AGENDA
Cornwall Town Board
Work Session
Tuesday, November 10, 2026
7:00 p.m.
TENTATIVE

Pledge of Allegiance

Public Comment on Agenda Items – 3 Minute Limit

Agenda Items

1. Comprehensive Plan Zoning Changes Overview
2. Cornwall Social: Liquor License 30 Day Notice to Municipality
3. Veteran's Tax Exemption Discussion
4. 2027 MS4 SWMP Plan Overview
5. Building Department – Draft Local Laws
    a. Lawn Maintenance
    b. Vacant House Property Registry
6. Amendment to Engineering Agreement – Ice House Pavilion Renovations
7. Riverlight Pool Project Update
8. FY 2027 Preliminary Budget Discussion
9. Snow Removal Request – Cornwall Public Library
10. **Action Item:** Sewer District #1 I & I Mitigation – Change Order #12
    a. Change Order
    b. Payment Application
11. **Action Item:** Village of COH Request for Real Property Tax Exemption – Water Systems
12. **Action Item:** Village of Cornwall on Hudson & FHWD Water Relevy
13. **Action Item:** Schedule Public Hearing – Land Use Moratorium Hardship Waiver Request
14. **Action Item:** Authorize Drake Loeb to Represent the Town for Legal Proceedings
15. **Action Item:** Adopt FY 2027 Preliminary Budget
16. **Action Item:** Warrant #11

Public Comment – 3 Minute Limit

Executive Session – The Town Board intends to enter into executive session pursuant to Public Officers Law 105(1)(f) to discuss the medical, financial, credit, and employment history of a particular person and matters potentially leading to the promotion of a particular person

Adjournment

Agenda Item #1

Agenda Item #2

Town of Cornwall
RECEIVED
OCT 22 2026
TOWN CLERK

Kelly D. Vidur

Attorney & Counselor at Law

P.O. Box 530, Preston Hollow, New York 12469
Phone: 518-595-3456 | Fax: 518-676-1232 | Email: Kelly@KDVLawNY.com

VIA USPS CERTIFIED MAIL

October 16, 2026

Jennifer McCormick, Town Clerk
Town of Cornwall
183 Main Street
Cornwall, NY 12518

Re: Cornwall Social Inc.
NYSLA 30-Day Notice to Municipality

Dear Jennifer McCormick:

Please be advised that I represent Cornwall Social Inc. in connection with an application for a New York State Liquor Authority On-Premises Retail License at 2010 State Route 94, Salisbury Mills, NY in the Town of Cornwall. Please find the enclosed standard 30-Day Notice to Municipality.

Kindly reach out with any questions or concerns.

Gratefully yours,

Kelly D. Vidur

Encl.

cc (via email): Liz@cornwallsocialny.com
Gabe@cornwallsocialny.com

NEW YORK STATE | Liquor Authority

OFFICE USE ONLY
○ Original ○ Amended Date _____

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 10/16/2026

1a. Delivered by: Certified Mail Return Receipt Requested



2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

◉ New Application ○ Removal ○ Class Change

For premises in the City of New York: (counties of Kings, New York, Bronx, Queens and Richmond):

○ New Application ○ New Application and Temporary Retail Permit ○ Temporary Retail Permit ○ Removal

○ Class Change ○ Method of Operation ○ Corporate Change ○ Renewal ○ Alteration

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date
For **Renewal** applicants, answer all questions
For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)
For **Corporate Change** applicants, attach a list of the current and proposed corporate principals
For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation
For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type
For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Town of Cornwall

Applicant/Licensee Information:

4. Licensee License ID (if applicable): _____ Expiration Date (if applicable): _____

5. Applicant or Licensee Name: Cornwall Social Inc.

6. Trade Name (if any): _____

7. Street Address of Establishment: 2010 State Route 94

8. City, Town or Village: Salisbury Mills , NY Zip Code: 12577

9. Business Telephone Number of applicant/ Licensee: 415-385-1924

10. Business E-mail of Applicant/Licensee: liz@cornwallsocialny.com and gabe@cornwallsocialny.com

11. Type(s) of alcohol sold or to be sold: ○ Beer & cider ○ Wine, Beer & Cider ◉ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ◉ Full Food menu; full kitchen run by a chef/cook ○ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Restaurant (full kitchen and full menu required)

☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke

14. Method of Operation: (check all that apply)

☒ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): small local bands

☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel

☐ Other (specify): _____

15. Licensed Outdoor Area: (check all that apply)

☐ None ☑ Patio or Deck ☐ Rooftop ☑ Garden/Grounds ☐ Freestanding Covered Structure

☐ Sidewalk Cafe ☐ Other (specify): _____

OFFICE USE ONLY
◯ Original ◯ Amended Date _____

16. List the floor(s) of the building that the establishment is located on: first and second

17. List the room number(s) the establishment is located in within the building, if appropriate:

18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ◉ Yes ◉ No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ◉ Yes ◉ No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and ID number of the licensee:

Name | License ID Number

21. Does the applicant or licensee own the building in which the establishment is located? ◯ Yes (if YES, SKIP 23-26) ◉ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: Salisbury Mills Holdings LLC

23. Building Owner's Street Address: [redacted]

24. City, Town or Village: Cornwall on Hudson State: NY Zip Code: 12520

25. Business Telephone Number of Building Owner: [redacted]

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name: Kelly D. Vidur, Esq.

27. Representative/Attorney's Street Address: PO Box 530

28. City, Town or Village: Preston Hollow State: NY Zip Code: 12469

29. Business Telephone Number of Representative/Attorney: 518-595-3456

30. Business E-mail Address of Representative/Attorney: Kelly@KDVLawNY.com

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Lizabeth Dunn Title: CEO

☑ By checking this box I agree, and it is my intent, to electronically sign this document. By submitting this e-document to the New York State Liquor Authority in this way, I understand that my electronic signature I added to the signature line below is the legal equivalent of having placed my handwritten signature and affirmation on the submitted document and I am affirming the truth of the information contained therein.

Principal Signature: [redacted]

Date: 10/15/2026

Cornwall Social Inc. - 30 Day Notice for Signature

Final Audit Report 2026-10-16

Created:	2026-10-15
By:	Kelly Vidur (kelly@kdvlawny.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwvqJI7xUgdoe-1QeNck3URqZC23Jv2Cs

"Cornwall Social Inc. - 30 Day Notice for Signature" History

Document created by Kelly Vidur (kelly@kdvlawny.com)
2026-10-15 - 10:23:05 PM GMT- IP address: 24.105.251.231

Document emailed to Lizabeth Dunn (liz@cornwallsocialny.com) for signature
2026-10-15 - 10:23:10 PM GMT

Email viewed by Lizabeth Dunn (liz@cornwallsocialny.com)
2026-10-16 - 1:28:29 AM GMT- IP address: 66.102.8.101

Document e-signed by Lizabeth Dunn (liz@cornwallsocialny.com)
Signature Date: 2026-10-16 - 1:30:08 AM GMT - Time Source: server- IP address: 72.225.140.91 - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-10-16 - 1:30:08 AM GMT

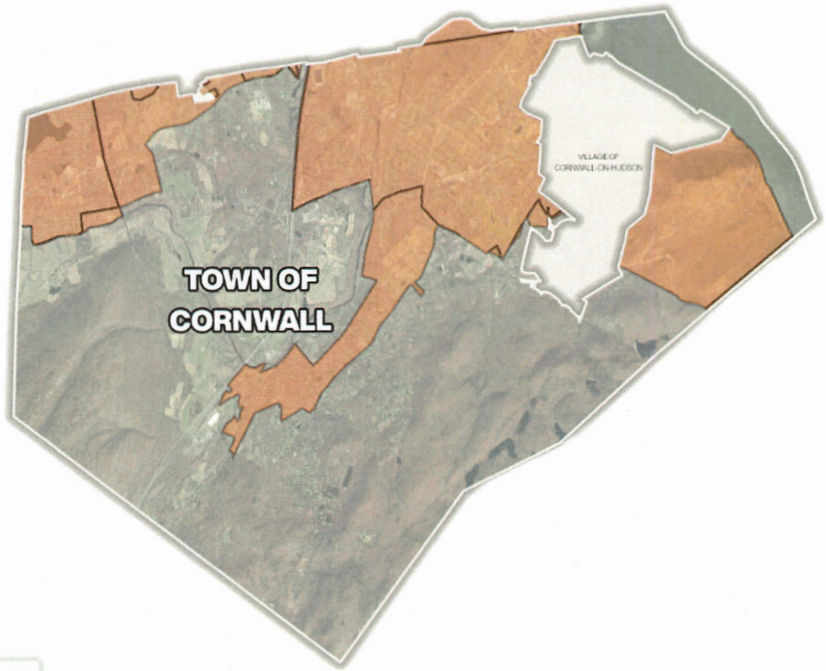
Agenda Item #3

Agenda Item #4

Town of Cornwall Stormwater Management Program Plan

SWMP Plan Information and Community Feedback

MHE Engineering



Agenda Item #5

TOWN OF CORNWALL
Code Enforcement Office
183 Main Street
Cornwall NY 12518

GARY A. VINSON
Building & Fire Inspector
gvinson@cornwallny.gov

ABIGAIL E. MALDONADO
Assistant Building Inspector
amaldonado@cornwallny.gov

Tel. (845) 534-9429

Fax. (845) 534-2178

June 5, 2026

Town Board
183 Main Street
Cornwall, NY 12518

RE: Town Wide Overgrown Lawn Issues and Vacant House Property Registry

Dear Board Member:

I respectfully request the Town Board to consider adopting a resolution and establishing procedures to assist the Building Department in addressing maintenance issues associated with vacant and dormant properties, particularly those where owners fail to maintain lawns during the growing season.

My office continues to encounter numerous properties throughout the Town where repeated efforts to obtain compliance with lawn maintenance requirements have been unsuccessful. In many cases, these properties have been acquired by banks or mortgage companies, resulting in delayed responses to code enforcement concerns.

Examples:	11 Hidden Glen	398 Angola Road
	2 Iris Road	41 Roe Avenue
	2059 State Route 94	5 Smith Road

In addition, I think it would be appropriate to create a vacant house/property registry. Such a registry would provide current ownership and contact information, enabling the Building Department to address property maintenance issues more efficiently and facilitate timely communication with responsible parties.

Thank you for the consideration of this request.

Respectfully,

Gary A. Vinson
Building Inspector

Chapter 115. Property Maintenance

Article II. Brush, Grass and Weeds

§ 115-1. Height regulated; poisonous plants prohibited.

A. Height regulated. It shall be unlawful for any owner, lessee or occupant, or any agent, servant, representative or employee of any such owner, lessee or occupant, having control of any occupied or unoccupied lot or land or any part thereof in the Town, to permit or maintain on any such lot or land or on or along the sidewalk, street or alley adjacent to the same between the property line and the curb or middle of the alley or for 10 feet outside the property line if there be no curb, any growth of weeds, grass or other rank vegetation to a greater height than nine inches on the average, or any accumulation of dead weeds, grass or brush.

B. Poisonous plants prohibited. It shall also be unlawful for any such person or persons to cause, suffer or allow poison ivy, ragweed or other poisonous plants or plants detrimental to health to grow on any such lot or land in such manner that any part of such ivy, ragweed or other poisonous or harmful weed shall extend upon, overhang or border any public place, or allow the seed, pollen or other poisonous particles or emanations therefrom to be carried through the air into any public place.

§ 115-2. Duty to cut and remove.

It shall be the duty of any owner, lessee or occupant of any lot or land to cut and remove or cause to be cut and removed all weeds, grass or other rank, poisonous or harmful vegetation as often as may be necessary to comply with the provisions of § **115-1**, provided that cutting and removing such weeds, grass and vegetation at least once in every two weeks between May 15 and September 15 shall be deemed to be a compliance with this section.

§ 115-3. Town action for noncompliance.

If the provisions of §§ **115-1** and **115-2** are not complied with, the Building Inspector of the Town of Cornwall may elect to do one of the following:

A. Serve written notice, either personally or by mail, upon the owner, lessee or occupant or any person having the care and/or control of any such lot or land to comply with the provisions of § **115-1** and/or **115-2**. If the person upon whom the notice is served fails, neglects or refuses to cut and remove or to cause to be cut and removed such weed, grass or other vegetation within five days after receipt of such notice, or if no person can be found in the Town who either is or claims to be the owner of said lot or land or who represents or claims to represent such owner, the Building Inspector shall cause such weeds, grass and/or other vegetation to be cut and removed. The actual cost for such cutting and removal, plus 25% for inspection and other additional costs in connection therewith, shall be certified by the Building Inspector to the Town

Clerk and shall there upon become and be a lien upon the property and shall become and form a part of the taxes next to be assessed and levied upon such lot or land and shall bear interest at the same rate as taxes and shall be collected and enforced by the same officer and in the same manner as taxes.

B. Issue a court appearance ticket to the owner, lessee or occupant or any person having the care and/or control of said lot or land alleging a violation of §§ **115-1** and/or **115-2** and requiring a court appearance to defend against same.

§ 115-4. Penalties for offenses.

Any person who shall be found to have violated § **115-3B** of this chapter shall be guilty of a violation and shall be subject to a fine of between $100 and $250 for each offense.

Chapter 43. Properties: Abandoned, Vacant, Boarded, and Foreclosed

§ 43-1. Legislative findings and intent.

A. The Town Board of the Town of Cornwall, Orange County, New York, recognizes that there is a rising number of properties within the Town that have become abandoned, vacant, or boarded up as the result of the mortgage foreclosure process under New York State law or for other reasons, including but not limited to the inability of the owner or owners of such property to make real property tax payments, insurance payments, property maintenance requirements as established by local, county, state or federal codes, or for various other reasons. The Town Board recognizes that buildings, both residential and commercial, have remained abandoned, vacant or boarded up for long periods of time, some for many years. As such, these buildings and the properties upon which they are constructed are unsightly and unsafe and have a negative effect on their surroundings and upon the community in general. The purpose of this chapter is to establish a program for identifying and registering abandoned and vacant buildings and properties; to determine the responsibility of the owners or mortgagees of these properties; to set forth the process for securing, maintaining and rehabilitating these properties and to require the registration of these properties with the Building Inspector/Code Enforcement Officer of the Town of Cornwall.

B. The Town Board of the Town of Cornwall intends that the provisions of this chapter are to prevent properties that have been abandoned, are vacant and/or may be involved in the mortgage foreclosure process from becoming dangerous, blighted, overgrown, susceptible to vandalism and otherwise nuisances to the public in general and specifically to surrounding property owners. The Town Board recognizes that properties involved in the mortgage foreclosure process in particular are left abandoned, vacant, blighted and locations that might breed nuisance and criminal activity for months and often years. Accordingly, the Town Board believes that the provisions of this chapter requiring registration of properties; posting of properties; designation of local agents for properties; the securing of properties; penalties for the failure to comply with the requirements of this chapter and other ordinances, sanitary codes, building codes, and other local regulations dealing with the external and internal maintenance of properties is in the best interests of the public health, safety and welfare.

§ 43-2. Definitions.

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

AGENT

The agent designated by the owner or mortgagee upon registration as required by this chapter. An agent does not have to reside or have an office within the County of Orange, New York.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER/INSPECTOR

Duly authorized representative of the Town of Cornwall, Orange County, New York, holding the position of Building Inspector, Deputy Building Inspector, Code Enforcement Officer, Building or Fire Inspector.

EVIDENCE OF VACANCY

Any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions may include, but not be limited to, overgrown and/or dead vegetation, accumulation of abandoned real property, as defined herein, statements by neighbors, passers-by, delivery agents or government agents, among other evidence that the property is vacant.

FORECLOSURE

The legal process by which any parcel, tract, lot or other defined area of real property, including the improvements located thereon, placed as security for a real estate loan, is sought to be sold by the lender/mortgagee to satisfy the debt if the borrower/mortgagor defaults. This definition shall include all processes, activities, and actions by whatever name associated with the described process.

MORTGAGE

The creditor, including but not limited to service companies, lenders in a mortgage agreement and any agent, servant, or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests or obligations under the mortgage agreement.

NOTICE OF DEFAULT

A recorded notice that a default has occurred under a mortgage and that the mortgagee intends to proceed with a foreclosure sale.

OWNER

Owner or owners of record on the assessment rolls in the Office of the Assessor of the Town of Cornwall; those identified as owner or owners on a vacant building registration form; a mortgagee in possession; a mortgagor in possession; a receivor or assignee of rents; an executor, trustee, or other person, firm, entity or corporation in control of the property or premises; persons or entities may have a joint and several obligations for compliance with the provisions of this chapter.

SECURING

Any measures that assist in making the property inaccessible to unauthorized persons.

VACANT OR ABANDONED BUILDING OR PROPERTY

A building or property or portion of same which is unoccupied and unsecured; unoccupied and secured by other than normal means; unoccupied and unsafe as determined by the Building Inspector/Code Enforcement Officer of the Town of Cornwall; unoccupied and has multiple housing or Building Code violations; illegally occupied; unoccupied and the subject of Code violation notices issued by the Building Inspector/Code Enforcement Officer of the Town of Cornwall. This shall not include individual condominium units or other individual units in a common-interest community where all exterior elements and common areas are jointly owned and maintained by a homeowners' or community association.

VACANT STRUCTURE

A building or structure that is not legally occupied.

§ 43-3. Registration.

A. Within 10 days of the filing of a lis pendens with the Orange County, New York, Clerk's Office and/or other legal documentation commencing an action to foreclose upon a mortgage or similar security instrument, all mortgagees must register with the Building Inspector/Code Enforcement Officer of the Town of Cornwall, on forms provided by said official, all property in foreclosure within the Town of Cornwall. For properties for which a lis pendens and/or action for foreclosure upon a mortgage or a similar security instrument has been instituted prior to the effective date of this chapter and which have not yet been registered pursuant to this chapter, all mortgagees must register such properties within 60 days of the effective date of this chapter.

B. Mortgagees must designate and retain an individual or agent or property management company as the local agent responsible for the security and maintenance of the property. Owners of property that do not reside in the Town of Cornwall must provide a name, address and contact information of an agent with whom the owner has entered into a contract or agreement for property management.

C. All owners of abandoned and vacant properties shall register with the Building Inspector/Code Enforcement Officer of the Town of Cornwall not later than 10 days after any building in the Town becomes an abandoned or vacant building and not later than 20 days after being notified by the Building Inspector/Code Enforcement Officer of the Town of Cornwall of the requirement to register. The Building Inspector/Code Enforcement Officer may identify vacant buildings through his/her routine inspection process as well as through notification by residents, neighbors, neighborhood groups or other community groups that a building may be abandoned or vacant and eligible for inclusion on the required registry. Registration by owners shall be submitted on forms provided by the Building Inspector/Code Enforcement Officer of the Town of Cornwall.

D. All owners and mortgagees must supply the following information to the Building Inspector/Code Enforcement Officer of the Town of Cornwall:

(1) A description of the premises, including the property address as well as the section, block and lot number of the property as set forth in the tax records of the Town of Cornwall located in the office of the Assessor of the Town of Cornwall.

(2) The names and addresses of the owner or owners, or mortgagee or mortgagees.

(3) Whether or not the owner or owners, mortgagee or mortgagees reside in the Town of Cornwall, the name and address for the owner, owners, mortgagee, or mortgagees, mailing address, telephone number, local agent's name, mailing address, telephone number, e-mail address for the owner, owners, mortgagee or mortgagees. Mailing addresses may not be a post office box but must be an actual street address where the owner, owners, mortgagee, mortgagees reside or do business.

(4) The name, street address, telephone number and e-mail address of a natural person 21 years of age or older designated by the owner, owners, mortgagee, mortgagees as an authorized agent for receiving notices of Code violations and/or receiving process in any court proceeding or administrative enforcement proceeding on behalf of such owner, owners, mortgagee or mortgagees in connection with the enforcement of any applicable code, ordinance, local law, regulation or statute. This authorized agent for service of process must maintain an office or reside in Orange County, New York.

(5) The name, street address, telephone number and e-mail address of the firm or individual responsible for maintaining the property. The individual or representative of the firm responsible for maintaining the property shall be available by telephone or in person on a twenty-four-hour-per-day, seven-day-per-week basis.

(6) A statement or plan as to what will be done to secure the structure and property so that it will not become open to the general public.

(7) The status of water, sewer, natural gas and electric utilities winterization of pipes at the structure and property.

§ 43-4. Notices.

A. By designating an authorized agent as set forth above under the provisions of this chapter, the owner and/or mortgagee consents to receive any and all notices of Code violations concerning the registered abandoned or vacant property and all process in any Court proceeding or administrative enforcement proceeding brought to enforce Code provisions concerning the registered building or property by service of the notice or process on the authorized agent. Any owner who has designated an authorized agent under the provisions of this section shall be deemed to consent to the continuation of the owner's designation for the purpose of this section until the owner notifies the Building Inspector/Code Enforcement Officer of the Town of

Cornwall in writing of a change of authorization or until the owner files a new annual registration statement.

B. Any owner who fails to register an abandoned or vacant property under the provisions of this chapter shall further be deemed to consent to receive, by posting at the building, any and all notices of Code violation and all processing of administrative or legal proceedings brought to enforce Code provisions or other laws or regulations concerning the structure or property.

§ 43-5. Obligation of owners and/or mortgagees.

The owner or mortgagee of any structures that become abandoned or vacant property, and any person designated as an agent or responsible for maintaining such structure or vacant property, shall within 30 days of the structure becoming abandoned or vacant, or 30 days of the owner or mortgagee taking title to the property, whether or not the deed for said property has been recorded with the Orange County Clerk:

A. Close and secure the structures owned by or mortgaged to the applicant as imposed by this chapter and/or the State of New York or as set forth in the rules and regulations provided by the Building Inspector/Code Enforcement Officer of the Town of Cornwall.

B. Insure that the grounds of the structure, including yards, fences, sidewalks, walks and driveways, are well maintained and kept free from trash or debris.

C. Post a sign affixed to the structure with a name, address and telephone number of the owner and/or mortgagee and the owner and/or mortgagees' authorized agent for the purposes of service of process and the name, address and telephone number of the entity responsible for the maintenance of the property. The sign shall be at least 18 inches by 24 inches in dimension and shall include the words "To Report Problems with this Building/Property Call and/or E-mail" and shall be placed in a location where it is clearly legible from the nearest public street or sidewalk, whichever is nearer.

D. Maintain the structure in a secured and closed condition, keep the grounds in a clean and well-maintained condition and insure that the sign is visible and intact until the building is again occupied or demolished or until repair or rehabilitation of the building is complete.

E. New owners shall register or re-register the abandoned or vacant building or properties with the Building Inspector/Code Enforcement Officer within 30 days of any transfer of ownership interest in the abandoned or vacant building or property whether or not the deed to said property has been recorded with the Orange County Clerk.

F. All vacant real property shall at all times be properly maintained. A vacant building or structure shall be considered properly maintained if:

(1) It has all doors and windows and other openings weather-tight and secured against entry by the general public as well as animals.

(2) All roof and roof flashings shall be sound and tight such that no rain will penetrate the structure and must allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the building. No temporary measures shall be permitted such as tarps, canvas, plastic, boards, etc. Temporary boarding of windows may be permitted upon application and consent by the Building Inspector of the Town of Cornwall. The Building Inspector shall have the discretion to determine how long boarding may be permitted.

(3) The building must be maintained in good repair, be structurally sound and free from rubbish, garbage, and other debris.

(4) Structured members of the building shall be capable of bearing both live and dead loads and the foundation walls likewise shall be capable of supporting an appropriate load.

(5) The exterior of the structure shall be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements by appropriate weather-coating materials (paint or similar treatment).

(6) Any balconies, canopies, signs, metal awnings, stairways, fire escapes or other overhanging extensions shall be in good repair, appropriately anchored. The exposed metal and wood surface of such overhanging extensions shall also be protected from the elements against rust or decay by appropriate application of paint or similar weather-coating.

(7) Any accessories or appurtenant structures, including but not limited to garages, sheds, and other storage facilities, shall meet the same standards.

(8) The property contains a posting with the name and twenty-four-hour contact phone number of the local individual or property management company responsible for the maintenance. This sign must be posted on the front of the property so it is clearly visible from the street.

(9) All bushes must be trimmed so as to provide an unobstructed view of the front of the house from the public roadway.

(10) There is snow removal, grass and weeds compliance and lawns maintenance pursuant to the Montgomery Town Code.

(11) All combustibles must be removed from the interior of all buildings and the exterior of the property.

(12) Smoke and carbon monoxide detectors are installed and maintained in operable condition at all times.

(13) The Building Inspector/Code Enforcement Officer of the Town of Cornwall is provided with proof of inspection of the premises by the agent or responsible party at least every 30 days after the abandonment commences.

§ 43-6. Inspections.

The Building Inspector/Code Enforcement Officer, fire inspector and/or Police Department shall have the authority to inspect properties subject to this statute for compliance with same and to issue citations for any violations.

§ 43-7. Certification of abandonment.

Upon the Building Inspector/Code Enforcement Officer or his/her designee determining a property has been abandoned, he/she shall cause a certification of abandonment to be filed with the Building Department's records and such certification shall be served upon the owner of the premises either personally or by posting a copy of the certification in a conspicuous place on the property and by mailing a copy by certified mail to the owner(s) last known address.

A. Upon the Building Inspector/Code Enforcement Officer filing a certification of abandonment, the Building Inspector/Code Enforcement Officer, Police Department and/or Fire Inspector may, without further notice to the owner, take necessary steps to ensure the property and/or dwelling is properly maintained pursuant to this chapter. Costs incurred under this section shall be paid out of the municipal treasury on certificate of the Building Inspector/Code Enforcement Officer. Such costs shall be charged against the land on which the building existed, as a municipal lien, or shall be added to the tax roll as an assessment or shall be levied as a special tax against the land upon which the building stands or stood or shall be recovered in a suit at law against the owner.

B. The owner of a property declared abandoned may petition the Building Department to remove the certification of abandonment by providing proof to the Building Inspector/Code Enforcement Officer that the basis of the certificate of abandonment no longer exists and the owner is in compliance with this chapter.

§ 43-8. Insurance.

A. The owner or mortgagee of any abandoned or vacant property shall acquire or otherwise maintain liability insurance in the amount of not less than $300,000 for buildings designated primarily for a one- or two-unit residential use and not less than $1,000,000 for any other building including but not limited to buildings designed for multifamily, manufacturing, storage or commercial uses covering any damage to any person or any property caused by any physical condition of or in the building. The Town of Cornwall shall be named as an additional insured and shall be entitled to notification of any renewal or lapse of coverage in writing of said policy.

B. The owner and/or mortgagee shall attach evidence of insurance to the registration statement required by this chapter. Failure to attach the insurance statement to the registration form submitted to the Town shall cause the registration form to be invalid. The alternative to

insurance, the owner and/or mortgagee must supply a cash bond acceptable in form to the Building Inspector/Code Enforcement Officer of the Town of Cornwall in a sum of $10,000 to secure the continued maintenance of the property throughout its abandoned or vacant state and to remunerate the Town of Cornwall for any expenses incurred in inspecting, securing, marketing or making such building safe.

§ 43-9. Registry.

The Town of Cornwall shall establish an online registry of all properties registered with the Town under this chapter and shall include a procedure by which citizens can provide the Building Inspector/Code Enforcement through electronic means with information on unregistered properties that may be subject to this chapter.

§ 43-10. Fees for vacant or abandoned properties.

A. The owner/mortgagee of a vacant or abandoned building or property shall pay an annual fee of $1,200 for the first year the building remains vacant or abandoned or any portion of said year. The fee shall cover the administrative costs for registering and processing the vacant or abandoned building or property and the cost for the Town in monitoring the abandoned or vacant property or building. The fee shall be paid upon filing of the registration form as required by this chapter. Subsequent annual fees shall be:

(1) For the second year the building remains abandoned or vacant: $2,200.

(2) For the third year the building remains abandoned or vacant: $3,200.

(3) For the fourth year the building remains abandoned or vacant: $4,200.

(4) For the fifth year the building remains abandoned or vacant: $5,200.

(5) For the sixth year the building remains abandoned or vacant: $6,200.

(6) For the seventh year the building remains abandoned or vacant: $7,200.

(7) For the eighth year the building remains abandoned or vacant: $8,200.

(8) For the ninth year the building remains abandoned or vacant: $9,200.

(9) For the tenth year the building remains abandoned or vacant: $10,200.

(10) For each year after the 10th year that the building remains abandoned or vacant, the annual fee will increase by $1,000 over the fee assessed in the previous year. By way of example, the annual fee in Year 11 will be $11,200 and the annual fee in Year 12 will be $12,200.

B. For ownership interest in any abandoned or vacant property whether or not the deed has been recorded with the Orange County Clerk. The owners shall be responsible for any unpaid fees.

§ 43-11. Exceptions.

A. A building or property which has suffered fire damage or damage caused by extreme weather conditions shall be exempt from the registration requirement for a period of 180 days after the date of the fire or extreme weather event if the property owner/mortgagee submits a request for exemption in writing to the Building Inspector/Code Enforcement Officer of the Town of Cornwall. This request shall include a description of the property; the names and addresses of the owner and/or mortgagee; a statement of intent to repair and reoccupy the building in an expedient manner or intent to demolish the building.

B. Additional exceptions to this statute shall be if in the sole and reasonable discretion of the Building Inspector/Code Enforcement Officer the property is subject to any one or more of the following:

(1) A valid open building permit being pursued with diligence;

(2) A pending land use application including site plan, subdivision or special permit application being pursued with diligence;

(3) A pending application to a governmental body being pursued with diligence for an approval pertaining to the physical improvement of the property;

(4) Utilization of the building by the Town of Cornwall on a temporary basis not to exceed 12 months for Town purposes including but not limited to fire training.

§ 43-12. Penalties for offenses.

If an owner and/or mortgagee shall violate any portion of this chapter, they shall be subject to a fine of not more than $500 or 30 days in jail, or both, with the understanding that each day a violation continues shall be deemed a separate offense. Any unpaid fees, charges or penalties shall be levied on Town tax bills annually.

§ 43-13. Occupied properties in foreclosure or foreclosed.

Owners and/or mortgagees shall not pay a fee but must register a property that is in the process of foreclosure or foreclosed. If occupants change after a property is registered, a new registration form must be filed by the owner/mortgagee with the new occupant information included. In the event that the property becomes unoccupied, the sections of this chapter relating to unoccupied properties shall apply.

Agenda Item #6

EXHIBIT C—AMENDMENT TO OWNER-ENGINEER AGREEMENT

Amendment No. **01**

Owner: **Town of Cornwall**
Engineer: **MHE Engineering, D.P.C.**
Project: **Ice House Pavilion Renovations**
Effective Date of Owner-Engineer Agreement: **23 January 2025**
Nature of Amendment: (Check those that apply)

- ☒ Additional Services to be performed by Engineer
- ☒ Modifications to services of Engineer
- ☐ Modifications to responsibilities of Owner
- ☒ Modifications of payment to Engineer
- ☐ Modifications to time(s) for rendering services
- ☐ Modifications to other terms and conditions of the Agreement

Description of Modifications:

1. Renovations to the existing Ice House structure generally consisting of: new concrete slab within the existing building footprint, replacement of the existing asphalt shingle roof, structural framing improvements, stone masonry and brick re-pointing work, repairs to concrete masonry units (CMU's), replacement of building windows and minor electrical and mechanical improvements to support the change of occupancy from storage to B (Business), including but not limited to outlet replacements, lighting fixtures and ceiling fan installation.
2. Engineer shall perform engineering services necessary for the development of plans and specifications suitable for public bid for the scope identified above, excluding electrical and mechanical engineering. Additionally, the Engineer will solicit quotes for hazardous materials testing to assist the Town in retaining qualified firms.
3. Engineer shall provide Bidding Phase services in Accordance with Exhibit A – Article 1 Section 1.05 of Prime Agreement.
4. Engineer shall provide Construction Phase Services in Accordance with Exhibit A – Article Section 1.06 of Prime Agreement.

Agreement Summary:	
Original agreement amount:	**$5,000.00** - Lump Sum plus Hourly Services
Net change for prior amendments:	$0.00
Design Phase Services	$35,000.00
Bidding Phase Services	$2,500.00
This amendment amount:	**$37,500.00**
Adjusted agreement amount:	**$42,500.00 -** Lump Sum plus Hourly Services

Change in time for services (days or date, as applicable):

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Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. The Effective Date of the Amendment is _____.

Owner	Engineer
Town of Cornwall	MHE Engineering, D.P.C.
(typed or printed name of organization)	(typed or printed name of organization)
By: _____	By: _____
(individual's signature)	(individual's signature)
Name: Joshua Wojehowski	Name: Michael J. Lamoreaux, P.E.
(typed or printed)	(typed or printed)
Title: Town Supervisor	Title: Principal
(typed or printed)	(typed or printed)

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Agenda Item

#7

Agenda Item #8

Agenda Item #9

Agenda Item #10

MHE ENGINEERING

NO. 12

CHANGE ORDER

OWNER's Project No. _____ ENGINEER's Project No. 17-142

Project: Town of Cornwall SD#1 Inflow & Infiltration and Surcharging Mitigation

Contract For: 1G - General Contract Date: 09-Nov-21

TO: Whispering Pines Development Corp.
CONTRACTOR

You are directed to make the changes noted below in subject Contract:

Joshua Wojehowski
OWNER

By: _____

Title: _____

Dated: _____

Nature of Changes:
- Overrun/Underrun resulting in credit back to the town

Enclosures:
Over/Under Backup

These changes result in the following adjustment of Contract Price:

Contract Price Prior to This Change Order	$ 5,585,843.86
Net Change Resulting from This Change Order	-$ 228,495.30
Current Contract Price Including This Change Order	$ 5,357,348.56

These changes result in the following adjustment of Contract Time:

Contract Time Prior to This Change Order	1052
Net Change Resulting from This Change Order	290
Current Contracting Time Including This Change Order	134[illegible] days
New Time of Completion Date is	1 June 2025

Recommendation from Engineer:

MHE Engineering, D.P.C.

By: Devin Mullarkey

Date: 10/30/2026

The Above Changes are Approved at the Above Referenced Change in Contract Price and Contract Time:

Whispering Pines

By: [signature]
Contractor Signature

Date: 10/30/26

MHE ENGINEERING

Town of Cornwall
Sewer District 1 I&I and Surcharging Contract 1G
MHE Job # 17-142
Over/Under Change Order Backup

Over / Under Breakdown					
Item No.	Item Name	Unit Price	Unit	Over/Underrun Quantity	Over/Under (Labor and Materials)
1	General Conditions	$819,526.00	LS	0	$0.00
2	Removal of Existing Sanitary Manhole	$10,955.00	EA	X	-$63,670.00
3	Precast Concrete Gravity Sewer MH (5' Diameter-Type B)	$6,591.00	EA	X	$1,977.70
4	Precast Concrete Gravity Sewer MH (5' Diameter-Type A)	$6,268.00	EA	X	$14,219.53
5	Precast Concrete Doghouse Sewer MH (5' Diameter - Type F)	$8,069.00	EA	0	$0.00
6	Precast Concrete Doghouse Sewer MH (4' Diameter - Type E)	$7,583.00	EA	0	$0.00
7	Precast Concrete Drop Sewer MH (5' Diameter - Type D)	$13,414.00	EA	X	-$48,354.13
8	Precast Concrete Drop Sewer MH (4' Diameter - Type C)	$7,522.00	EA	X	-$5,846.38
9	Furnish & Install 4" SDR 35 PVC Gravity Sewer Lateral	$264.00	LF	-731	-$192,984.00

NEW YORK OFFICE
33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE
111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

10	Furnish & Install 6" SDR 35 PVC Gravity Sewer Lateral	$296.00	LF	54	$15,984.00
11	Furnish & Install 8" SDR 35 PVC Gravity Sewer Main	$215.00	LF	61	$13,115.00
12	Furnish & Install 8" Insulated SDR 35 PVC Gravity Sewer Main	$405.00	LF	-1	-$405.00
13	Furnish & Install 10" SDR 35 PVC Gravity Sewer Main	$183.00	LF	77	$14,091.00
14	Furnish & Install 15" SDR 35 PVC Gravity Sewer Main	$207.00	LF	-101	-$20,951.02
15	Furnish & Install 24" SDR 35 PVC Gravity Sewer Main	$334.00	LF	-8	-$2,672.00
16	Furnish & Install 24" Ductile Iron Gravity Sewer Main	$755.00	LF	X	$13,374.68
17	Pipe Burst 8" Existing Pipe to 10" HDPE DR11 Gravity Sewer	$223.00	LF	0	$0.00
18	Pipe Burst 12" Existing Pipe to 15" HDPE DR11 Gravity Sewer	$477.00	LF	0	$0.00
19	Rock Excavation	$100.00	CY	22	$2,200.00
20	Additional Roadway Subbase Material (NYSDOT) Item #4	$56.00	CY	1,267	$70,928.00
21	Additional Concrete (3000 PSI)	$395.00	CY	-50	-$19,750.00
22	2" Copper Watermain Relocation	$246.00	LF	38	$9,348.00
23	Existing Storm Sewer Replacement with 15" HDPE	$212.00	LF	-50	-$10,600.00
24	Existing Storm Sewer Replacement with 18" HDPE	$224.00	LF	-50	-$11,200.00
25	Allowance 1 (FO#1-FO#20)	$150,000.00	LS	X	-$6,800.68
CO#2	Additional Rock	$20,000.00	LS	X	-$500.00

Credit For Overrun/ Underrun:	-$228,495.30

Negative values are representative of underrun items, whereas positive values are represented as overrun items.

NO. 23

RECOMMENDATION OF PAYMENT

ENGINEER's Project No. 17-142

Project: SD No. 1 Inflow and Infiltration and Surcharging Mitigation

CONTRACTOR	Whispering Pines Development Corp.		
Contract For	Contract 1G-General Construction	Contract Date	11-09-2021
Application Date	6-25-2026		
For Period Ending	6-12-2026		

To Town of Cornwall
OWNER

Attached hereto is the CONTRACTOR's Application for Payment for Work accomplished under the Contract through the date indicated above. The Application meets the requirements of the Contract Documents and includes the CONTRACTOR's Certificate stating that all previous payments to him under the Contract have been applied by him to discharge in full all of his obligations in connection with the Work covered by all prior Applications for Payments.

In accordance with the Contract, the undersigned recommends payment to the CONTRACTOR of the amount due as shown below.

MHE Engineering, D.P.C.
ENGINEER

DATED 10/30/2026

By Quinn Mullarkey
Quinn Mullarkey Freeman, P.E.

Statement of Work

Original Contract Price	$5,340,317.00	Work Completed To Date	$5,357,348.56
Net Change Order	$17,031.56		
	$20,000.00 C/O #2	Less Previous Payments	$5,321,636.67
	$5,931.53 C/O #5		
	$7,599.59 C/O #6	Application Amount	$35,711.89
	$10,933.23 C/O #8		
	$45,038.51 C/O #9		
	$90,000.00 C/O #10		
	$66,024.00 C/O #11		
	-$228,495.30 C/O #12		
Current Contract Price	$5,357,348.56	FINAL AMOUNT DUE	$35,711.89

Agenda Item #11

The Village of Cornwall-on-Hudson
325 Hudson Street
Cornwall-on-Hudson, New York 12520
Tel. 845-534-4200 *Fax 845-534-3965*

October 20, 2026

Honorable Supervisor Wojehowski and Members of the Town Board
Town of Cornwall
183 of Cornwall
Cornwall, NY 12518

Re: Request for Real Property Tax Exemption/Village Owned Water Supply Property

Dear Supervisor Wojehowski:

Enclosed please find a certified copy of a resolution unanimously adopted by the Village of Cornwall on Hudson Board of Trustees on October 19, 2026. The Village of Cornwall on Hudson is requesting a tax exemption from real property taxes on Village owned supply property commencing for calendar year 2027.

If I can be of further assistance, please let me know.

Regards,

Meagan Gschwind
Village Clerk/Treasurer

Encl.

VILLAGE OF CORNWALL ON HUDSON
County of Orange, State of New York

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CORNWALL ON HUDSON AUTHORIZING THE VILLAGE TREASURER TO SEEK REAL PROPERTY TAX EXEMPTION

Introduced by: Mayor James Kane

Seconded by: Deputy Mayor David Carnright

Date of Adoption: October 19, 2026

WHEREAS, the Village of Cornwall-on-Hudson is the owner of real property in the Town of Cornwall and Town of New Windsor, County of Orange, identified on the tax map as follows:

	SECTION	BLOCK	LOT:
Town of Cornwall	32	1	17
	4	2	56
	29	1	50
	29	1	54
	31	1	15
New Windsor	65	1	20; and

WHEREAS, the above real property is devoted solely to public use and part of the Village-owned water system as the sites for water wells, plant treatment, chlorinator and watershed; and

WHEREAS, the Real Property Tax Law, Section 406(3) provides the authority for each taxing district in which municipally owned property used in such manner is located, to grant a whole exemption from real property taxes levied by that taxing district; and

WHEREAS, such exemption for the Village of Cornwall-on-Hudson water supply site real property would provide a direct and immediate benefit for the taxpayers and water users of the Village of Cornwall-on-Hudson which would enhance real property ownership, encourage industrial and commercial development and exemplify a spirit of inter-municipal cooperation between the County of Orange and this Village;

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Cornwall-on-Hudson on behalf of the Village of Cornwall-on-Hudson, its taxpayers, water system users and citizens hereby petition the County of Orange, Town of Cornwall, and Town of New Windsor to grant a whole exemption from State, County and Town real property taxes commencing for calendar year 2027 for the parcels of real property identified above, and any additional properties as may be identified for which an exemption may be appropriate; and be it

FURTHER RESOLVED, that the Mayor and Attorney for the Village are authorized to attend such meeting of the Orange County Legislature and Committees thereof as may be appropriate to aid and assist in the deliberations and this petition by that body.

Upon Roll Call Vote:

Mayor Kane:	Aye	Trustee Paliotta:	Aye
Deputy Mayor Carnright:	Aye	Trustee Gagliano:	Aye
Trustee Braine:	Aye		

Vote: Resolution Carried by a vote of 5 to 0 and 1 absent

Agenda Item #12

WHEREAS, the Town Board has been presented with a list of unpaid water charges in the amount of $_____: (1) owed by properties outside of the Village of Cornwall-on-Hudson receiving water from the Village of Cornwall-on-Hudson; and (2) owed by properties in the Firthcliffe Heights Water District, and

WHEREAS, the Village of Cornwall-on-Hudson has requested that the Town Board adopt a resolution forwarding the list of property owners together with the unpaid charges to the County of Orange requesting that the same be re-levied on the 2027 general tax bill as authorized by Town of Cornwall Code §150-8, a copy of which is attached hereto, it being understood that when the Town of Cornwall receives the taxes including the unpaid water charges that the Town will then remit the unpaid water charges to the appropriate entity,

NOW, THEREFORE, BE IT RESOLVED as follows:

That after due consideration of the above requests the Town Board does hereby adopt this resolution agreeing to forward the list of unpaid water charges listed by property owner to the County of Orange together with the request that the aforesaid unpaid water charges in the amount of $_____ be relevied against the listed properties and that the same appear on the 2027 general tax bill.

_____ presented the foregoing resolution which was seconded by _____,

The vote on the foregoing resolution was as follows:

Mary Heed, Councilwoman, voting _____

Timothy I. McCarty, Councilwoman, voting _____

Rokhsha Michael-Razi, Councilwoman, voting _____

Irwin Gold, Councilman, voting _____

Joshua Wojehowski, Supervisor, voting_____

Agenda Item #13

Leo Garrison

Cornwall NY 12518

8-4-26

Town Board
Town of Cornwall
183 Main Street
Cornwall, NY 12518

RE: Petition for Hardship Waiver from Land Use Moratorium
Property Address: Waterbrook Acres Cornwall NY
Tax Map SBL Number: 34-3-36.12,37-1-30,34-3-35.2,34-3-34,37-1-31.2,37-1-31.32
Building Department Violation Number: May 16, 2024

Supervisor Josh Wojehowski and Honorable Members of the Town Board:

Pursuant to Section 7 of Town of Cornwall Local Law No. 8 of 2025 (The Moratorium Law), I am formally petitioning the Town Board for a hardship waiver. I request a limited exemption from the current land-use moratorium to allow the Planning Board to review and process my application for a Filling and Grading Permit.

This request is made out of immediate necessity to cure an active building department violation and mitigate an extraordinary practical hardship.

On May 16,2024, the Town of Cornwall Building Department issued a violation notice for unpermitted site construction activities. To fully resolve this compliance issue and restore the property to safe standards, the Building Department requires me to obtain formal approvals.

However, because of the broad scope of the current land-use moratorium, the Planning Board is presently restricted from accepting or processing my permit application.

This petition meets the criteria for a hardship waiver based on the following factors:

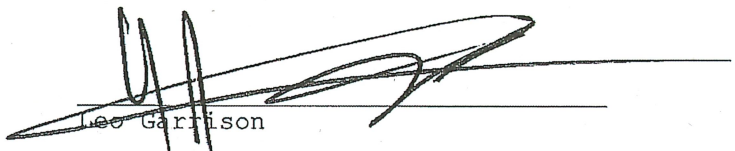
1. **Remediation of a Violation: ** This application does not represent a new commercial development or speculative project. It is an explicitly corrective action requested by the Town's own code enforcement to remedy a violation.
2. **Environmental and Structural Safety: ** Leaving the property in its current state while waiting for the moratorium to expire prevents potential stabilization work. This delay creates an ongoing risk of soil erosion and water runoff issues that could negatively impact neighboring properties.

3. **No Conflict with Future Zoning: ** The proposed filling and grading work is strictly intended to stabilize the ground and satisfy local safety codes. It will not conflict with the goals, planning concepts, or zoning updates currently being drafted under the 2025 Comprehensive Plan.
4. **Extraordinary Practical and Financial Hardship: ** The inability to resolve this violation subjects me to potential ongoing fines, legal exposure, and severe restrictions on the use of my property. The moratorium creates an unresolvable loop where I am legally ordered to fix an issue but legally barred from applying for the tool to fix it.

For the reasons stated above, I respectfully request that the Town Board schedule a public hearing on this matter as required by law, and subsequently grant a waiver authorizing the Planning Board to accept, review, and act upon my Filling and Grading Permit application.

Thank you for your time, consideration, and leadership on this matter. I look forward to presenting this petition at your earliest convenience.

Sincerely,



Leo Garrison

Enclosures:
* Copy of Town of Cornwall Building Department Violation Notice 5-16-24
* Copy of MHE Engineering Letter to Town 5-13-24

TOWN OF CORNWALL
Code Enforcement Office
183 Main Street
Cornwall NY 12518

GARY A. VINSON
Building Inspector

ABIGAIL MALDONADO
Assistant Building Inspector

TEL. (845) 534-9429

FAX (845) 534-2178

ORANGE COUNTY, NEW YORK

May 16, 2024

Leo Garrison

Cornwall, NY 12518

Re; STOP WORK ORDER
Flyer Fernandez LLC Properties
Numerous properties Waterbrook Road

Dear Leo:

You are hereby ordered to "Cease and Desist" and STOP WORK on all site construction activities on and adjacent to Waterbrook Road, specifically the following Section, Block & Lot parcels; 34-3-36.12, 37-1-30, 34-3-35.2, 34-3-34, 37-1-31.2 & 37-1-31.32

A site visit on May 13, 2024 by the Town/Planning Board Engineer Shawn Arnot noted numerous construction activities occurring that require Municipal approvals from the Town of Cornwall and the New York State DEC.

All construction activities shall be halted until such time as the required approvals shall have been obtained.

Respectfully,

Gary A. Vinson
Building Inspector

Enclosure; MHE memo dated 13 May 2024

MHE
ENGINEERING

13 May 2024

Town of Cornwall
183 Main Street
Cornwall, NY 12518

ATTENTION: Gary Vinson, Building Inspector

SUBJECT: Waterbrook Road/Flyer Fernandez LLC

Dear Gary,

The undersigned reviewed the subject property on 10 May 2024 pursuant to the invitation by the property owner at the April Planning Board Wosk Session and per your suggestion. Upon arrival, two dump trucks were observed to be delivering stone to the property. One truck driver described that the stone was to be added to the trail around the pond. Upon driving through the newly improved (with Item 4) roadways, tree clearing, drainage pipe installation and soil stockpiles were observed through the parcels. Further, a newly cleared and constructed roadway was observed off of Waterbrook Road.

Based on the observations, the undersigned suggests that the owner provide detailed plans of the proposed roadway improvements for their proposed extent and construction details. The extent of the improvements will need to be reviewed to determine the applicability of:

- NYSDEC Stormwater Pollution Prevention Plan requirements
- The Town of Cornwall clearing and grading requirements
- The Town of Cornwall's Tree Laws
- The need for site plan approval by the Planning Board

Based on the above, our office suggests that a stop work order be issued to the property owner until the items can be reviewed with the Building Department and the applicable consultants.

Respectfully,

MHE Engineering, D.P.C.

Shawn E. Arnott, P.E.
Engineer for the Town
SEA/ltm

NEW YORK OFFICE
33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE
111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

Agenda Item #14

Agenda Item #15

Agenda Item #16