AGENDA
Cornwall Town Board
Regular Meeting
Tuesday, November 17, 2026
7:00 p.m.
TENTATIVE

Pledge of Allegiance

Public Comment on Agenda Items – 3 Minute Limit

Approval of Minutes: Budget Workshops: October 6 2026, October 8 2026 & October 13 2026
October 13, 2026 Work Session, October 20 2026 Regular Meeting

Public Hearing: Amend Town Code Chapter 108 – Park Regulations

Agenda Items

1. Introduce Local Law & Schedule Public Hearings – Implement Recommendations of the Comprehensive Plan Update
2. Town of Cornwall Zoning Local Law – SEQRA Part 1 EAF
3. Sewer District No. 1 Shore Road Phase 2 Project – No Cost Time Extension Change Orders:
    a. TM Brennan Change Order #1
    b. S & O Construction Change Order #1
    c. EJ Electric Change Order #2
    d. Blue Heron Change Order #3
4. Amendment to Engineering Agreement – Icehouse Pavilion Renovations
5. Special Event Permits:
    a. Cornwall Lion's Club Wreath & Roping Sale
    b. Menorah Lighting
    c. Catskill Mountain Shakespeare
6. USDA Buyout Program Withdrawal
7. Tax Receivers' Undertaking
8. Nearmap Software Renewal
9. Personnel: Appoint Full-Time Police Officer

Committee Reports:

-Town Board Member Liaison Reports

-Supervisor's Updates

Public Comment – 3 Minute Limit

Adjournment

INTRODUCTORY LOCAL LAW NO. ___ OF 2026

A LOCAL LAW OF THE TOWN OF CORNWALL, COUNTY OF ORANGE, AMENDING CHAPTER 108 OF THE TOWN CODE

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF CORNWALL AS FOLLOWS:

Section 1. Purpose

In connection with the continued utilization and effectiveness of the Town Code of the Town of Cornwall, and in the interest of the protection and promotion of the public health and safety, the Town Board has determined, that it is no longer necessary to make an exception from the Town's park regulations to allow persons on the tennis and basketball courts at the Town Park to remain indefinitely after normal park hours. Accordingly, Town Code Section 108-3 shall be amended as provided herein.

Section 2.

The Town of Cornwall Code, Section 108-3 entitled "Park Regulations", shall be amended by deleting the following from subsection (B) entitled "Exceptions":

> **"(6) Persons using the tennis courts and basketball courts, provided that such persons are accompanied by an adult either as a participant or as a supervisor of those persons participating in tennis or basketball."**

Section 3. Separability

If any provision of this local law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this local law or the application thereof to other persons or circumstances, and the Town Board of the Town of Cornwall hereby declares that it would have passed this local law or the remainder thereof had such invalid application or invalid provision been apparent.

Section 4. Statutory Authority

This local law is enacted in accordance with the powers granted to the Town Board pursuant to the provisions of Article 10 of the Municipal Home Rule Law of the State of New York, pursuant to which the Town Board has the authority to enact local laws and amend local

laws for the purpose of promoting the health, safety or general welfare of the Town of Cornwall and for the protection and enhancement of its physical environment.

Section 5. Repeal

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed.

Section 6. Effective Date

This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

Town of Cornwall Police Department

183 Main Street
Cornwall, New York 12518

Joseph Gebert *Chief of Police* *(845) 534-8100*

6/18/2026

Town of Cornwall Town Board,

I respectfully request the Town Board consider an amendment to the current Town of Cornwall local code regarding section 108-3 Park Regulations. Currently, the town code restricts the public from entering or remaining on town grounds after 9 p.m. However, several exceptions to the restricted hours are included in the law. Chapter 108-3 subsection B(6) allows for persons using the tennis and basketball courts to remain on those facilities indefinitely.

We do notice quite a few teenage groups and adults remaining on the courts after 9 p.m. We have not had any issues we these individuals as of late, and I personally believe that teenagers playing sports next to a police station during the evening hours is a perfectly suitable activity, considering the alternatives they might get into without use of these facilities. That being said, I believe the code should provide for a reasonable time to close the courts at night, sometime after 9 p.m. but before midnight.

☐ § 108-3 **Park Regulations.**

[Amended 6-8-1987 by L.L. No. 4-1987; 12-8-1997 by L.L. No. 6-1997; 8-14-2006 by L.L. No. 2-2006; 10-12-2010 by L.L. No. 5-2010]

A. Hours of operation. No person shall remain on, conduct any activity on, be involved in any activity or be present on Town Park grounds or in any of the improvements thereon between 9:00 p.m. and 6:00 a.m.

B. Exceptions. The provisions of Subsection A above shall not apply in the following circumstances:

(1) Persons who are present on the Town Park grounds or within any of the improvements on the Town Park grounds as part of any activity, permission for which has been granted by the Town Board or by any official of the Town designated by the Town Board to grant such permission.

(2) Persons attending any meeting of any board or committee of the Town of Cornwall or any judicial function of the Town Court.

(3) Persons parking motor vehicles on any of the parking lots within the Town Hall Park grounds to be used by persons in attendance at the meetings of boards or committees of the Town of Cornwall or of the Town Court.

(4) Any Town official or any person meeting with any Town official on the Town Hall Park grounds or within any of the improvements on the Town Hall Park grounds.

(5) Persons parking motor vehicles on any of the parking lots within the Town Hall Park grounds after a precipitation of snow of 2 1/2 inches or more, provided that the Town Hall Park grounds' parking lots have been cleared of snow and provided further that such person registers his or her vehicle with the Town Dispatcher in Town Hall.

(6) Persons using the tennis courts and basketball courts, provided that such persons are accompanied by an adult either as a participant or as a supervisor of those persons participating in tennis or basketball.

Joseph G. Gebert, Chief of Police

Agenda Item #1

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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

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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.

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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:

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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.

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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.

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(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, 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.

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(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.

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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 a detached garage or carriage house, 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.

Deleted: n accessory structure

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.

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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.

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(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.

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

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

(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

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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

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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, outdoor storage of chemicals, road salt, disabled vehicles or vehicle parts, or outdoor vehicle repair.

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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.

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(3) No building shall be located within 100 feet of any pond, reservoir, lake or watercourse,

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(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 horizontal 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

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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

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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.

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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.

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[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.

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(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:

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§ 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:

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(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

Deleted: 2

Deleted: 9

(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

Deleted: 2

Deleted: 9

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

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Town of Cornwall Zoning Local Law		
Project Location (describe and attach a general location map): Town-wide		
Brief Description of Proposed Action (include purpose or need): Adoption of a zoning local law to implement recommendations of the recently adopted Town Comprehensive Plan. These amendments include zoning code text, zoning map and bulk table amendments as well as amendments to Code Chapter 125: Subdivision of Land, Chapter 138: Tree Preservation, Chapter 115: Property Maintenance and Chapter 75: Cleaning and Grading. See local law and adopted Part 3 for the Town Comprehensive Plan for additional details		
Name of Applicant/Sponsor: Town of Cornwall Town Board	Telephone: 845-534-9100 E-Mail: supervisor@townofcornwallny.gov	
Address: 183 Main Street		
City/PO: Cornwall	State: NY	Zip Code: 12518
Project Contact (if not same as sponsor; give name and title/role): Josh Wojehowski	Telephone: 845-534-9100 E-Mail: supervisor@townofcornwallny.gov	
Address: same as above		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): n/a	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board approval of Local Law	
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☐ Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☑No
iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? • **If Yes,** complete sections C, F and G. • **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1	☑ Yes ☐ No
C.2. Adopted land use plans.	
a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located?	☑ Yes ☐ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☑ Yes ☐ No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? If Yes, identify the plan(s):	☐ Yes ☑ No
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? If Yes, identify the plan(s): County Comprehensive Plan including Agricultural and Farmland Preservation Plan, Open Space Plan and County Bikeway Vision	☑ Yes ☐ No

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☑ Yes ☐ No

If Yes , identify the elements of the plan that are relevant to the action:
Chapter 7 of the adopted Comprehensive Plan addresses Sustainability and Climate Resiliency

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Current zoning classifications include: MCR, ARR, SLR, MR, SR-1, SR-2, LS, GC, HC, PIO and PCD with 2 overlays: Ridge Preservation and Schunnemunk Agricultural and Scenic Overlay

b. Is the use permitted or allowed by a special or conditional use permit? N/A ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes, what is the proposed new zoning for the site? zoning map, use table and text amendments are proposed.

C.4. Existing community services.

a. In what school district is the project site located? Cornwall Central School District

b. What police or other public protection forces serve the project site?
Town of Cornwall Police, County Sheriff and NYS Police

c. Which fire protection and emergency medical services serve the project site?
Canterbury, Salisbury Mills, Vails Gate and Storm King Engine Co with EMS from New Windsor

d. What parks serve the project site?
Town Parks include Riverlight Park, Laurel Crest Park and a dog park in addition to NYS and County facilities

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
_____

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum_____Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month_____year
- Anticipated completion date of final phase _____ month_____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure:_____height;_____width; and_____length

iii. Approximate extent of building space to be heated or cooled:_____square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume:_____million gallons; surface area:_____acres

v. Dimensions of the proposed dam or impounding structure: _____ height;_____length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe.

_____

v. What is the total area to be dredged or excavated?_____acres

vi. What is the maximum area to be worked at any one time?_____acres

vii. What would be the maximum depth of excavation or dredging?_____feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day:_____gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☐ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or_____acres (impervious surface)

_____ Square feet or_____acres (parcel size)

ii. Describe types of new point sources.

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

_____

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐Yes ☐No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐Yes ☐No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐Yes ☐ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☐No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

_____

iii. Parking spaces: Existing_____Proposed_____Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☐No
If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday:_____
- Saturday:_____
- Sunday:_____
- Holidays:_____

ii. During Operations:
- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☐No
Describe:

n. Will the proposed action have outdoor lighting? ☐Yes ☐No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☐No
Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☐No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☐No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐Yes ☐No
If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction:_____tons per_____(unit of time)
- Operation : _____ tons per_____(unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes☐No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated_____tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes☐No

If Yes: provide name and location of facility:_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐Urban ☐Industrial ☐Commercial ☐Residential (suburban) ☐Rural (non-farm)
☐Forest ☐Agriculture ☐Aquatic ☐Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)			
• Industrial or manufacturing			
• Commercial			
• Residential			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No

If Yes,

i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ☐ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If Yes, provide DEC ID number(s): _____

iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____feet

e. Drainage status of project site soils: ☐Well Drained: _____% of site
☐Moderately Well Drained: _____% of site
☐Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐0-10%: _____% of site
☐10-15%: _____% of site
☐15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☐No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☐No

If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☐No

j. Is the project site in the 100-year Floodplain? ☐Yes ☐No

k. Is the project site in the 500-year Floodplain? ☐Yes ☐No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☐No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If Yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☐No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☐No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐Yes ☐No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____

iii. Distance between project and resource:_____miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☐No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ☐No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ☐No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐Yes	☐No
Solid Waste Management Facility	☐Yes	☐No
Hazardous Waste Management Facility	☐Yes	☐No
Air Pollution Control (Title V or Air State Facility)	☐Yes	☐No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes	☐No
Waste Transporter	☐Yes	☐No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☐ No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☐ No

c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☐ No

ii. temperature extremes (hot or cold)? ☐ Yes ☐ No

iii. extreme storms, including high winds? ☐ Yes ☐ No

iv. landslides? ☐ Yes ☐ No

v. coastal erosion? ☐ Yes ☐ No

vi. stormwater flooding? ☐ Yes ☐ No

vii. other climate or weather hazards? ☐ Yes ☐ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Joshua Wojehowski Date _____

Signature _____ Title Supervisor

Agenda Item #3

CHANGE ORDER NO.: 1

Owner:	**Town of Cornwall**	Owner's Project No.:	
Engineer:	**MHE Engineering, D.P.C.**	Engineer's Project No.:	**18-112**
Contractor:	**TM Brennan**	Contractor's Project No.:	
Project:	**Sewer District No. 1 Shore Road Sewage Treatment Plant Modifications Phase 2 Project**		
Contract Name:	**Plumbing Construction**		
Date Issued:	**10/14/2026**	Effective Date of Change Order:	**08/08/2026**

The Contract is modified as follows upon execution of this Change Order:

Description:

Contract time extension (no cost).

Change in Contract Price	**Change in Contract Times [State Contract Times as either a specific date or a number of days]**
Original Contract Price: $ 115,000.00	Original Contract Times: Substantial Completion: August 8, 2026 Ready for final payment: September 7, 2026
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. **[Number of previous Change Order]**: $ N/A	**[Increase] [Decrease]** from previously approved Change Orders No.1 to No. **[Number of previous Change Order]**: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: $ 115,000.00	Contract Times prior to this Change Order: Substantial Completion: August 8, 2026 Ready for final payment: September 7, 2026
[Increase] [Decrease] this Change Order: $ N/A	**Increase** this Change Order: Substantial Completion: 129 days Ready for final payment: 155 days
Contract Price incorporating this Change Order: $ 115,000.00	Contract Times with all approved Change Orders: Substantial Completion: December 15, 2026 Ready for final payment: February 9, 2027

	Recommended by Engineer (if required)	Accepted by Contractor
By:		
Title:	Associate	Thomas M. Brennan Jr, President
Date:	10/21/26	10/19/2026
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:		
Date:		

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CHANGE ORDER NO.: 1

Owner:	**Town of Cornwall**	Owner's Project No.:	
Engineer:	**MHE Engineering, D.P.C.**	Engineer's Project No.:	**18-112**
Contractor:	**S & O Construction**	Contractor's Project No.:	
Project:	**Sewer District No. 1 Shore Road Sewage Treatment Plant Modifications Phase 2 Project**		
Contract Name:	**Mechanical Construction**		
Date Issued:	**10/14/2026**	Effective Date of Change Order:	**08/08/2026**

The Contract is modified as follows upon execution of this Change Order:

Description:

Contract time extension (no cost).

Change in Contract Price	**Change in Contract Times**
Original Contract Price: $ 366,265.00	Original Contract Times: Substantial Completion: August 8, 2026 Ready for final payment: September 7, 2026
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. **[Number of previous Change Order]**: $ N/A	**[Increase] [Decrease]** from previously approved Change Orders No.1 to No. **[Number of previous Change Order]**: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: $ 366,265.00	Contract Times prior to this Change Order: Substantial Completion: August 8, 2026 Ready for final payment: September 7, 2026
[Increase] [Decrease] this Change Order: $ N/A	**Increase** this Change Order: Substantial Completion: 129 days Ready for final payment: 155 days
Contract Price incorporating this Change Order: $ 366,265.00	Contract Times with all approved Change Orders: Substantial Completion: December 15, 2026 Ready for final payment: February 9, 2027

	Recommended by Engineer (if required)	Accepted by Contractor
By:		Roger Flouton
Title:	Associate	Project Manager
Date:	10/21/26	10.19.2026
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:		
Date:		

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CHANGE ORDER NO.: 2

Owner:	**Town of Cornwall**	Owner's Project No.:	
Engineer:	**MHE Engineering, D.P.C.**	Engineer's Project No.:	**18-112**
Contractor:	**EJ Electric**	Contractor's Project No.:	
Project:	**Sewer District No. 1 Shore Road Sewage Treatment Plant Modifications Phase 2 Project**		
Contract Name:	**Electrical Construction**		
Date Issued:	**10/14/2026**	Effective Date of Change Order:	**08/08/2026**

The Contract is modified as follows upon execution of this Change Order:

Description:

Contract time extension (no cost).

Change in Contract Price	**Change in Contract Times**
Original Contract Price: $ 769,000.00	Original Contract Times: Substantial Completion: August 8, 2026 Ready for final payment: September 7, 2026
Increase from previously approved Change Orders No. 1: $ 15,456.95	**[Increase] [Decrease]** from previously approved Change Orders No.1 to No. **[Number of previous Change Order]**: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: $ 784,456.95	Contract Times prior to this Change Order: Substantial Completion: August 8, 2026 Ready for final payment: September 7, 2026
Increase this Change Order: $ N/A	**Increase** this Change Order: Substantial Completion: 129 days Ready for final payment: 155 days
Contract Price incorporating this Change Order: $ 784,456.95	Contract Times with all approved Change Orders: Substantial Completion: December 15, 2026 Ready for final payment: February 9, 2027

	Recommended by Engineer (if required)	Accepted by Contractor
By:		Colin Bergin
Title:	Associate	Project Manager
Date:	10/21/26	10/20/26
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:		
Date:		

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CHANGE ORDER NO.: 3

Owner:	**Town of Cornwall**	Owner's Project No.:	
Engineer:	**MHE Engineering, D.P.C.**	Engineer's Project No.:	**18-112**
Contractor:	**Blue Heron Construction Co., LLC**	Contractor's Project No.:	
Project:	**Sewer District No. 1 Shore Road Sewage Treatment Plant Modifications Phase 2 Project**		
Contract Name:	**1G – General Construction**		
Date Issued:	**10/14/2026**	Effective Date of Change Order:	**06/30/2026**

The Contract is modified as follows upon execution of this Change Order:

Description:

Contract time extension (no cost).

Change in Contract Price	**Change in Contract Times**
Original Contract Price: $ 7,067,611.00	Original Contract Times: Substantial Completion: May 31, 2026 Ready for final payment: June 30, 2026
Increase from previously approved Change Orders No. 1 to No. 2: $ 462,285.30	**Increase** from previously approved Change Orders Substantial Completion: 30 days Ready for final payment: 30 days
Contract Price prior to this Change Order: $ 7,529,896.30	Contract Times prior to this Change Order: Substantial Completion: June 30, 2026 Ready for final payment: July 30, 2026
Increase this Change Order: $ N/A	**Increase** this Change Order: Substantial Completion: 168 days Ready for final payment: 194 days
Contract Price incorporating this Change Order: $ 7,529,896.30	Contract Times with all approved Change Orders: Substantial Completion: December 15, 2026 Ready for final payment: February 9, 2027

Recommended by Engineer (if required)	Accepted by Contractor
By:	
Title: Associate	President
Date: 10/21/26	10/19/2026
Authorized by Owner	**Approved by Funding Agency (if applicable)**
By:	
Title:	
Date:	

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Agenda Item #4

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 #5

Cornwall Lions Club
PO Box 274
Cornwall, NY 12518
November 2, 2026

Mr. Joshua T. Wojehowski
Cornwall Town Supervisor
183 Main Street
Cornwall, New York 12518

Dear Supervisor: Wojehowski

I am writing to request permission for the Cornwall Lions Club to conduct our wreath and roping sales on the Town Hall property as we did last year. We will be selling wreaths and roping for a total of two weekends: starting on the weekend of November 28th – November 29th and ending on December 5th/6th

As you know, the Cornwall Lions Club is very active in our community in keeping with our motto, "We Serve". We also donate a substantial amount of money to charities and organizations. Of course, in order to give away money, we must first make it. The selling of wreaths and roping at Christmastime is only one of several fundraisers that we conduct annually. Changing our venue for selling wreaths and roping from Main Street to the Town Hall parking lot has been much more successful for our sales.

I very much appreciate your bringing this request before the Town Board at your next work session. If we are given permission to use the Town Hall property as our venue for selling wreaths, the Lions Club will provide a certificate of insurance naming the town as an additional insured. I also assure you that the area used by us will be left clean of all debris and trash after our use.

If you have any questions or concerns regarding this request, please do not hesitate to contact me on my home phone (845-534-) or by email: gmail.com.

Thank you, again, for your consideration of this request.

Sincerely yours,

Philip Cameron
Co-Chairman, Wreath & Roping 2026

APPLICATION FOR PUBLIC EVENT PERMIT PURSUANT TO CHAPTER 66 OF THE CODE OF THE TOWN OF CORNWALL

The application must be accompanied by a certificate of liability insurance naming the Town as an additional insured with coverage of at least $1,000,000 for each occurrence $2,000,000 aggregate for bodily injury

Name of Applicant: Cornwall Lions Club Telephone No.: [redacted]

Address of Applicant: PO Box 274, Cornwall, NY 12518

Email (required): [redacted]

Name & Location of Event: Lions Club Wreath & Roping Sale Cornwall Town Hall Parking Lot & Bandstand

Date & Time of Event: Nov. 28 & 29, Dec. 5 & 6/2026, 9AM - 3PM

Description of Event: The Lions Club will be selling Christmas wreaths and roping.

Number of Participants: 6-7 members working each day.

Assistance from Town (police, crowd control, etc.) Not needed.

Description of security, crowd control, first aid plans proposed for event: N/A

Description of provisions for sanitary facilities: workers will go home when necessary.

Description of trash removal and clean-up plans: Strings holding bundles of wreaths together and other small items will be put in nearby trash barrels. Extra greens will be removed. Area will be completely clean.

Description of live or record music if any & means of broadcast and/or amplification: N/A

Name of person/persons in charge of event and contact information (cell/telephone #): Philip Cameron

H: [redacted], Cell: [redacted], email: [redacted]

Signature of person/persons in charge: PJ & Cn

APPLICATION FOR PUBLIC EVENT PERMIT PURSUANT TO CHAPTER 66 OF THE CODE OF THE TOWN OF CORNWALL

The application must be accompanied by a certificate of liability insurance naming the Town as an additional insured with coverage of at least $1,000,000 for each occurrence $2,000,000 aggregate for bodily injury

Name of Applicant: Aaron Gaines/Cornwall Public Library Telephone No. 845-534-8282

Address of Applicant: 395 Hudson St. Cornwall, NY 12518

Email (required): againes@rcls.org

Name & Location of Event: Catskill Mountain Shakespeare @ Town Hall Lawn/Pavilion *Munger Cottage reserved in case of rain*

Date & Time of Event: Saturday, May 8, 2027; Total hours 11AM-5PM; Performance 2PM

Description of Event: Catskill Mountain Shakespeare's touring company will give a free, 90-minute performance of 'A Midsummer Night's Dream'

Number of Participants: 75-90

Assistance from Town (police, crowd control, etc.) Town Hall/police station downstairs restrooms unlocked and available for library staff and performers.

Description of security, crowd control, first aid plans proposed for event: Library staff will be on site to direct attendees. We will have a first aid kit for minor injuries, or notify EMS in case of emergency.

Description of provisions for sanitary facilities: Attendees will be directed to public restrooms. We would like police station/Town Hall restrooms available for library staff and performers

Description of trash removal and clean-up plans: Library staff and volunteers will remove all trash at the end of the event

Description of live or record music if any & means of broadcast and/or amplification:

Pre-recorded music on one (1) small speaker

Name of person/persons in charge of event and contact information (cell/telephone #):

Aaron Gaines (work) 845-534-8282 (cell):

Signature of person/persons in charge:

Agenda Item #6

Agenda Item #7

WHEREAS, under Section 25 of the Town Law, an undertaking for faithful performance is required from the Town Receiver of Taxes and other Town officials in regard to all monies or property coming into their hands; and

WHEREAS, the said undertaking is sufficient as long as it is for an amount at least equal to the amount of money received and held by the Receiver of Taxes and other officers at any one time; and

WHEREAS, the Town heretofore procured and filed such a faithful performance undertaking on behalf of the Receiver of Taxes and the said Town officials; and

WHEREAS, the County has requested a formal resolution of the Town Board approving the undertaking;

NOW, THEREFORE, BE IT RESOLVED as follows:

That the Town Board hereby formally approves the said faithful performance undertaking on behalf of the Receiver of Taxes and other Town officials as required by Section 25 of the New York State Town Law.

_____ presented the foregoing resolution which was seconded by _____,

The vote on the foregoing resolution was as follows:

Mary Heed, Councilwoman, voting _____

Timothy I. McCarty, Councilman, voting _____

Rokhsha Michael-Razi, Councilwoman, voting _____

Irwin Gold, Councilman, voting _____

Joshua Wojehowski, Supervisor, voting_____

Agenda Item #8

Nearmap

RENEWAL QUOTE

Nearmap US, Inc.
1850 W Ashton Blvd, Suite 500
Lehi, UT 84043, USA
Phone: +1 (801) 609 7250

Customer Name	Town of Cornwall, NY	**Quote Number**	Q121470
Contract Commencement	Contract commences upon signing of quote.	**Quote Expiry**	01/11/2027
Subscription Term	12 Month	**Account Rep**	US Digital CSM us.digitalcs@nearmap.com
Subscription Start Date	01/11/2027	**Payment Term**	Net 30
		Payment Method	Invoice
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PRODUCT	ALLOWANCE	COVERAGE	SEATS
3D Viewer	NA	Nationwide	NA
GeoData Link	NA	Nationwide	NA
ArcGIS Integration	NA	NA	NA
Nearmap Oblique for ArcGIS	NA	Nationwide	NA
Nearmap Oblique for Government	NA	Nationwide	Unlimited
		Total	**USD $2,725.00**

ACCEPTANCE OF Q121470 will constitute an Agreement with Nearmap

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Agenda Item #9

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF CORNWALL APPOINTING A PERSON TO THE POSITION OF FULL-TIME POLICE OFFICER

WHEREAS, there exists a vacant position in the Town of Cornwall Police Department for a full-time Police Officer; and

WHEREAS, Victoria Laiso fulfills the civil service requirements of knowledge, skills, and experience for the full-time Police Officer position; and

WHEREAS, the Town of Cornwall has a need for an additional full-time Police Officer for the efficient and cost-effective functioning of the Town Police Department; and

WHEREAS, it is the opinion of the Town Board that the aforesaid person is qualified to fill said position;

NOW, THEREFORE, BE IT HEREBY

RESOLVED, that the Town Board of the Town of Cornwall hereby appoints Victoria Laiso to the position of full-time Police Officer to serve in said capacity at the Town of Cornwall Police Department effective upon completion of all civil service requirements at the annual rate of $67,017.00 and in accordance with any applicable collective bargaining agreement and applicable probationary periods, provided that all background and medical checks are satisfactorily completed and that all appropriate documentation is submitted and accepted by the Orange County Department of Human Resources-Civil Service 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_____

Town of Cornwall Police Department

Memo

To: Town of Cornwall Town Board

From: Sgt Jeffrey Marinan

cc:

Date: 11/06/2026

Re: Appointment of full-time police officer

I respectfully request the Town Board appoint Victoria Laiso to the position of full-time police officer at the annual rate of $67,017 (step 1), effective upon completion of civil service requirements.

Respectfully Submitted,

Sgt Jeffrey Marinan#52