a location map): 45 Pecks Road & 100 Pecks Road, Town of Cornwall, Orange County, New York			
Brief Description of Proposed Action: The Village Board proposes to annex two parcels of land (SBL 32-1-8.1 & 32-1-8.2) consisting of approximately 40 +/- acres from the Town of Cornwall to the Village of Cornwall-on-Hudson. Parcel 32-1-8.1 contains the Black Rock Water Treatment Plant (WTP), and it is owned by the Village. Parcel 32-1-8.2 serves as access to the WTP, and it is owned by Black Rock Forest Preserve, Inc. These existing uses (WTP and nature preserve) will remain.			
Name of Applicant or Sponsor: Village of Cornwall-on-Hudson		Telephone: (845) 534-4200 E-Mail: mayor@cornwall-on-hudson.org	
Address: 325 Hudson Street			
City/PO: Cornwall-on-Hudson		State: NY	Zip Code: 12520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Cornwall Town Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 40 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Water Treatment Plant			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies: N/A		<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water: _____ N/A		<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: _____ N/A		<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat, Ti...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Village of Cornwall-on-Hudson</u> Date: <u>1/7/21</u>		
Signature: <u>[Handwritten Signature]</u> Title: _____		

# EAF Mapper Summary Report

Wednesday, December 30, 2020 11:57 AM

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Map data sources: Samsir, USGS, Internap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat, Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No