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

Pledge of Allegiance

Public Comment on Agenda Items – 3 Minute Limit

Agenda Items

1. Comprehensive Plan Zoning Changes Overview
2. Building Department – Draft Local Laws
    a. Lawn Maintenance
    b. Vacant House Property Registry
3. Cornwall Social: Liquor License 30 Day Notice to Municipality
4. Veteran's Tax Exemption Discussion
5. 2027 MS4 SWMP Plan Overview
6. Amendment to Engineering Agreement – Ice House Pavilion Renovations
7. Riverlight Park 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
    a. Change Order # 12
    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:** Authorize Drake Loeb to Defend Appellate Cases Filed by All Mine Of Orange, Inc
14. **Action Item:** Adopt FY 2027 Preliminary Budget
15. **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

TOWN OF CORNWALL

INTRODUCTORY LOCAL LAW NO. ___ OF 2026

A LOCAL LAW AMENDING CHAPTER 75, CLEARING AND GRADING, CHAPTER 115, PROPERTY MAINTENANCE, CHAPTER 125, SUBDIVISION OF LAND, CHAPTER 138, TREES, AND CHAPTER 158, ZONING, OF THE CODE OF THE TOWN OF CORNWALL, AND THE ZONING MAP OF THE TOWN OF CORNWALL, TO IMPLEMENT RECOMMENDATIONS OF THE 2026 COMPREHENSIVE PLAN UPDATE

BE IT ENACTED by the Town Board of the Town of Cornwall, Orange County, New York, as follows:

Section 1. Title, Authority and Purpose.

This local law shall be known as Local Law No. ___ of 2026, "A Local Law Amending Chapter 75, Clearing and Grading, Chapter 115, Property Maintenance, Chapter 125, Subdivision of Land, Chapter 138, Trees, and Chapter 158, Zoning, of the Code of the Town of Cornwall, and the Zoning Map of the Town of Cornwall, to Implement Recommendations of the 2026 Comprehensive Plan Update." It is adopted pursuant to Municipal Home Rule Law § 10 and Town Law §§ 261, 263, 264, 265, 272-a, 274-a, 274-b, 276, 277 and 278.

On September 1, 2026, the Town Board adopted the Town of Cornwall Comprehensive Plan Update (the "2026 Comprehensive Plan") pursuant to Town Law § 272-a, updating the Comprehensive Plan Update adopted May 22, 2019.

The Implementation Schedule in Chapter IX of the 2026 Comprehensive Plan identifies amendments to the Town Code as immediate and short-term priorities. These include expanding opportunities for accessory dwelling units; establishing a lot line adjustment procedure; allowing a waiver of site plan review for the reuse of existing commercial space; considering historic, cultural and open space resources in development review; establishing architectural review and design standards for Main Street and for commercial, multifamily, industrial and special permit uses; modernizing the uses, setbacks, height, coverage and parking requirements of the GC District; expanding opportunities for bed-and-breakfast inns; adopting standards for warehouses, distribution centers, multiple-residence developments and outdoor recreation uses; declaring data

centers are not an allowed use within the Town, supporting farms and agritourism consistent with the Agriculture and Markets Law; expanding landscaping, lighting, stream buffer, aquifer protection and tree preservation standards; strengthening property maintenance requirements; combining the Local Shopping (LS) and Highway Commercial (HC) Districts; and keeping performance securities current so that the Town can complete required improvements if a developer does not.

The Town Board finds that the amendments in this local law implement those recommendations, are in accordance with the 2026 Comprehensive Plan, and promote the public health, safety and general welfare of the Town.

Section 2. Amendment of § 75-6 (Clearing and Grading).

Section 75-6, Activities exempt from permit requirements, of the Code of the Town of Cornwall is hereby amended by adding a new Subsection K, to read as follows:

> K. Nothing in this section exempts any activity from the requirement to obtain a Tree Removal Permit under Article III of Chapter 138, Trees. The authorized official shall not issue a permit under this chapter for any activity that also requires a Tree Removal Permit until the Tree Removal Permit has been issued.

Section 3. Amendment of Chapter 115 (Property Maintenance).

Chapter 115, Property Maintenance, of the Code of the Town of Cornwall is hereby amended as follows:

A. Section 115-5, General provisions, is amended by adding new Subsections F through J, to read as follows:

> F. Nonresidential storefronts. Display windows, doors and facades of nonresidential premises visible from a public street shall be kept clean and in good repair. Broken glass shall be replaced within 14 days. Windows of a vacant storefront shall not be covered with paper, plywood or similar material for more than 30 days, except during active construction under a valid building permit, and temporary signs relating to a discontinued business shall be removed within 30 days after the business closes.

G. Graffiti. Graffiti on any exterior surface visible from a public street or adjoining property shall be removed or painted over within 14 days after notice from the Building Inspector.

H. Refuse containers. Dumpsters and other refuse containers on nonresidential and multiple-residence premises shall be kept within an enclosure or screened from view from public streets and adjoining residential properties, and shall be kept closed except when in use.

I. Site plan landscaping and improvements. Landscaping, screening, fences, walls, exterior lighting and other improvements shown on an approved site plan shall be maintained in good condition. Dead or dying plantings shall be replaced within the next planting season.

J. Awnings, canopies and exterior lighting. Awnings and canopies shall be maintained free of tears, fading and structural defects. Exterior lighting fixtures and illuminated signs shall be kept in working order or removed.

B. Section 115-6, Administration and enforcement, is amended by adding a new Subsection D, to read as follows:

D. In addition to, and not in lieu of, the procedure in Subsections B and C, the Building Inspector may issue an order to remedy any violation of this chapter and may issue an appearance ticket pursuant to Chapter 5 of the Town Code for any violation not corrected within the time set forth in the order.

C. Subsection A of § 115-11, Penalties for offenses, is amended to read as follows:

A. Penalties. Any person or entity who violates any provision of this chapter or any order issued under it shall be subject to a fine or civil penalty of not more than $250 for a first violation, not more than $500 for a second violation within 18 months, and not more than $1,000 for a third or subsequent violation within 18 months. Each week that a violation continues after notice shall constitute a separate violation.

Section 4. Amendment of Chapter 125 (Subdivision of Land).

Subsection B of § 125-1, Definitions, of the Code of the Town of Cornwall is hereby amended by adding the following new definition in alphabetical order:

LOT LINE ADJUSTMENT

A modification of lot boundaries in which a portion of one or more lots is added to an adjoining lot or lots without increasing the total number of buildable lots. A lot line adjustment is not a subdivision or a resubdivision.

Subsection B of § 125-1 is further amended by amending the definition of "RESUBDIVISION" to read as follows:

RESUBDIVISION

A change of an approved or recorded subdivision plat if such change affects any street layout shown on such plat or any area reserved thereon for public use, or any change of a lot line other than a lot line adjustment, or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Subsection B of § 125-5, Procedure, of the Code of the Town of Cornwall is hereby amended by adding a new Subsection B(4), to read as follows:

(4) Lot line adjustments.

(a) Although a lot line adjustment is not a subdivision, lot lines may not be modified, other than by a lot merger, unless a map depicting the proposed change has been approved and signed by the Chairperson of the planning board. The planning board's review shall be limited to confirming compliance with the dimensional requirements of Chapter 158, Zoning, and ensuring that existing on-site utilities, structures and driveways are located on the appropriate parcel.

(b) The application shall include a survey prepared by a land surveyor licensed by the State of New York showing the existing and proposed lot lines and the area of each affected parcel, the setbacks of the zoning district in which the parcels lie, and existing utilities, structures and driveways.

(c) The owners of all lots affected by the lot line adjustment shall sign the application and the owners' endorsement on the map.

(d) The other procedural requirements of this chapter, including the public hearing requirement, do not apply to lot line adjustments. The Planning Board may reclassify a lot line adjustment

application as a minor subdivision, to proceed under Subsection B(2) of this section, only upon a finding, stated in its minutes with the reasons therefor, that one or more of the following applies:

[1] The adjustment would create an additional building lot, or would render an existing lot buildable or capable of further subdivision when it was not before;

[2] The adjustment would create or increase a nonconformity with the area, bulk or dimensional requirements of this chapter, or would require a variance;

[3] The adjustment would alter access to a public street, require a new or relocated driveway, or affect an existing easement, right-of-way, or shared driveway or utility;

[4] The adjustment would affect land subject to a conservation easement, a deed or plat restriction, or a condition of a prior subdivision or site plan approval;

[5] The adjustment would affect existing drainage or stormwater facilities, or the location of a well, septic system or required replacement area on either lot; or

[6] The adjustment involves more than two lots.

Subsection M of § 125-5, Procedure, of the Code of the Town of Cornwall is hereby amended to read as follows:

M. Performance security.

(1) Performance security shall be in the form of:

(a) The deposit of funds; or

(b) An irrevocable letter of credit from a bank located and authorized to do business in the State of New York, which letter of credit must be approved by the Town Board and the Attorney for the Town as to form, sufficiency and manner of execution.

(2) All performance security shall be provided pursuant to a written security agreement with the Town, approved by the Town Board and

approved by the Attorney for the Town as to form, sufficiency and manner of execution.

(3) Performance security shall run for a term fixed by the Town Board, but not longer than three years, and shall be extended and maintained valid until all secured improvements are complete and accepted by the Town. If any secured improvement extends beyond three years from the date of final subdivision plat approval, the amount of the performance security may be re-evaluated and increased as the Town Board deems warranted, upon the recommendation of the Town Engineer. The amount of the performance security shall be re-evaluated every three years thereafter until all secured improvements are complete and accepted by the Town.

(4) If the Town Board determines at any time during the term of the performance security that the extent of building development in the subdivision does not warrant all of the improvements covered by the performance security, or that required improvements have been installed in sufficient amount to warrant a reduction in the performance security, the Town Board, after due notice and public hearing, may modify its requirements for any of those improvements. The amount of the performance security shall then be reduced by an appropriate amount so that the remaining performance security covers the full cost of the amended list of required improvements, and any performance security deposited with the Town may be reduced proportionately.

(5) No building permit or certificate of occupancy shall be issued for any lot in a subdivision whose developer is not in compliance with this subsection, including the requirement to maintain or increase performance security.

Section 5. Amendment of § 138-11 (Tree Preservation).

Section 138-11, Applicability, of the Code of the Town of Cornwall is hereby amended as follows:

A. Subsection A is amended to read as follows:

A. This article applies to the removal of trees as part of any Land Development Activity, Clearing Activity or Clear Cutting, whether or not any other approval of the planning board is required.

B. Subsection B is amended to read as follows:

B. This article does not apply to:

(1) Any lot of two acres or less improved with an existing one- or two-family residence;

(2) Any lot of two acres or less for which a building permit for the construction of a one- or two-family residence has been issued and remains in effect; or

(3) Actively managed scientific research forests, tree farms, or lots where agricultural activity, as defined in Chapter 121, Stormwater Management, is the primary land activity.

On a lot of more than two acres that is improved with an existing one- or two-family residence, or for which a building permit for the construction of a one- or two-family residence has been issued and remains in effect, this article applies only to Clear Cutting and to tree removal within a regulated wetland, watercourse, buffer area or steep slope. A lot that is vacant, or on which a one- or two-family residence is proposed but for which no building permit has been issued, is not exempt under this subsection.

C. New Subsections G and H are added, to read as follows:

G. When a Tree Removal Permit is required. Except as provided in Subsections B and C, a Tree Removal Permit shall be obtained before any tree is removed:

(1) As part of a Land Development Activity, in which case the permit shall be issued with the site plan, special permit or subdivision approval;

(2) For any Clearing Activity or Clear Cutting that is not part of a pending application, in which case the applicant shall apply to the planning board for a Tree Removal Permit under § 138-12; or

(3) On any lot that is the subject of an application pending before the planning board, the Zoning Board of Appeals or the Town Board, in which case no tree shall be removed except as authorized by the reviewing board.

H. Removal before application. Where trees were removed from a lot without a Tree Removal Permit within two years before an application for any Land Development Activity on that lot, the planning board shall require a

Tree Replacement Plan for those trees at a ratio of two replacement trees for each tree removed, or payment to the Tree Protection and Replacement Fund under § 138-12G.

Section 6. Amendment Chapter 158 (Zoning).

Section 158-3, Definitions and word usage, of the Code of the Town of Cornwall is hereby amended by amending the definition of "ACCESSORY DWELLING UNIT" to read as follows:

ACCESSORY DWELLING UNIT

One supplementary dwelling unit attached to or contained within a single-family detached dwelling, or contained within an accessory structure on a lot containing a single-family detached dwelling, in a district where permitted by § 158-21.2, and limited in size as provided in § 158-21.2C. Both dwelling units shall conform to the minimum livable floor area requirements of this chapter and to the New York State Uniform Fire Prevention and Building Code. An accessory dwelling unit shall not be used as a short-term rental as defined in Chapter 120 of the Town Code.

Section 158-3 is further amended by adding the following new definitions in alphabetical order:

AGRICULTURAL USE

The commercial use of land, water and structures for the raising, production, preservation, processing, storage and sale of agricultural commodities, including crops, plants, flowers, vines, trees, sod, shrubs, livestock, poultry, fish, shellfish, honey, Christmas trees and dairy products, and including stables, riding academies, retail sales and the processing or drying of products grown on site, and any other activity expressly permitted under the New York State Agriculture and Markets Law.

AGRITOURISM

Activities conducted on a farm and offered to the public or to invited groups for the purpose of education, recreation or active involvement in the farm operation, including but not limited to farm tours, hayrides, corn mazes, harvest-your-own activities, seasonal festivals and farm-to-table dinners, consistent with Agriculture and Markets Law § 301(19).

DATA CENTER

A facility used primarily to house large-scale computer systems, servers and related hardware for the storage and processing of digital data.

DISTRIBUTION CENTER

A building or part of a building used primarily for the receipt, temporary storage, sorting and shipment of goods to retailers, businesses or consumers. The term includes fulfillment centers, parcel hubs and cross-dock facilities, and any warehouse in which more than 50% of the floor area is used for handling goods held for less than 30 days.

FARM

A farm operation as defined in Agriculture and Markets Law § 301(11), consisting of land and on-farm buildings, equipment and practices that contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise.

LAST-MILE DELIVERY STATION

A building or part of a building used primarily for sorting parcels for delivery to end consumers by vans or other light vehicles operating from the site, together with the parking and staging of those vehicles.

WAREHOUSE

A building or part of a building used primarily for the storage of goods and materials, with limited inbound and outbound truck activity. The term does not include a distribution center, a last-mile delivery station, a self-storage facility, or storage accessory to a retail or manufacturing use on the same lot.

Section 158-3 is further amended by amending the definition of "HEALTH CLUB" to read as follows:

HEALTH CLUB or FITNESS CENTER

An indoor, outdoor, or combined indoor and outdoor recreational and exercise facility, which may include weight-lifting equipment, exercise machines, running tracks, swimming pools, tennis courts or other hard-surface sports courts. Accessory uses such as saunas, showers, dressing rooms, refreshment or snack bars and retail sales of equipment and gear are permitted. The term shall not include golf courses, recreational vehicle parks, outdoor motorized vehicle race tracks, indoor or outdoor firearm ranges or any facility involving the use or discharge of firearms, whether with or without live ammunition, or any overnight accommodations.

Section 158-4, List of districts, of the Code of the Town of Cornwall is hereby amended to read as follows:

§ 158-4. List of districts.

The Town of Cornwall is hereby divided into the following classes of districts:

Symbol	Title
MCR	Mountain and Conservation Residence District
ARR	Agricultural Rural Residence District
SLR	Suburban Low-Density Residence District
MR	Mixed Residence District
SR-1	Suburban Residence District - 1
SR-2	Suburban Residence District - 2
PCD	Planned Commercial Development District
GC	General Commercial District
HC	Highway Commercial District
PIO	Planned Industrial and Office District
RPOD	Ridge Preservation Overlay District
SA/SO	Schunnemunk Agricultural/Scenic Overlay District

Subsection A of § 158-8.1, Schunnemunk Agricultural/Scenic Overlay District, of the Code of the Town of Cornwall is hereby amended to read as follows:

A. Purpose. To protect and preserve the scenic qualities of the lands within the Schunnemunk Agricultural/Scenic Overlay District as described in the Town of Cornwall Natural Resources Inventory and Comprehensive Plan, which may include historic, scenic, community character, architectural and other resources of historic interest, and to preserve and protect, to the extent practicable, the ability to maintain the active agricultural use of existing tracts of agricultural land and high-value agricultural soils within the District, the Town of Cornwall hereby establishes the Schunnemunk Agricultural/Scenic Overlay District and the regulations applying thereto.

The Tables of General Use Regulations referenced in § 158-9 of the Code of the Town of Cornwall are hereby amended as follows:

A. GC District.

(1) In Column 2, Use Group B, Paragraph 4(b) is amended to read: "(b) Retail sales of goods, including drugs, dry goods, food, hardware, stationery, apparel, books, gifts, sporting goods, home furnishings and related items, but excluding the sale of motor vehicles and fuel."

(2) In Column 2, Use Group B, Paragraph 4 is amended by adding the following new Subparagraphs (h) through (j):

(h) Art galleries and artist studios, including the production and on-premises sale of art and crafts.

(i) Artisan production of food, beverages, crafts, apparel or similar goods for sale on the premises, where the production area does not exceed 2,500 square feet and a retail sales area fronts on the street.

(j) Fitness, yoga and dance studios not exceeding 5,000 square feet of floor area, operated entirely indoors.

(3) In Column 3, the words "and art galleries" are deleted from Paragraph 2, so that it reads "Libraries and museums."

(4) The following new Note 5 is added: "5. The use categories listed in Column 2, Use Group B, shall be construed to include contemporary uses of the same general character, scale and intensity as the uses named. The Building Inspector shall determine whether a proposed use falls within a listed category, subject to appeal to the Zoning Board of Appeals."

B. HC District.

(1) In Column 3, Paragraph 1, "Earth operations as defined herein," is deleted.

(2) In Column 3, Paragraph 14, "Carnivals, circuses, and amusement parks on temporary license from the Town Board," is deleted. Such temporary events remain subject to Chapter 115A of the Town Code.

(3) In Column 3, Paragraph 3 is amended to read: "3. Accessory dwelling units, subject to § 158-21.2."

C. PIO District. Column 3 is amended by adding the following special permit uses:

(1) Warehouses and last-mile delivery stations, subject to § 158-21.1, in Use Group C.

(2) Distribution centers, subject to § 158-21.1, in Use Group C.

D. MCR, ARR, SLR, MR, SR-1 and SR-2 Districts. In Column 4 of each table, the paragraph governing accessory dwelling units is amended to read: "Accessory dwelling unit, subject to § 158-21.2."

E. MCR, ARR, PIO and PCD Districts.

(1) Column 4 of each table is amended by adding: "Accessory to a farm, the accessory uses listed in § 158-21.3B."

(2) Column 3 of each table is amended by adding: "Agritourism uses listed in § 158-21.3C, subject to § 158-21.3," in the same use group as agricultural operations in that district.

The Bulk Requirements for Nonresidential Districts referenced in § 158-12 of the Code of the Town of Cornwall are hereby amended as follows:

A. For the GC District, Use Group B: the Minimum Front Yard Depth is amended to "none"; the Maximum Building Height is amended to "45 feet, not to exceed four stories"; the Maximum Building Coverage is amended to "80%"; and the Floor Area Ratio is amended to "none."

B. Note 1 is deleted.

Section 158-15, Supplementary regulations for nonresidential buildings, of the Code of the Town of Cornwall is hereby amended by adding a new Subsection D, to read as follows:

D. Outdoor commercial space.

(1) Where a commercial use provides outdoor space for dining, seating or other public gathering, such space shall be screened from any surrounding residential property by a hedge, fence, planter box, berm, shrubbery, trees, or a combination thereof, as the planning board deems appropriate. This requirement shall not apply to tables placed directly in front of a building in the GC District.

(2) Where the property abuts a residentially zoned property, the planning board may limit the hours of operation of outdoor amenities.

Subsection H(1) of § 158-18, Supplementary sign regulations, of the Code of the Town of Cornwall is hereby amended by deleting the reference to the "LS" District, so that the introductory heading of Subsection H(1) reads as follows, with the remainder of Subsection H(1) unchanged:

(1) Nonresidential Zoning Districts (PIO, PCD, HC, GC):

Subsection B of § 158-19, Site development plan review, of the Code of the Town of Cornwall is hereby amended by adding a new Paragraph (7), to read as follows:

(7) Historic, cultural and open space resources. That the development avoids or minimizes adverse impacts on historic and cultural resources, including properties listed on or eligible for the State or National Register of Historic Places, and on public parkland, protected open space and lands subject to conservation easements. The applicant shall identify such resources within 500 feet of the site and shall evaluate the visual, noise and traffic impacts of the development on them. The planning board may refer the application to the Conservation Advisory Council and the Town Historian, and may require mitigation.

Subsection D of § 158-19, Site development plan review, of the Code of the Town of Cornwall is hereby repealed and replaced with the following:

D. Procedure.

(1) Technical workshop. Before submitting a site plan, the applicant shall meet in person with the Town's technical consultants at a technical workshop. The purpose of the technical workshop is to discuss the proposed use or development, to determine the applicable procedure, and to determine which of the site plan elements listed in Subsection E shall be submitted to the planning board so that the Board may determine conformity with the provisions and intent of this chapter.

(2) Exemption for reuse of existing commercial space. Where an applicant proposes a use permitted as of right in a nonresidential district, to occupy commercial space in an existing building served by public water and sewer, and no exterior change to the property is

proposed other than building signage, the Building Inspector, in coordination with the Town's technical consultants, may determine that the project is exempt from site plan approval. The applicant may then apply directly to the Building Department for any necessary building permit.

(3) Where it is determined at the technical workshop that a project requires one or more approvals from the planning board, the required number of copies of the application, site plan and related information shall be submitted to the Building Inspector, and uploaded to the planning board portal, at least 14 days before the planning board meeting at which the applicant wishes to be heard. Copies shall also be submitted to the Attorney for the Town, the Engineer for the Town, the Planner for the Town and the Town Clerk. If the application is not submitted within six months after the technical workshop, another technical workshop may be required.

(4) The Building Inspector, in coordination with the Town's technical consultants where appropriate, shall review each site plan or amendment to determine, to the best of his or her knowledge, whether the plan meets the requirements of the zoning provisions other than those of this section regarding site plan approval.

(5) The Building Inspector shall retain one copy and transmit the remaining copies of the certified site plan to the Chairperson of the planning board at least seven days before the meeting at which approval is requested.

(6) The planning board may hold a public hearing on the site plan for uses which require only site plan approval not combined with special permit approval. The public hearing shall be held in accordance with the procedure contained in Article X of this chapter. The planning board shall act to approve or disapprove the final site plan within 90 days after the meeting at which approval is sought or the close of the public hearing, whichever applies. A disapproval shall include written findings upon any site plan element found contrary to the provisions or intent of this chapter. In reviewing the application, the planning board may secure the advice or assistance of one or more expert consultants to advise whether a proposed use will conform to the requirements of this chapter. A copy of any report from the consultants shall be furnished to the applicant.

(7) Amendments to a site plan shall be acted upon in the same manner as the approval of the original plan.

(8) The fee for site plan review shall be in accordance with the Standard Schedule of Fees of the Town of Cornwall.

(9) At the time of site plan approval, and before any approved site plan is stamped by the Chairperson of the planning board, the applicant shall submit an improvement cost estimate for all key site improvements shown on the approved site plan and as otherwise required by the Town Code. The cost estimate shall be based on current and prevailing wage rates and the cost of materials for completion of the improvements. The estimate shall be signed by the applicant acknowledging that the applicant agrees to the amount set forth. The cost estimate must be approved by the Town Engineer.

Subsection H of § 158-19, Site development plan review, of the Code of the Town of Cornwall is hereby repealed and replaced with the following:

H. Performance and maintenance guaranties.

(1) As a condition of approval, the planning board may require that a performance guaranty or a maintenance guaranty, or both, be posted with the Town to guarantee the installation of key site improvements, the upkeep of landscaping, screening and safety devices, and the general cleanliness and proper housekeeping of the grounds and environs of the site approved pursuant to this chapter.

(2) The performance guaranty and the maintenance guaranty shall be posted when a certificate of occupancy is requested, or at such earlier time as the planning board may require as a condition of approval. The amount of the performance guaranty shall be based upon the improvement cost estimate accepted pursuant to Subsections C(2) and D(9) of this section and shall cover the cost of all secured improvements not then completed.

(3) Performance guaranties shall be in a form permitted by § 125-5M(1) of the Town Code. All improvement cost estimates and guaranties shall be in a form and amount acceptable to the Town Engineer and the Attorney for the Town, and approved by the Town Board.

(4) A performance guaranty shall be maintained valid until all secured work is complete and accepted by the Town. If any secured work extends beyond three years from the date of the initial site plan approval, the amount of the performance guaranty may be re-evaluated and increased as the Town Board deems warranted, upon the recommendation of the Town Engineer. The amount of the performance guaranty shall be re-evaluated every three years thereafter until all secured work on the approved site plan or site plan amendment is complete.

(5) A maintenance guaranty shall remain valid for three years from the date of the Town's acceptance of the improvements it secures.

Section 158-19, Site development plan review, of the Code of the Town of Cornwall is hereby amended by adding a new Subsection J, to read as follows:

J. Withholding of permits. The Building Inspector may withhold any building permit or certificate of occupancy if the developer of an approved site plan is not in compliance with the requirements of this section, including but not limited to the requirement to post, maintain or increase a performance or maintenance guaranty.

Section 158-20, Landscaping and environmental control, of the Code of the Town of Cornwall is hereby amended to read as follows:

§ 158-20. Environmental control.

A. Landscaping. The use of living plant material as an adjunct to all uses subject to these regulations shall be mandatory. Landscape materials shall be utilized in a positive manner in all developments for: architectural elements, space articulation, screening, privacy control, stormwater attenuation, erosion control, acoustical control, atmospheric purification, traffic control, glare and reflection control, solar radiation control, wind control and temperature control.

(1) Land area restricted from development coverage by the bulk tables, Column 10, shall be preserved in natural landscape or shall be reestablished to the following general standard: one deciduous or evergreen tree, 3 1/2 inches caliper per 2,000 square feet of area.

(2) Parking lot landscaping.

(a) All parking lots containing more than 12 spaces shall provide a parking lot perimeter buffer of planting materials and structural features to create a minimum three-foot-high visual screen in the form of a hedge, fence, planter box, berm, dividers, shrubbery, trees, or a combination thereof, as deemed appropriate by the Planning Board.

(b) No more than 25 parking spaces shall be provided in a row without the construction of a planted island.

(3) Plant selection. The selection of plant species shall be based on regional climatic conditions, constraints of the particular site location, effectiveness in screening adjacent properties (where appropriate), seasonal variation, resistance to disease and insect attack, and ease of maintenance.

(4) The property owner or designated agent shall be responsible for providing, protecting and maintaining all landscaping in healthy and growing condition, replacing it when necessary to ensure continuous conformance with these guidelines, and keeping it free from refuse and debris.

B. Exterior lighting. Exterior lighting should be downward facing and designed in a manner that allows no light to trespass beyond the boundaries of the site exceeding 0.5 footcandles. The Planning Board may require such mitigation as limiting hours of lighting, requiring dimming or sensor-activated lighting after certain hours, planting of vegetative screening or light shields to reduce impacts from objectionable light or glare on neighboring properties.

C. Stream buffer. All proposed primary structures and parking areas or access roads for more than 10 parking spaces shall be set back from any stream a minimum of 50 feet unless a state or other regulation dictates that a larger setback shall be required.

D. Protection of aquifer recharge areas. Where NYSDEC environmental mapping indicates a property is underlain by a primary or sole-source aquifer, there shall be no use of commercial fertilizers or pesticides, outdoor storage of chemicals, road salt, disabled vehicles or vehicle parts, or outdoor vehicle repair.

Section 158-20.1, Limited architectural review, of the Code of the Town of Cornwall is hereby amended to read as follows:

§ 158-20.1. Limited architectural review.

A. The planning board shall exercise architectural review of subdivision applications in which five or more dwellings are proposed. The review shall be limited to encouraging compatibility of the size, massing, building materials and architectural style of the proposed buildings with existing structures in the immediate surrounding area, and to avoiding excessive exterior similarity of adjacent homes.

B. The planning board shall review the architectural design of all new construction, and of the substantial redevelopment or expansion of any principal structure, within the Main Street Business District, and of any multiple-residence, commercial or industrial structure proposed in any other district. The planning board shall determine the appropriateness of the design based on building materials, building mass, roof pitch, the design and arrangement of windows, doors and porticos, and overall architectural style, taking into consideration the compatibility of the proposed structure with the surrounding neighborhood and environs.

C. Main Street Business District design standards. In addition to Subsection B, new construction and the substantial redevelopment or expansion of any principal structure within the Main Street Business District, as defined in § 158-16A(1)(a), shall meet the following standards, which the planning board may modify where it finds that strict compliance is impractical and the purpose of this subsection is otherwise achieved:

(1) The principal building shall front on Main Street, with its principal entrance facing Main Street, and shall be located within 10 feet of the front lot line or aligned with the front facades of adjoining buildings.

(2) At least 50% of the ground-floor facade facing Main Street, measured between two and eight feet above the sidewalk, shall consist of transparent display windows and doors. No street-facing wall shall present a blank, windowless expanse longer than 20 feet.

(3) Off-street parking shall be located to the side or rear of the building and not between the building and Main Street. Curb cuts shall be minimized, and shared driveways and cross-access between adjoining lots shall be provided where practicable.

(4) Street-facing facades shall be constructed of durable, high-quality materials such as brick, stone, wood or fiber-cement siding. Vinyl siding, exposed concrete block and corrugated metal shall not be used on street-facing facades.

(5) Upper-story windows shall be vertically proportioned and aligned with ground-floor openings. Rooftop and ground-mounted mechanical equipment shall be screened from view from Main Street.

Subsection G of § 158-21, Supplemental use regulations, of the Code of the Town of Cornwall is hereby amended to read as follows:

G. Light manufacturing.

(1) The performance standards of § 158-17 shall be strictly adhered to. All applications under this subsection shall describe in detail the procedures and equipment to be used and shall indicate the anticipated characteristics of any light manufacturing process in the framework of measurements provided by § 158-17.

(2) All uses, processing and storage shall be within fully enclosed structures, and no tanks, machinery or other apparatus related to processing shall be visible outside the approved buildings.

(3) The facades of buildings and structures shall be designed to be compatible with adjacent development. Where a building exceeds 25,000 square feet of floor area, architectural design elements shall be used to reduce the visual mass of the building. Where multiple buildings are proposed, their design shall be coordinated and complementary, but not identical.

(4) The landscaping required by § 158-20A shall be provided so as to accomplish the following at the time of planting:

(a) Visual screening and noise attenuation at loading docks and other areas with heavy truck traffic;

(b) Vegetation along any public street frontage to maintain the visual character of the site from public streets and recreation areas; and

(c) A riparian buffer between the development and any surface water resource or wetland.

(5) Loading docks shall be located at the rear of the building wherever possible. Any facade containing loading docks shall be set back an additional 100 feet from any property line shared with a residential district or use.

(6) No outdoor speaker or public address system is permitted.

Subsection H of § 158-21, Supplemental use regulations, of the Code of the Town of Cornwall is hereby amended to read as follows:

H. Multiple-residence development. The following standards apply to multiple-residence developments for which site plan or special permit approval is granted after the effective date of Local Law No. __ of 2026. Previously constructed multiple residences shall not be considered nonconforming or noncomplying by virtue of these supplementary regulations.

(1) All multiple-residence developments shall be served by approved public sewage disposal facilities and public water supply.

(2) Access and egress for a multiple-residence development of 10 or more units shall be to a state or county highway. Multiple-residence developments with 50 or more units shall also provide a secondary point of access to a state or county highway for emergency service vehicles. Access and egress points shall be at least 100 feet from any intersection and shall, at a minimum, meet the standards for an equivalent Town road in Chapter A161 of the Town Code for both construction and sight distance.

(3) No building shall be located within 100 feet of any pond, reservoir, lake or watercourse which is part of a water supply system.

(4) Number of dwelling units.

(a) The maximum number of dwelling units shall be calculated by dividing the net lot area of the parcel by 10,000 square feet.

(b) There shall be no more than eight units per acre and no more than 11 bedrooms per acre. Units of three or more bedrooms shall be limited to 25% of the total units.

(c) For efficiency, one-bedroom and two-bedroom units designed for occupancy by households with at least one occupant aged 62 or older, which units are restricted by separate covenant to such occupancy and use, an additional 25% of the base permitted number of units may be added to the number of units or bedrooms. The placement of such additional units shall be integrated into any proposed development phasing, subject to review and approval by the planning board.

(5) Multiple-residence developments shall be buffered from surrounding uses by landscaping and fenced areas occupying the required yards, as directed by the planning board.

(6) Multiple-residence structure design features.

(a) No multiple-residence building shall be longer than 160 feet.

(b) No roofline of any structure shall exceed 80 feet without a break of at least 5% of the building width.

(c) No face of any multiple residence shall consist of fewer than two planes interrupted by a distance of at least 10% of the building width for each four units contained therein.

(d) Multiple-residence principal structures shall be separated from each other by at least 50 feet. Residential structures shall be deemed to be principal structures.

(e) Enclosed storage of garbage shall be provided. Any garbage dumpsters or other containers shall be housed within enclosures similar in appearance to the principal structures and, where possible, constructed of the same materials.

(f) Unless waived by the planning board, 100 square feet of recreation area shall be provided for each bedroom. The recreation area shall include a combination of active and passive recreational amenities as the planning board determines to be appropriate. Where housing for seniors is proposed, the

amenities shall be age-appropriate and accessible under the Americans with Disabilities Act.

(g) In addition to the landscaping standards of § 158-20, the grounds and vicinity of buildings shall be provided with decorative landscape materials, subject to planning board approval.

(h) The planning board may request renderings of the proposed structures and shall approve the architectural design and exterior finish of the structures to ensure that they are in harmony with any adjacent development. The design of all proposed buildings shall be harmonious, and facade treatments shall extend to all four sides of each structure. No concrete, stucco or exposed block walls are permitted.

(i) Exterior lighting shall be provided along walks, parking areas and near buildings and shall provide an average of 1.0 footcandle, not to exceed 5.0 footcandles, measured at ground level. Details of light fixtures and mountings shall be submitted to the planning board. Isolux curves of the lighting superimposed on the plan shall be submitted unless this requirement is waived by the planning board.

(j) Sidewalks and crosswalks shall be provided throughout the development so that pedestrian circulation is safe and separated from vehicular circulation. Connections to existing off-site sidewalks shall be provided wherever feasible.

(7) Notwithstanding any financing or governmental assistance requirements, all multiple-residence developments shall conform to the requirements of the United States Department of Housing and Urban Development's Minimum Property Standards for Multifamily Housing, HUD 4910.1, as revised to the date of application.

(8) A full environmental assessment form under the State Environmental Quality Review Act shall be submitted with any application for approval of a multiple-residence development.

(9) Special permit criteria. In addition to the standards of § 158-41B and the other requirements of this Subsection H, no special permit for a multiple-residence development shall be granted unless the planning board finds, on the record, that the development meets the following criteria. The applicant bears the burden of demonstrating compliance.

(a) *Compatibility with the surrounding area.* The planning board shall evaluate the development in relation to the existing uses, structures and development pattern within 1,000 feet of the site, and shall find that:

[1] The scale, height, massing, density and orientation of the proposed buildings are compatible with existing development in the surrounding area. Where the site adjoins single-family dwellings, or a district in which multiple residences are not permitted, the development provides a transition in height and massing toward those properties.

[2] Principal buildings are set back at least 100 feet from any lot line abutting a single-family dwelling or a residential district in which multiple residences are not permitted. The setback area is maintained as a landscaped buffer meeting Subsection H(5).

[3] No principal building within 200 feet of such a lot line exceeds 35 feet or three stories in height, whichever is less.

[4] Parking areas, loading areas, refuse enclosures, mechanical equipment and exterior lighting are located and screened to avoid adverse visual, noise and light impacts on adjoining properties. Parking is not located between a building and an abutting residential property where an alternative location is practicable.

[5] The development preserves, to the maximum extent practicable, the significant natural features identified in the Town of Cornwall Natural Resources Inventory and Scenic Resource Inventory. These include steep slopes, stream corridors, wetlands, mature trees, and scenic views from public roads and parkland.

[6] The development will not adversely affect the character of the surrounding neighborhood, any historic or cultural resource, or the use and enjoyment of adjoining properties, and is consistent with the Town's Comprehensive Plan.

(b) *Road infrastructure.*

[1] The applicant shall submit a traffic impact study prepared by a professional engineer licensed in New York State. The study shall use current Institute of Transportation Engineers trip generation data. It shall evaluate existing, no-build and build conditions at the site access points and at the intersections the planning board designates, for the weekday morning and evening peak hours and any other period the planning board requires. It shall address sight distance, crash history, pedestrian and bicycle circulation, and school bus routes.

[2] The planning board shall find that the roads serving the site have adequate capacity, width, geometry, pavement condition and sight distance to accommodate the traffic generated by the development. The development shall not: reduce the level of service at any studied intersection or access point below level of service D; or cause any measurable decline in operations at an intersection already operating at level of service E or F, unless the applicant provides roadway improvements that avoid those results.

[3] Where existing sidewalks are within a reasonable distance of the site, the development shall provide a pedestrian connection to them.

(c) *Utility infrastructure.*

[1] The applicant shall submit written confirmation from the owner or operator of the water district and the sewer district serving the site. The confirmation shall state that adequate capacity exists to serve the projected demand and flows of the development without impairing service to existing users or capacity committed to previously approved projects. It shall also identify any district extension, out-of-district service agreement or other approval required.

[2] Water demand and sewage flows shall be calculated using the design standards of the New York State Department of Environmental Conservation and the New York State Department of Health. Fire flow and pressure shall be verified by a hydrant flow test. The capacity of the sewage collection system, pump

stations and treatment plant serving the site shall be evaluated using current measured flows, including the effect of infiltration and inflow.

[3] Where the water or sewer system serving the site is at or near capacity, the planning board may condition approval on system improvements, removal of infiltration and inflow, or phasing tied to available capacity. Where adequate capacity cannot be assured, the planning board shall deny the special permit.

[4] Stormwater management shall comply with the Town Code and the New York State Department of Environmental Conservation stormwater design standards. The development shall not increase the peak rate of runoff leaving the site for the 1-, 10- and 100-year storm events. The capacity of downstream culverts, drainage systems and receiving watercourses shall be evaluated.

[5] The planning board shall refer the application to the fire district serving the site. It shall find that fire apparatus access, hydrant locations and water supply for fire protection are adequate.

(d) *Improvements and phasing.* The planning board may condition approval on:

[1] off-site road, water, sewer or drainage improvements; and

[2] construction phasing tied to completion of those improvements.

Any required off-site improvement shall be roughly proportional to the demands of the development. Its cost shall be borne by the applicant. The applicant shall also pay the cost of professional review of the studies required by this paragraph, in accordance with the Town's escrow requirements.

(e) *Proximity to institutional uses.*

[1] This subsection applies where any part of the site is within 500 feet of a lot containing an institutional use. For this section, an institutional use means a public or

private school, day-care center, nursery school, hospital, nursing home, group care facility, library, place of worship, or public park or playground.

[2] The planning board shall refer the application to the operator of each such institutional use, and to the school district in which the site is located, for their review and comment.

[3] Principal buildings, parking areas, refuse enclosures and loading areas shall be located, buffered and screened so as not to adversely affect: the outdoor play areas, athletic fields, courtyards and other outdoor spaces of the institutional use; or the safe operation of its pick-up, drop-off, bus loading and emergency access areas.

[4] Site access drives shall be separated by at least 200 feet from any driveway, bus loop or pick-up and drop-off area of a school, day-care center or hospital on the same road. A shorter separation is permitted only where the planning board finds, based on the traffic impact study, that the shorter separation, or a shared or coordinated access, will not create queuing conflicts or hazards to pedestrians.

[5] The development shall provide safe pedestrian connections, including sidewalks and marked crosswalks, along the routes students and visitors use to walk to and from the institutional use. The connections shall be coordinated with the institution and with the agency having jurisdiction over the road.

[6] The applicant shall submit a construction management plan for review and approval. The plan shall prohibit construction deliveries and heavy truck traffic on roads serving the institutional use during school arrival and dismissal periods, and at other times the planning board designates. It shall identify truck routes, staging areas, fencing, and dust and noise controls. It shall provide for maintaining safe pedestrian access along the frontage throughout construction.

[7] The development shall not obstruct or degrade any emergency access route serving the institutional use.

Subsection O of § 158-21, Supplemental use regulations, of the Code of the Town of Cornwall is hereby amended to read as follows:

O. Recreation uses and health clubs. Recreation uses and health clubs or fitness centers operated wholly or partly outdoors are subject to the following regulations:

(1) Lighting. If outdoor lighting is provided, the applicable setback requirements shall be doubled. All lighting shall be located so as not to be visible at the source from any adjoining property. Floodlights on poles not less than 75 feet from any property line, directed toward the center of the property and shielded from any nearby residential area, shall be deemed to comply with this paragraph.

(2) Noise. In addition to complying with the Town Code's chapter regarding noise, all recreation uses and health clubs or fitness centers shall be subject to such additional noise requirements or mitigation as the planning board shall reasonably require to minimize adverse impacts on neighboring properties.

(3) Buffers. Where an outdoor recreation use is located in or adjoins a residential district, outdoor activity areas shall be set back at least 100 feet from any residential lot line, and the 50 feet nearest that lot line shall be maintained as a landscaped buffer providing year-round screening.

(4) Hours. In a residential district, outdoor recreation activities shall be conducted only between 8:00 a.m. and 9:00 p.m., Sunday through Thursday, and between 8:00 a.m. and 10:00 p.m. on Friday and Saturday. Outdoor lighting shall be turned off within 30 minutes after the close of activities. The planning board may establish more restrictive hours as a condition of approval.

Subsection V of § 158-21, Supplemental use regulations, of the Code of the Town of Cornwall is hereby amended to read as follows:

V. Bed-and-breakfast inns are permitted as special permit uses in all residential districts, subject to the following supplemental regulations:

(1) The bed-and-breakfast inn is not required to be the principal residence of its operator, although the principal residence of the operator may

be included within the bed-and-breakfast inn. Where the bed-and-breakfast inn is not the principal residence of the operator, the planning board shall require that adequate supervision be provided. The bed-and-breakfast inn shall provide a reception or office area, which need not be a room dedicated solely to that purpose, provided that it is not within a rental guest room.

(2) The number of guest rooms permitted for rental in a bed-and-breakfast inn shall not exceed 14.

(3) The appearance of the bed-and-breakfast inn shall be compatible and consistent with the appearance of the residences in its immediate neighborhood.

(4) The driveway serving the bed-and-breakfast inn shall have direct physical access to a public road.

(5) Room rental shall be for transient use only. No guest shall stay for more than 14 consecutive days.

(6) The sanitary and water supply systems serving the structure shall be found adequate to meet the needs of the bed-and-breakfast inn, and adequate waste enclosures shall be provided to contain the solid waste generated by the use.

(7) Parking shall be provided at a rate of 1.25 spaces for each guest room, plus one space for each full-time employee, plus two additional spaces if the structure is owner-occupied. Parking shall be screened from neighboring properties.

(8) Hard-surfaced walkways equipped with low-level lighting shall be provided from the parking spaces to the entrance of the bed-and-breakfast inn.

(9) Any outdoor recreation or other exterior improvements existing or proposed for the use of guests shall be shown on the approved site plan.

(10) Food service shall be limited to overnight guests, unless otherwise specifically approved by the planning board.

(11) The lot shall contain not less than two acres, or not less than one acre where the bed-and-breakfast inn is served by public water and public sewer.

(12) Parking areas and outdoor guest amenities shall be set back at least 50 feet from side and rear lot lines adjoining a residential use, and shall be screened by a landscaped buffer.

Chapter 158, Zoning, of the Code of the Town of Cornwall is hereby amended by adding a new § 158-21.1, to read as follows:

§ 158-21.1. Warehouses, distribution centers and last-mile delivery stations.

A. Applicability. This section applies to every warehouse, distribution center and last-mile delivery station, and to any expansion of one. These uses are permitted only by special permit, and only in the districts designated in the use tables. Light manufacturing remains governed by § 158-21G.

B. Operations statement. Each application shall include an operations statement, signed by the applicant and the intended operator if known, identifying the proposed use category; hours of operation; the number of employees per shift; projected daily and peak-hour truck and van trips, by vehicle class; the number of loading docks, trailer parking spaces and fleet vehicle spaces; whether any refrigerated storage or refrigerated trailers are proposed; and the anticipated tenant or tenants. The operations statement, as approved, is a condition of the special permit.

C. Building size.

(1) No warehouse or distribution center building shall exceed 100,000 square feet of gross floor area.

(2) No last-mile delivery station shall exceed 50,000 square feet of gross floor area.

(3) The aggregate gross floor area of these uses on any lot, or on adjoining lots under common ownership or control, shall not exceed 150,000 square feet.

D. Setbacks and buffers. Where the site adjoins a residential district, residential use or institutional use:

(1) Principal buildings shall be set back at least 200 feet from the shared lot line.

(2) Loading docks, truck courts, trailer parking and fleet vehicle parking shall be set back at least 300 feet from the shared lot line, and shall be located on a side of the building that does not face the residential district, residential use or institutional use.

(3) A vegetated buffer at least 100 feet wide shall be maintained along the shared lot line, consisting of existing mature vegetation supplemented by evergreen plantings, a landscaped berm, or a sound wall where the planning board finds one necessary, and providing year-round visual screening at the time of planting.

E. Truck access and circulation.

(1) Truck access shall be provided directly from a state highway. Trucks shall not use local residential streets for access, except where the planning board finds that no practicable alternative exists.

(2) The applicant shall submit a truck route plan identifying the approved routes between the site and the interstate highway system. The approved routes shall be incorporated into tenant leases.

(3) On-site stacking shall be provided for inbound trucks, sufficient that no truck queues, parks or stages on any public road. The required capacity shall be determined by the traffic impact study, but shall not be less than 10% of the number of loading docks.

(4) Trailer parking spaces shall not exceed two per loading dock.

(5) No truck or trailer shall idle on site for more than five consecutive minutes, except as permitted by 6 NYCRR Part 217-3.

(6) Every loading dock serving refrigerated storage shall be equipped with electrical connections for transport refrigeration units, and diesel-powered refrigeration units shall not be operated while connected at a dock.

F. Hours. Where any loading dock, truck court or fleet parking area is within 1,000 feet of a residential district, residential use or institutional use, truck loading and unloading, yard truck operations and fleet vehicle departures

are prohibited between 10:00 p.m. and 7:00 a.m., unless the planning board finds that noise mitigation will prevent adverse impacts.

G. Noise.

(1) The applicant shall submit a noise study prepared by a qualified acoustical professional, modeling truck, yard equipment, rooftop equipment and refrigeration unit noise at the nearest residential and institutional property lines.

(2) Operational sound levels at any residential or institutional property line shall not exceed 55 dBA between 7:00 a.m. and 10:00 p.m., or 45 dBA between 10:00 p.m. and 7:00 a.m.

(3) Yard trucks and on-site equipment shall use broadband backup alarms where permitted by law.

H. Lighting. All exterior lighting shall comply with § 158-25.3, shall not exceed 0.1 footcandle at any residential or institutional property line, and shall be reduced to security levels outside of operating hours.

I. Design. In addition to § 158-20.1B:

(1) Building facades visible from a public road or residential property shall be articulated at intervals of not more than 100 feet through changes in plane, material, color or roofline.

(2) Exterior colors shall be muted earth tones.

(3) Rooftop mechanical equipment shall be screened from view from public roads and residential properties.

(4) Within the Ridge Preservation Overlay District, or where the building would be visible from a state park or designated scenic road, the applicant shall submit a visual impact analysis, and the planning board may require reduced height, alternative siting or additional screening.

J. Traffic and road impacts.

(1) The traffic impact study shall use truck trip generation rates appropriate to the proposed use category, including the Institute of Transportation Engineers high-cube warehouse and fulfillment center rates where applicable.

(2) The applicant shall submit a pavement condition survey of the approved truck routes on Town and county roads, prepared before construction begins.

(3) The planning board may require security for the repair of road damage attributable to construction or operations, and a follow-up survey before the security is released.

K. Environmental standards.

(1) No outdoor storage of goods, materials, pallets or containers is permitted, other than trailers in designated trailer parking spaces.

(2) Every building exceeding 50,000 square feet shall be designed and constructed with a roof structure capable of supporting a rooftop solar energy system.

(3) At least 10% of employee parking spaces shall be equipped with electric vehicle charging stations. Conduit sufficient to serve fleet vehicle charging shall be provided for any last-mile delivery station.

L. Change of operations. A new or amended special permit is required for a change from one use category to another, including a change from warehouse to distribution center; an increase of more than 20% in the approved daily or peak-hour truck trips; the addition of refrigerated storage or refrigerated trailers; or a change in operating hours inconsistent with the approved operations statement. The owner shall file an annual certification with the Building Inspector, by January 31 of each year, confirming that operations conform to the approved operations statement.

Chapter 158, Zoning, of the Code of the Town of Cornwall is hereby amended by adding a new § 158-21.2, to read as follows:

§ 158-21.2. Accessory dwelling units.

A. Where permitted. One accessory dwelling unit is permitted by the Building Inspector as an accessory use to a single-family detached dwelling in the MCR, ARR, SLR, MR, SR-1 and SR-2 Districts, and by special permit in the HC District, subject to this section.

B. Location. The accessory dwelling unit may be located within the principal dwelling or within an accessory structure, such as a detached garage or

carriage house. An accessory dwelling unit in an accessory structure shall meet the yard and height requirements for principal buildings in the district.

C. Size. The accessory dwelling unit shall not exceed 40% of the livable floor area of the principal dwelling unit or 1,000 square feet, whichever is less, and shall contain no more than two bedrooms.

D. Occupancy. The owner of the lot shall occupy either the principal dwelling unit or the accessory dwelling unit for at least six months of each calendar year. The accessory dwelling unit shall not be used as a short-term rental as defined in Chapter 120 of the Town Code, and shall not be conveyed separately from the principal dwelling.

E. Appearance. The accessory dwelling unit shall not alter the appearance of the principal dwelling as a single-family residence. Any separate entrance shall be located on the side or rear of the building.

F. Parking. One off-street parking space shall be provided for the accessory dwelling unit, in addition to the spaces required for the principal dwelling.

G. Utilities. Where the lot is not served by public water and sewer, the applicant shall submit a certification by a New York State licensed professional engineer that the well and septic system are adequate for the additional use.

H. Permits. No accessory dwelling unit shall be occupied until a building permit and certificate of occupancy have been issued for it.

Chapter 158, Zoning, of the Code of the Town of Cornwall is hereby amended by adding a new § 158-21.3, to read as follows:

§ 158-21.3. Farms and agritourism.

A. Purpose. This section supports the continued viability of farms by permitting accessory and agritourism uses that complement the farm operation, while protecting neighboring properties. It shall be applied consistently with Agriculture and Markets Law § 305-a, and shall not be applied to unreasonably restrict a farm operation within a county agricultural district.

B. Accessory farm uses. The following are permitted as accessory uses to a farm, without site plan approval except where a new building exceeding 1,000 square feet or a parking area for more than 20 vehicles is proposed:

(1) Harvest-your-own and you-pick activities, hayrides, corn mazes and farm tours.

(2) Farm stands and farm markets for the retail sale of farm products, provided that the majority of the products offered for sale are grown or produced on the farm or on other farms owned or operated by the farm operator.

(3) The drying, processing and packaging of farm products produced on the farm, such as cheese, jams, yarn, honey, maple syrup, beeswax candles, wine, beer, cider and spirits, together with the retail sale of those products.

(4) Educational programs and seasonal festivals related to the farm operation, not exceeding 12 days in any calendar year.

C. Agritourism uses by special permit. The following are permitted by special permit of the planning board on a farm of at least 10 acres:

(1) Tasting rooms for farm wineries, farm breweries, farm cideries and farm distilleries licensed under the Alcoholic Beverage Control Law.

(2) Farm-to-table dinners and similar food service events.

(3) Event space for weddings, parties and other catered events.

D. Standards for agritourism uses. In granting a special permit under Subsection C, the planning board shall find that:

(1) The use is accessory to, and does not displace, an active farm operation.

(2) Outdoor event areas, tents and parking areas are set back at least 200 feet from any residential lot line, with landscaped screening where needed.

(3) Adequate off-street parking, safe access to a public road, sanitary facilities and potable water are provided.

(4) No amplified sound is audible beyond the lot line after 10:00 p.m.

(5) Any building used for assembly complies with the New York State Uniform Fire Prevention and Building Code.

E. Conditions. The planning board may limit the number of events per year, the maximum attendance, and the hours of operation as conditions of the special permit.

Section 158-25, Additional district regulations, of the Code of the Town of Cornwall is hereby amended by adding new Subsections O and P, to read as follows:

O. Special permit uses in the HC District. In the HC District, every building, parking area, loading area, outdoor storage area and outdoor activity area of a use permitted by special permit, other than an accessory dwelling unit, shall be set back at least 100 feet from any lot line abutting a residential district or residential use. The 50 feet nearest that lot line shall be maintained as a landscaped buffer providing year-round screening. The planning board may reduce the setback to not less than 50 feet where it finds that topography or existing vegetation provides equivalent screening.

P. Data centers. A data center is not a permitted, special permit or accessory use in any district.

Chapter 158, Zoning, of the Code of the Town of Cornwall is hereby amended by adding a new § 158-25.3, to read as follows:

§ 158-25.3. Outdoor lighting.

A. Applicability. This section applies to all outdoor lighting fixtures installed or replaced after the effective date of this section, in all districts. Existing fixtures shall be brought into compliance when they are replaced, or when a site plan or special permit is approved for the property.

B. Nonresidential and multiple-residence uses.

(1) All fixtures shall be full cut-off fixtures that emit no light above the horizontal plane.

(2) The correlated color temperature of all lamps shall not exceed 3,000 Kelvin.

(3) Pole-mounted fixtures shall not exceed 20 feet in height, measured from finished grade.

(4) Light trespass shall not exceed 0.1 footcandle at any lot line adjoining a residential district or use, or 0.5 footcandle at any other lot line.

(5) Within one hour after the close of operations, and in no event later than 11:00 p.m., lighting shall be turned off or reduced by at least 50%, except lighting required for security, which shall use motion sensors where practicable.

C. Prohibited lighting. Searchlights, laser displays, and flashing, traveling, animated or intermittent lighting visible from the exterior of a building are prohibited, except as permitted for temporary events under Chapter 115A of the Town Code.

D. Exemptions. This section does not apply to public street lights; temporary holiday lighting; lighting required by federal or state law; emergency lighting; or United States and New York State flags lit by downward-directed or narrowly focused fixtures. Lighting for outdoor recreation facilities is governed by § 158-21O, but shall comply with Subsection B(5) of this section.

Subsections B(2) and B(3) of § 158-41, Procedure, of the Code of the Town of Cornwall are hereby amended to read as follows:

(2) The proposed use and all proposed structures shall be of such location, size, character and design that, in general, the proposed development will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development or current use of adjacent properties in accordance with the zoning classification of such properties.

(3) The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, its site layout and its relation to adjoining streets shall be such that pedestrian and vehicular traffic to and from the use, and the assembly of persons in connection with it, will not be hazardous, inconvenient or incongruous, and will not cause a significant burden or adverse impact on the normal traffic of the neighborhood or the road network. The planning board may retain a traffic engineer where it deems it necessary to evaluate the potential traffic impacts of a particular development.

Section 158-41, Procedure, of the Code of the Town of Cornwall is hereby amended as follows:

A. Subsection B is amended by adding a new Paragraph (6), to read as follows:

(6) The proposed use will avoid or minimize adverse impacts on historic and cultural resources, public parkland, protected open space and lands subject to conservation easements, as provided in § 158-19B(8).

B. A new Subsection K is added, to read as follows:

K. Architectural review. For any use requiring special permit approval, the planning board may require the submission of architectural elevations, renderings and specifications of exterior materials and colors, and shall review the architectural design under the criteria of § 158-20.1B.

Section 7. Amendment of the Zoning Map.

The Zoning Map of the Town of Cornwall, adopted pursuant to § 158-5 of the Code of the Town of Cornwall, is hereby amended to rezone all lands currently in the Local Shopping (LS) District to the Highway Commercial (HC) District, including the following parcels, identified by Town of Cornwall tax map section, block and lot:

1-1-3; 1-1-5.22; 1-1-177; 33-1-21; 33-1-22; 33-1-23; 33-1-24.1; 33-1-25; 33-1-26.2; 33-1-27.2; 33-1-28; 33-1-29; 33-1-30; 33-1-36.2; 33-1-36.3; 33-1-36.41; 33-1-36.42; 33-1-37.1; 33-1-38.1; 33-1-38.2; 33-1-39.2; 33-1-40 (that portion currently in the LS District); 33-1-41.1; 33-1-41.2; 33-1-42.1; 33-1-43; 33-1-45; 33-1-46; 33-1-47; 33-1-96; 34-1-85; 34-1-86; 34-1-87; 34-1-88; 34-1-92.6; 34-1-97.1; 34-1-97.2; 34-1-97.3; 34-1-97.4; and 34-1-124.

The Local Shopping (LS) District is hereby abolished.

Section 8. Conforming Amendments.

The Use Tables referenced in § 158-9 and the Bulk Tables referenced in § 158-12 of the Code of the Town of Cornwall are hereby amended to delete the regulations applicable to the LS District. Any remaining reference in Chapter 158 of the Code of the Town of Cornwall to the LS or Local Shopping District shall be deemed a reference to the HC District. The Town Clerk is

directed to cause the Zoning Map and the Code of the Town of Cornwall to be revised to reflect this local law.

Section 9. Repeal of Moratorium.

Local Law No. 7 of 2025, imposing a moratorium on land use approvals, as subsequently extended, is hereby repealed, effective upon the effective date of this local law

Section 10. Supersession.

To the extent that any provision of this local law is inconsistent with Town Law §§ 274-a, 276 or 277, including the provisions of Town Law § 277(9) governing the term, amount and modification of performance security and the provisions of Town Law § 276 defining a subdivision, this local law is intended to and shall supersede those provisions in their application to the Town of Cornwall, pursuant to Municipal Home Rule Law § 10(1)(ii)(d)(3).

Section 11. Repealer.

All local laws, ordinances and resolutions of the Town of Cornwall, or parts thereof, inconsistent with this local law are hereby repealed to the extent of the inconsistency.

Section 12. Severability.

If any clause, sentence, paragraph, section or part of this local law is adjudged by a court of competent jurisdiction to be invalid, that judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, section or part directly involved in the controversy in which the judgment was rendered.

Section 13. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State pursuant to Municipal Home Rule Law § 27.

Agenda Item #2

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 #3

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

Town of Cornwall RECEIVED OCT 22 2026 TOWN CLERK

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)

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

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

☒ 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] Lizabeth Dunn (Oct 15, 2026 21:30:08 EDT)

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:	CBJCHBCAABAAwvqJl7xUgdoe-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

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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

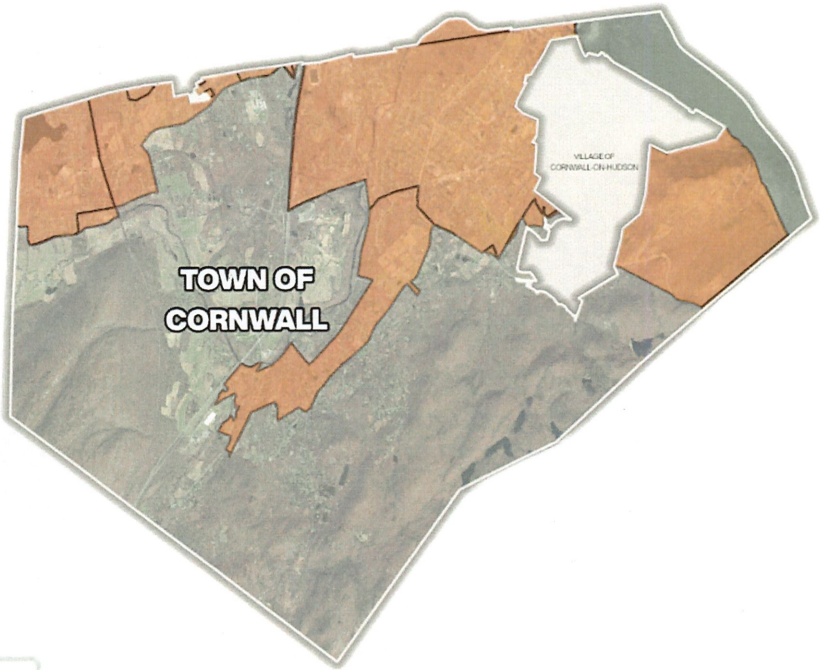
Agenda Item #4

Agenda Item #5

Town of Cornwall Stormwater Management Program Plan

SWMP Plan Information and Community Feedback

MHE Engineering



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

Secretary Cornwall

From: Julia Dahl <cpltrustee7@gmail.com>
Sent: Thursday, October 15, 2026 3:42 PM
To: Joshua Wojehowski
Cc: Laura Wolven - COR; James Keyes; K Brandt Knapp
Subject: Snow Removal at Cornwall Public Library

You don't often get email from cpltrustee7@gmail.com. Learn why this is important

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Hi Josh,

As I mentioned over text, Benninger is no longer able to take care of snow removal for the library, so we are looking at other options. Since the Town does Munger Cottage, might it be possible to add us? Let us know what such a thing might look like...

Thanks!
Julia (and the Buildings, Grounds, and Sustainability Committee)

--
Julia Dahl
Cornwall Public Library Trustee

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 days
New Time of Completion Date is	1 June 2025

Recommendation from Engineer:

MHE Engineering, D.P.C.

By: Quinn Mullarkey

Date: 10/30/2026

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

Whispering Pines

By: _____
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

WHEREAS, heretofore the Town Board of the Town of Cornwall has received a request from the Village Board of the Village of Cornwall-on-Hudson to grant tax exemptions from 2027 Town taxes to certain properties owned by the Village of Cornwall-on-Hudson in the Town of Cornwall outside of the incorporated Village of Cornwall-on-Hudson, and

WHEREAS, the Town Board has considered the request from the Village Board,

NOW, THEREFORE, BE IT RESOLVED as follows:

That the Town Board does hereby adopt this resolution denying the request of the Village Board of the Village of Cornwall-on-Hudson to exempt certain properties in the Town of Cornwall outside of the Village of Cornwall-on-Hudson, which said properties are used by the Village of Cornwall-on-Hudson for water supply purposes.

_____ presented the foregoing resolution which was seconded by _____,

The vote on the foregoing resolution was as follows:

Mary Heed, Councilwoman, voting _____

Timothy McCarty, Councilman, voting _____

Rokhsha Michael-Razi, Councilwoman, voting _____

Irwin Gold, Councilman, voting _____

Joshua Wojehowski, Supervisor, voting _____

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 $148,721.63: (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 $148,721.63 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_____

2026 Water Relevy Totals

Town of Cornwall FHWD	20,762.38
Village of Cornwall on Hudson	127,959.25
Total Water Relevy:	$ 148,721.63

Agenda Item #13

RESOLUTION APPOINTING COUNSEL TO DEFEND APPELLATE CASES FILED BY ALL MINE OF ORANGE, INC.

WHEREAS, it is necessary to appoint legal counsel to defend the Town of Cornwall from numerous appeals of cases filed by All Mine of Orange, Inc. which were adjudicated in Supreme Court, Orange County in favor of the Town and are now pending in the Supreme Court, Appellate Division, Second Department; and

WHEREAS, the law firm of Drake Loeb PLLC successfully defended the Town in the Supreme Court cases and it is appropriate for said firm to defend the appeals on behalf of the Town,

NOW, THEREFORE, it is hereby resolved that the Town Board of the Town of Cornwall hereby appoints the law firm of Drake Loeb PLLC to defend the Town in the appeals filed by All Mine of Orange, Inc. in the Supreme Court, Appellate Division, Second Department, including, but not limited to Appellate Division Docket Nos.: 2026-09545, 2026-09552, 2026-09556, 2026-09567 and 2026-9564; and

BE IT FURTHER RESOLVED, that this appointment will remain in place until further resolution of the Town Board.

_____ presented the foregoing resolution which was seconded by

_____,

The vote on the foregoing resolution was as follows:

Mary A. Heed, Councilwoman, voting _____

Timothy I. McCarty, Councilman, voting _____

Rokhsha Michael-Razi , Councilwoman, voting _____

Irwin Gold, Councilman, voting _____

Joshua Wojehowski, Supervisor, voting_____

Agenda Item #14

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF CORNWALL ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2027

WHEREAS, pursuant to Town Law section 106, the Town Supervisor filed the Tentative Budget for 2027 with the Town Clerk on or before the 30th day of September 2026; and

WHEREAS, pursuant to Town Law section 106, the Town Clerk presented the Tentative Budget to the Town Board on or before the 5th day of October 2026; and

WHEREAS, pursuant to Town Law section 108, the Town Board held a public hearing on the Preliminary Budget on November 5, 2026, at 7:00 p.m. at Cornwall Town Hall, 183 Main Street, Cornwall, New York and heard public comment with respect to the same; and

WHEREAS, the Town Board of the Town of Cornwall believes that the Preliminary Budget as changed, altered and revised is in the best interests of the residents of the Town of Cornwall and should be adopted;

NOW, THEREFORE, IT IS HEREBY

RESOLVED, that, pursuant to Town Law section 109, the Preliminary Budget as changed, altered and revised is hereby adopted as the Annual Budget of the Town of Cornwall for the fiscal year beginning on January 1, 2027, inclusive of the individual fund levies and allocations as annexed hereto and that the same shall be entered in the minutes of the Town Board.

_____ presented the foregoing resolution which was seconded by

_____,

The vote on the foregoing resolution was as follows:

Mary A. Heed, Councilwoman, voting _____

Timothy I. McCarty, Councilman, voting _____

Rokhsha Michael-Razi , Councilwoman, voting _____

Irwin Gold, Councilman, voting _____

Joshua Wojehowski, Supervisor, voting_____

Agenda Item #15