AGENDA
Cornwall Town Board
Regular Meeting
Tuesday, October 20, 2026
7:00 p.m.
TENTATIVE

Pledge of Allegiance

Public Comment on Agenda Items – 3 Minute Limit

Approval of Minutes: September 1 ,2026 Special Meeting, September 8, 2026 Work Session, September 15, 2026 Regular Meeting, September 21, 2026 Special Meeting, September 29, 2026 Special Meeting

Public Hearings: Benefit Assessment Districts, Tax Levy Limit Override

Agenda Items

1. Petition for Hardship Waiver – Waterbrook Acres LLC
2. Amendment to Engineering Agreement – Riverlight Park Improvements
3. Adoption of Benefit Assessment Districts
4. Adopt Local Law: Tax Levy Limit Override
5. Boulevard Bridge Project – Award Bid
6. Sterling Appraisal Agreements – Property Tax Grievance
    a. 2025 Assessment Year
    b. 2026 Assessment Year

Committee Reports

-Town Board Member Liaison Reports

-Supervisor's Updates

Public Comment – 3 Minute Limit

Adjournment

TOWN OF CORNWALL

The Town Board will hold the required annual public hearings on the 2027 benefit assessment rolls at Town Hall, 183 Main Street, Cornwall, New York, on the 20th day of October, 2026 starting at 7:00 P.M. The benefit assessment districts in the Town are as follows: Cornwall Refuse District, Firthcliffe Heights Sewer District, Firthcliffe Sewer District, Beaver Dam Lake Sewer District, Majestic Sewer District, Hidden Glen Drainage District, and Stone Hollow Drainage District. The records of the Town indicate that you own property in one or more of the benefit assessment districts.

You may appear in person or by agent at the hearing. All written communications to the Board should be received by the Board at or prior to the public hearing.

CORNWALL TOWN BOARD

TOWN OF CORNWALL
LOCAL LAW NO. ___ OF THE YEAR 2026

A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C FOR THE FISCAL YEAR 2027

Be it enacted by the Town Board of the Town of Cornwall as follows:

Section 1. Legislative Intent

It is the intent of this local law to override the limit on the amount of real property taxes that may be levied by the Town of Cornwall pursuant to General Municipal Law §3-c, and to allow the Town of Cornwall to adopt a budget for the fiscal year beginning January 1, 2027 and ending December 31, 2027 that requires a real property tax levy in excess of the "tax levy limit" as defined by General Municipal Law §3-c.

Section 2. Authority

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes the Town Board to override the tax levy limit by the adoption of a local law approved by vote of at least sixty (60%) percent of the Town Board.

Section 3. Tax Levy Limit Override

The Town Board of the Town of Cornwall, County of Orange, is hereby authorized to adopt a budget for the fiscal year 2027 that requires a real property tax levy in excess of the amount otherwise prescribed in General municipal Law §3-c.

Section 4. Severability

If any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective Date

This local law shall be deemed effective upon the date of enactment, publication, posting and filing in the office of the Secretary of State in Albany.

Agenda Item #1

Leo Garrison

Cornwall NY 12518

8-4-26

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

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

Supervisor Josh Wojehowski and Honorable Members of the Town Board:

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

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

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

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

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

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

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

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

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

Sincerely,

Leo Garrison

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

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

GARY A. VINSON
Building Inspector

ABIGAIL MALDONADO
Assistant Building Inspector

TEL. (845) 534-9429

FAX (845) 534-2178

ORANGE COUNTY, NEW YORK

May 16, 2024

Leo Garrison

Cornwall, NY 12518

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

Dear Leo:

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

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

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

Respectfully,

Gary A. Vinson
Building Inspector

Enclosure; MHE memo dated 13 May 2024

MHE
ENGINEERING

13 May 2024

Town of Cornwall
183 Main Street
Cornwall, NY 12518

ATTENTION: Gary Vinson, Building Inspector

SUBJECT: Waterbrook Road/Flyer Fernandez LLC

Dear Gary,

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

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

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

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

Respectfully,

MHE Engineering, D.P.C.

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

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

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

Agenda Item #2

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF CORNWALL AUTHORIZING AN AMENDMENT TO THE ENGINEERING DESIGN SERVICES CONTRACT FOR THE RIVERLIGHT PARK IMPROVEMENT PROJECT

WHEREAS, Town Board of the Town of Cornwall previously awarded a contract to MHE Engineering of New Windsor, New York ("MHE") for professional engineering design services for the Riverlight Park Improvement Project within the Town; and

WHEREAS, it is necessary to amend the MHE contract in accordance with Amendment No. 01 annexed hereto to reflect the following: removal of services relating to the Ice House Renovations and adding a provision for MHE to prepare a Stormwater Pollution Prevention Plan (SWPPP) for Riverlight Park, which will define the need and location for bio-retention basins (Rain Gardens). Once the SWPPP is completed, MHE shall locate and design Rain Gardens with intentions of integrating these within the Masterplan of the Park; and

WHEREAS, the Town Board has determined that it is in the overall best interests of the Town to enter into the aforesaid contract amendment with MHE,

NOW THEREFORE, IT IS HEREBY

RESOLVED, that the Town Board of the Town of Cornwall hereby authorizes the Town Supervisor, or his designee, to execute the annexed Amendment No. 01 to the contract with MHE to provide professional engineering design services for the Riverlight Park Improvement Project within the Town, and to execute any other appropriate documents, all of which shall be subject to review and approval by the Town Attorney.

_____ 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 _____

Irwin Gold, Councilman, voting _____

Rokhsha Michael-Razi , Councilwoman, voting _____

Joshua Wojehowski, Supervisor, voting_____

EXHIBIT C—AMENDMENT TO OWNER-ENGINEER AGREEMENT

Amendment No. **01**

Owner: **Town of Cornwall**
Engineer: **MHE Engineering, D.P.C.**
Project: **Riverlight Park Improvements**
Effective Date of Owner-Engineer Agreement: **9 July 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. Remove Section 1.01B.1. from the executed agreement involving Ice House Renovations.
2. Engineer shall prepare a Stormwater Pollution Prevention Plan (SWPPP) for Riverlight Park, which will define the need and location for bio-retention basins (Rain Gardens). Once the SWPPP is completed, Engineer shall locate and design Rain Gardens with intentions of integrating these within the Masterplan of the Park.

Agreement Summary:	
Original agreement amount:	**$97,500.00** - Lump Sum plus Hourly Services
Net change for prior amendments:	$0.00
Removal of Ice House Renovations	(35,000.00)
Removal of Ice House Bidding	(2,000.00)
Total from removal of Ice House Renovations and Bidding	**$60,500.00**
SWPPP and Rain Gardens Preparation and Locations	35,000.00
SWPPP and Rain Gardens Bidding	2,500.00
This amendment amount:	**37,500.00**
Adjusted agreement amount:	**$98,000.00** - Lump Sum plus Hourly Services

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

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 #3

WHEREAS, heretofore the Town of Cornwall held the required annual public hearings on the Town's various Benefit Assessment Districts for the calendar year 2027; and

WHEREAS, after the Town Board reviewed all of the comments by the public the public hearings were closed;

NOW, THEREFORE, BE IT RESOLVED as follows:

That the Town Board does hereby adopt the annual Benefit Assessment District rolls for the calendar year 2027 as submitted.

_____ presented the foregoing resolution which was seconded by _____,

The vote on the foregoing resolution was as follows:

Mary A. Heed, Councilwoman, voting _____

Timothy McCarty, Councilman, voting _____

Rokhsha Michael-Razi, Councilwoman, voting _____

Irwin Gold, Councilman, voting _____

Joshua Wojehowski, Supervisor, voting _____

Agenda Item #4

RESOLUTION OF THE CORNWALL TOWN BOARD ADOPTING LOCAL LAW NO. ___ OF 2026 ENTITLED "A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW SECTION 3-C FOR THE FISCAL YEAR 2027"

WHEREAS, the Town Board of the Town of Cornwall wishes to adopt a local law entitled "A Local Law To Override The Tax Levy Limit Established In General Municipal Law Section 3-C For The Fiscal Year 2027"; and

WHEREAS, the action is classified as Type II under 6 NYCRR §617.5(26) of the regulations adopted pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, a public hearing was held on October 20, 2026 to assist in the Town's consideration of the adoption of said Local Law and the public hearing was closed thereafter; and

WHEREAS, the Town Board has considered the matters that were discussed at the public hearings and wishes to proceed with the adoption of said Local Law,

NOW, THEREFORE, BE IT HEREBY

RESOLVED, that the Town Board of the Town of Cornwall hereby adopts said Local Law No. ___ of 2026, entitled "A Local Law To Override The Tax Levy Limit Established In General Municipal Law Section 3-C For The Fiscal Year 2027", a copy of which is attached hereto and made a part of this resolution; and be it further

RESOLVED, that the Town Clerk be and she hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Cornwall and to give due notice of the adoption of said Local Law to the Secretary of State of New York.

_____ 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_____

TOWN OF CORNWALL
LOCAL LAW NO. ___ OF THE YEAR 2026

A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C FOR THE FISCAL YEAR 2027

Be it enacted by the Town Board of the Town of Cornwall as follows:

Section 1. Legislative Intent

It is the intent of this local law to override the limit on the amount of real property taxes that may be levied by the Town of Cornwall pursuant to General Municipal Law §3-c, and to allow the Town of Cornwall to adopt a budget for the fiscal year beginning January 1, 2027 and ending December 31, 2027 that requires a real property tax levy in excess of the "tax levy limit" as defined by General Municipal Law §3-c.

Section 2. Authority

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes the Town Board to override the tax levy limit by the adoption of a local law approved by vote of at least sixty (60%) percent of the Town Board.

Section 3. Tax Levy Limit Override

The Town Board of the Town of Cornwall, County of Orange, is hereby authorized to adopt a budget for the fiscal year 2027 that requires a real property tax levy in excess of the amount otherwise prescribed in General municipal Law §3-c.

Section 4. Severability

If any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective Date

This local law shall be deemed effective upon the date of enactment, publication, posting and filing in the office of the Secretary of State in Albany.

Agenda Item

#5

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF CORNWALL ACCEPTING A PROPOSAL FOR CONTRACTOR SERVICES WITH RESPECT TO THE BOULEVARD CULVERT REPLACEMENT PROJECT

WHEREAS, Town Board of the Town of Cornwall previously issued a Request for Proposal ("RFP") for the purpose of seeking qualified applicants to perform professional contractor services including, but not limited to, replacement of the Boulevard Road Culvert; and

WHEREAS, in response to the RFP, the Town obtained proposals for this service from prospective vendors and Argenio Brothers, Inc. ("Argenio"), has made a proposal to provide such services; and

WHEREAS, the Town Board has determined that it is in the overall best interests of the Town to enter into a contract with Argenio for the aforesaid services,

NOW THEREFORE, IT IS HEREBY

RESOLVED, that the Town Board of the Town of Cornwall hereby authorizes the Town Supervisor, or his designee, to accept the proposal of Argenio Brother's Inc. to provide professional contractor services for the Boulevard Culvert Replacement Project within the Town, said proposal being annexed hereto, and to execute any other appropriate documents, all of which shall be subject to review and approval by the Town Attorney; and it is further

RESOLVED, that the contract costs associated with this Resolution shall be paid from the appropriate budget line as determined by the Town's Accounting Department.

_____ 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_____

MHE ENGINEERING

15 October 2026

Town of Cornwall
183 Main Street
Cornwall, NY 12518

ATTENTION: **SUPERVISOR JOSH WOJEHOWSKI AND TOWN BOARD MEMBERS**

SUBJECT: **RECOMMENDATION OF AWARD FOR THE BOULEVARD CULVERT REPLACEMENT PROJECT**
MHE JOB NO. 23-117

Dear Supervisor Wojehowski and Board Members,

The Town of Cornwall received seven (7) bids for the Boulevard Culvert Replacement Project on 14 October 2026. The results are outlined in the table below.

Company Name	Bid Amount
Argenio Bros., Inc.	$1,274,274.00
Boyce Excavating Co., Inc.	$1,439,059.00
Ground Control Excavating, Inc.	$1,735,585.08
Colonnelli Brothers, Inc.	$1,973,790.00
Montesano Brothers, Inc.	$2,277,711.43
Scape Tech Landscape Technology, Inc.	$2,427,910.00
ELQ Industries Inc.	$2,537,530.00

The proposed project generally involves the replacement of an existing culvert structure with a new 33-foot-wide span, 7-foot-tall, 3-sided pre-cast concrete bridge with a precast invert slab and wing walls; watermain relocation; and assorted grading & paving.

Our office has discussed the project scope and schedule with Argenio Bros., Inc., and they understand the constraints and complexity of the work. We have previously worked with Argenio Bros., Inc. on several other projects, including projects within the Town of Cornwall, with satisfactory performance. Based on this, it is our opinion that they are qualified and capable of completing the project work in a professional manner.

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

Based on the above, it is our recommendation that, if funding permits, the Town of Cornwall award the Boulevard Culvert Replacement Project to Argenio Bros., Inc. in a base bid amount of $1,274,274.00. If the Town of Cornwall so decides, a Notice of Award should be sent to the Contractor as soon as possible.

If you have any questions regarding the project or if you require additional information, please contact me at your convenience.

Respectfully submitted,

MHE Engineering, D.P.C.



Jamison Zajac, P.E.
Associate
JZ/kmm

Agenda Item #6

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF CORNWALL ACCEPTING PROPOSALS FOR APPRAISAL SERVICES WITH RESPECT TO PENDING LITIGATION

WHEREAS, Town Board of the Town of Cornwall is in need of professional appraisal services for pending litigation matters to wit: *Burgess, et.al v. Town of Cornwall*, Orange County Clerk's Index No. EF007310-2025 and *Burgess, et.al v. Town of Cornwall*, Orange County Clerk's Index No. EF008197-2026; and

WHEREAS, Sterling Appraisals, Inc. of Scarsdale, New York ("Sterling"), has made proposals to provide such services to the Town for each case; and

WHEREAS, the Town Board has determined that it is in the overall best interests of the Town to accept the proposals with Sterling for the aforesaid appraisal services,

NOW THEREFORE, IT IS HEREBY

RESOLVED, that the Town Board of the Town of Cornwall hereby authorizes the Town Supervisor, or his designee, to accept the proposals of Sterling Appraisals Inc. of Scarsdale, New York to provide professional property appraisal services for the litigation matters set forth above, said proposals being annexed hereto, and to execute any other appropriate documents, all of which shall be subject to review and approval by the Town Attorney; and it is further

RESOLVED, that the costs associated with this Resolution shall be paid from the appropriate budget line as determined by the Town's Accounting Department.

_____ 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_____

Sterling Appraisals Inc.
2 Overhill Road - Suite 400
Scarsdale, New York 10583
Tel: (914) 274-0461

VIA E-MAIL [mpastena@cornwallny.gov]

September 15, 2026

Town of Cornwall
Attn: Maria Pastena, Assessor
183 Main Street
Cornwall, NY 12518

Re: Anthony Burgess, et al. v. Town of Cornwall
Index No. EF007310-2025
Property Tax Grievance Consultant: Aventine Properties LLC

Dear Maria:

As requested, I submit this proposal to prepare preliminary appraisals of certain properties on the following schedule containing a total of 39 tax parcels and, if necessary, subsequently convert any unsettled preliminary appraisals to trial-ready reports. This assignment concerns the above-referenced tax certiorari proceeding for the 2025 assessment year. The applicable valuation date is July 1, 2024, and the taxable status date is March 1, 2025.

Trial appraisals have already been received for ten (10) unsettled subject properties: six (6) within the Village of Cornwall-on-Hudson and four (4) within the unincorporated Town of Cornwall. The dwellings date from circa 1820 through 1999, with subsequent alterations, and reflect various architectural styles. They range from approximately 1,040 to 5,912 square feet of above-grade gross living area, on sites of approximately 0.19 to 3.20 acres. All have basements, some partially finished, and most include garage parking.

Trial appraisals are anticipated for nine (9) additional residential properties. Eight are Class 210; 20 Parks Wood Drive is Class 215 (one-family residence with accessory apartment).

The remaining twenty (20) properties in the 2025 petition have reportedly been settled, and no appraisal reports are presently required for those properties.

My fee for the preliminary appraisals is $500 per property, or $5,000 for the 10 properties for which a trial appraisal was received. The same $500 per property preliminary appraisal fee will apply to any of the nine (9) additional properties for which a trial appraisal is received.

If a trial-ready report is subsequently requested for an unsettled property, an additional fee of $400 will apply, for a total appraisal fee of $900 for each property proceeding to trial. No interior inspections are contemplated. Court appearances and testimony, conferences, rebuttal analyses, supplemental reports, and services beyond preparation of the appraisal reports are excluded and will be billed separately at $175 per hour. Any material expansion of the scope will be discussed and separately authorized in advance.

Thank you for the opportunity to submit this proposal.

Very truly yours,

Adam Sterling

ADAM STERLING, MAI
State Certified General Real Estate Appraiser
Certificate # 46-51136

AGREED & ACCEPTED
Print Name:
Print Title:

Sterling Appraisals Inc.
2 Overhill Road - Suite 400
Scarsdale, New York 10583
Tel: (914) 274-0461

VIA E-MAIL [mpastena@cornwallny.gov]

September 15, 2026

Town of Cornwall
Attn: Maria Pastena, Assessor
183 Main Street
Cornwall, NY 12518

Re: Anthony Burgess, et al. v. Town of Cornwall
Index No. EF008197-2026
Property Tax Grievance Consultant: Aventine Properties LLC

Dear Maria:

As requested, I submit this proposal to prepare preliminary appraisals of some or all of the 68 properties identified on the following schedule and, if necessary, subsequently convert any unsettled preliminary appraisals to trial-ready reports. This assignment concerns the above-referenced tax certiorari proceeding for the 2026 assessment year. The applicable valuation date is July 1, 2025, and the taxable status date is March 1, 2026.

The subject properties consist of 61 single-family residences, three (3) single-family residences with accessory apartments, two (2) two-family residences, one (1) residential multi-purpose/multi-structure property, and one (1) residence with incidental commercial use. Twelve (12) are within the Village of Cornwall-on-Hudson, and 56 are within the unincorporated Town of Cornwall.

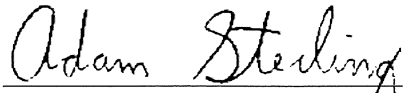
My fee for the preliminary appraisals will depend upon the number of properties the Town elects to have appraised. For one (1) to 20 properties, the fee is $500 per property; for 21 to 40 properties, the fee is $400 per property; and for 41 to 68 properties, the fee is $300 per property. Accordingly, the fee for preliminary appraisals of all 68 properties would be $20,400. This graduated fee structure reflects the economies-of-scale associated with common market research and preliminary analytical work that can be applied across a larger group of properties.

If a trial-ready report is subsequently requested for an unsettled property, an additional fee of $400 per parcel will apply. No interior inspections are contemplated.

Court appearances and testimony, conferences, rebuttal analyses, supplemental reports, and services beyond preparation of the appraisal reports are excluded and will be billed separately at $175 per hour. Any material expansion of the scope will be discussed and separately authorized in advance.

Thank you for the opportunity to submit this proposal.

Very truly yours,



ADAM STERLING, MAI
State Certified General Real Estate Appraiser
Certificate # 46-51136

AGREED & ACCEPTED
Print Name:
Print Title: