HAVERSTRAW TOWN BOARD
NOVEMBER 10, 2026

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL – COUNCILMAN CANCEL, COUNCILMAN GAMBOLI, COUNCILMAN KIRSCHKEL, COUNCILMAN ORTIZ AND SUPERVISOR PHILLIPS

3. ADOPTION OF MINUTES

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY APPROVE THE ADOPTION OF MINUTES FOR THE TOWN BOARD MEETING OF OCTOBER 27, 2026, AND THE SPECIAL TOWN BOARD MINUTES OF NOVEMBER 4, 2026.

4. PAYMENT OF BILLS

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY APPROVE THE PAYMENT OF BILLS AUDITED AT THIS MEETING.

5. ACCEPTANCE OF REPORTS

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY ACCEPT THE POLICE DEPARTMENT ACTIVITY REPORT FOR THE MONTH OF OCTOBER 2026.

6. RESOLUTION – ZONING PETITION BY ROUTE 202 HOLDINGS, LLC

WHEREAS, ROUTE 202 HOLDINGS, LLC ("APPLICANT") SUBMITTED A ZONING PETITION TO THE TOWN BOARD REQUESTING TO REZONE THE PARCEL KNOWN AS 261 ROUTE 202, POMONA AND SHOWN ON THE TOWN TAX MAP AS SECTION 25.19-2-21 (THE "PROPERTY") FROM THE R-40 ZONING DISTRICT TO THE PIO ZONING DISTRICT (THE "ZONING PETITION"); AND

WHEREAS, THE APPLICANT PROPOSES TO CONSTRUCT A MINI-STORAGE FACILITY AND FLEX SPACE; AND

WHEREAS, PURSUANT TO ZONING CODE § 167-108(B), ANY ACTION BY THE TOWN BOARD TO MODIFY THE ZONING CODE, INCLUDING MODIFYING THE ZONING MAP, MAY FIRST BE REFERRED TO THE PLANNING BOARD FOR ITS REVIEW AND REPORT; AND

WHEREAS, THE PROPOSED PROJECT WILL BE SUBJECT TO SUBDIVISION AND SITE PLAN REVIEW BY THE PLANNING BOARD; AND
NOW THEREFORE,

BE IT RESOLVED, THE TOWN BOARD HEREBY REFERS THE ZONING PETITION BY THE APPLICANT TO THE PLANNING BOARD FOR ITS REVIEW AND REPORT; AND

BE IT FURTHER RESOLVED, THE TOWN BOARD CONSENTS TO THE PLANNING BOARD SERVING AS LEAD AGENCY FOR A COORDINATED SEQRA REVIEW; AND

BE IT FURTHER RESOLVED, THE TOWN CLERK, OR OTHER APPROPRIATE TOWN STAFF, IS HEREBY DIRECTED TO CIRCULATE THE ZONING PETITION AND RELATED DOCUMENTS IN ACCORDANCE WITH GENERAL MUNICIPAL LAW § 239-M.

7. AUTHORIZATION TO ENTER INTO A CONTRACT WITH AUCTIONS INTERNATIONAL, INC.

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO A CONTRACT WITH AUCTIONS INTERNATIONAL, INC. OF EAST AURORA, NEW YORK FOR SALE OF GOVERNMENT ASSETS BY ONLINE AUCTION.

8. CLOSE CAPITAL PROJECT – BOWLINE PARK POOL IMPROVEMENTS PROJECT

RESOLVED, THAT BASED UPON THE RECOMMENDATION OF MICHAEL TAMBLIN, P.E. TOWN CONSULTANT ENGINEER OF TAMBLIN ENGINEERING, PLLC, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY CLOSE THE BOWLINE PARK POOL IMPROVEMENTS PROJECT , AND BE IT FURTHER

RESOLVED, THAT THIS CAPITAL PROJECT WAS BUDGETED IN THE AMOUNT OF $1,750,000.00 FROM THE GENERAL FUND OF WHICH $1,541,612.54 WAS EXPENDED LEAVING A BALANCE OF $208,387.46 WHICH WILL BE TRANSFERRED BACK TO THE GENERAL FUND AS AN INTERFUND TRANSFER.

9. CLOSE CAPITAL PROJECT – THE TOWN OF HAVERSTRAW RECREATION COMPLEX PHASE III

RESOLVED, THAT BASED UPON THE RECOMMENDATION OF JOSEPH PERELLO P.E. AND KEVIN O'KEEFE P.E., TOWN CONSULTANT ENGINEER OF SUBURBAN CONSULTANT ENGINEERS, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY CLOSE THE TOWN OF HAVERSTRAW RECREATION COMPLEX PHASE III CAPITAL PROJECT, AND BE IT FURTHER

RESOLVED, THAT THIS CAPITAL PROJECT WAS BUDGETED IN THE AMOUNT OF $6,500,000.00 FROM THE GENERAL FUND OF WHICH $5,322,873.05 WAS EXPENDED LEAVING A BALANCE OF $1,177,126.95 WHICH WILL BE TRANSFERRED BACK TO THE GENERAL FUND AS AN INTERFUND TRANSFER.

10. BUDGET ADJUSTMENTS FOR PERIOD ENDING IN OCTOBER 31, 2026

RESOLVED, THAT THE SUPERVISOR IS AUTHORIZED TO MAKE BUDGET ADJUSTMENTS FROM THE GENERAL FUND (A) IN THE AMOUNT OF $242,000.00, HIGHWAY DB FUND IN THE AMOUNT OF $75,000.00 PURSUANT TO THE REPORT OF THE DIRECTOR OF FINANCE FOR THE TOWN OF HAVERSTRAW FOR THE PERIOD ENDING IN OCTOBER 31, 2026 (SEE ATTACHED BUDGET ADJUSTMENTS.)

11. AWARD OF RFP NO. 18 - 2026 – TOWN OF HAVERSTRAW PARKS DEPARTMENT WINTER CLOTHING

RESOLVED, THAT THREE (3) RFPs WERE REQUESTED AND ONE (1) WAS SUBMITTED TO JOHN FRIZALONE, DIRECTOR OF PARKS, FOR THE TOWN OF HAVERSTRAW PARKS DEPARTMENT WINTER CLOTHING, AND BE IT FURTHER

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD RFP NO. 18- 2026 TO PROPOINT IMPRINTS AND PROMOTIONS LTD OF NEW CITY, NEW YORK, THE LOWEST BIDDER, AT THE COST OF $4,662.75.

12. APPROVAL FOR EMERGENCY REPAIR – TOWN OF HAVERSTRAW TOWN HALL PARKING LIGHTS

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY APPROVES EMERGENCY REPAIR OF PARKING LIGHTS AT THE TOWN OF HAVERSTRAW TOWN HALL BY DE LEONARDIS ELECTRIC INC. OF GARNERVILLE, NEW YORK AT A COST OF $4,780.00.

13. AWARD OF RFQ NO. 36 - 2026 – REMOVAL OF SEDIMENT ON THE NORTH SIDE OF HOEY CIRCLE CULVERT

RESOLVED, THAT THREE (3) REQUEST FOR QUOTES WERE SUBMITTED TO SUPERINTENDENT OF HIGHWAYS JOHN BART GORDON TO REMOVE SEDIMENT ON THE NORTH SIDE OF HOEY CIRCLE CULVERT, AND BE IT FURTHER

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD RFQ NO. 26 - 2026 TO ENVIRONMENTAL CONSTRUCTION, INC. OF STONY POINT, NEW YORK, THE LOWEST QUOTE IN THE AMOUNT OF $18,000.00.

14. AGREEMENT WITH SUBURBAN CONSULTING ENGINEERS, INC. AND THE TOWN OF HAVERSTRAW

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AUTHORIZE THE SUPERVISOR TO ENTER INTO AN AGREEMENT WITH SUBURBAN CONSULTING ENGINEERS, INC. OF FLANDERS, NEW JERSEY TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE TOWN OF HAVERSTRAW RECREATION COMPLEX – BMX/PUMP TRACK CONCEPTUAL DESIGN SERVICES AT A COST OF $24,900.

15. AWARD OF RFQ NO. 37 - 2026 TO ALL AMERICAN MASONRY, INC. – INSTALL GARAGE FLOOR AT THE TOWN OF HAVERSTRAW HIGHWAY DEPARTMENT FOR NEW LIFT

RESOLVED, THAT ONE (1) REQUEST FOR QUOTE WAS SUBMITTED TO SUPERINTENDENT OF HIGHWAYS JOHN BART GORDON TO PROVIDE LABOR AND MATERIAL TO INSTALL 16’ X 6’ X 12” GARAGE CONCRETE FLOOR FOR THE NEW LIFT AT THE TOWN OF HAVERSTRAW HIGHWAY DEPARTMENT, AND BE IT FURTHER

RESOLVED, THAT THE TOWN BOARD OF THE TOWN HAVERSTRAW DOES HEREBY AWARD RFQ NO. 37- 2026 TO ALL AMERICAN MASONRY INC. OF STONY POINT, NEW YORK AT A COST OF $1,600.00, THE SOLE QUOTE.

16. AGREEMENT WITH CIVIL DESIGN WORKS LLC AND THE TOWN OF HAVERSTRAW

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AUTHORIZE THE SUPERVISOR TO ENTER INTO AN AGREEMENT WITH CIVIL DESIGN WORKS LLC OF NEW CITY, NEW YORK TO PROVIDE PROFESSIONAL SURVEYING FOR THE CHEESECOTE PARK PROPERTY LINE STAKEOUT AT A COST OF $2,000.

17. AUTHORIZE SUPERVISOR TO ENTER INTO AN AGREEMENT WITH LODESTAR CLAIMS & RISK SERVICES, INC.

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO AN AGREEMENT WITH LODESTAR CLAIMS & RISK SERVICES, INC. OF DEWITT, NEW YORK FOR THIRD PARTY ADMINISTRATOR SERVICES FOR THE TOWN OF HAVERSTRAW WORKERS’ COMPENSATION INSURANCE PROGRAM FOR A THREE YEAR

PERIOD FROM JANUARY 1, 2027 THROUGH DECEMBER 31, 2029, AT THE ANNUAL SUMS OF $25,673.00, $25,673.00 AND $25,673.00 RESPECTIVELY, WITH ADDITIONAL FEES FOR SERVICES AS NEEDED PER THE FEE SCHEDULE.

18. AWARD OF RFQ NO. 38-2026 – PURCHASE OF SEVEN-HUNDRED (700) ROYAL BLUE TOTE 15" X 13" FULL COLOR, PROMOTIONAL TOTE BAGS FOR THE TOWN OF HAVERSTRAW

RESOLVED, THAT TWO (2) RFQs WERE SUBMITTED TO ASSISTANT TO THE SUPERVISOR ALEX GUARINO, FOR THE PURCHASE OF SEVEN-HUNDRED (700) ROYAL BLUE TOTE 15" X 13" FULL COLOR, PROMOTIONAL TOTE BAGS FOR THE TOWN OF HAVERSTRAW, AND BE IT FURTHER

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AWARD RFQ NO. 38- -2026 TO 4IMPRINT INC. OSHKOSH, WISCONSIN, AT A COST OF $1,946.76, THE LOWEST QUOTE.

EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

August 19, 2025

Haverstraw Town Board
One Rosman Road
Garnerville, NY 10993
Att: Annette Hendrie

Re: Route 202 Holdings LLC/Green Pines Site Plan and Subdivision

Dear Ms. Hendrie:

Submitted herewith are ten copies of the following in connection with the above new application:

Petition
Full EAF
Site plan and subdivision drawings
GML Referral page

Fees will be sent under separate cover.

An application for site plan and subdivision approval has been submitted to the Planning Board for action.

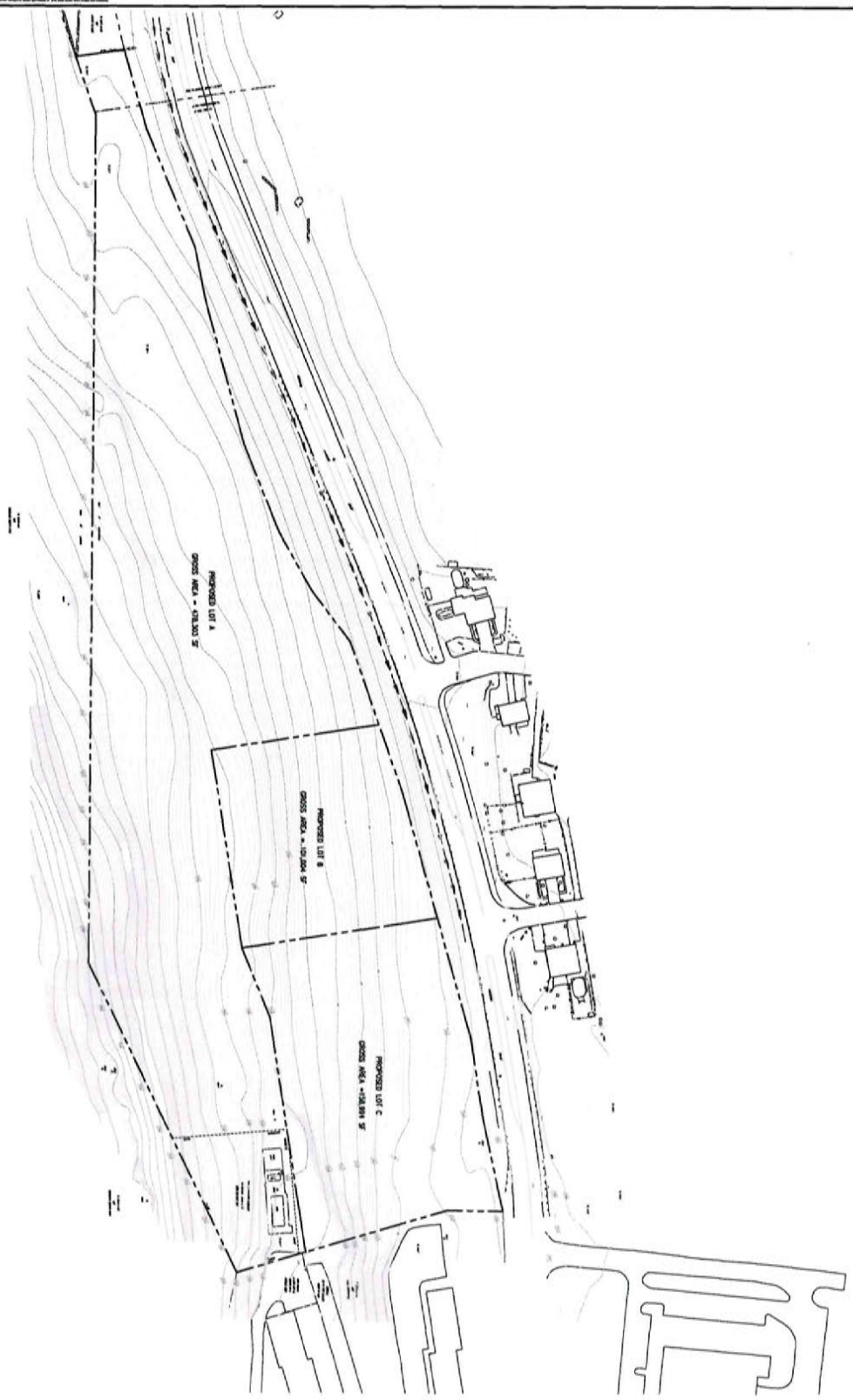
Please place this matter on the next available Town Board agenda.

Very truly yours,
EMANUEL LAW, PC

By: _____
Ira M. Emanuel

Encls.
Cc: Client

NOT FOR CONSTRUCTION



EXISTING CONDITIONS MAP

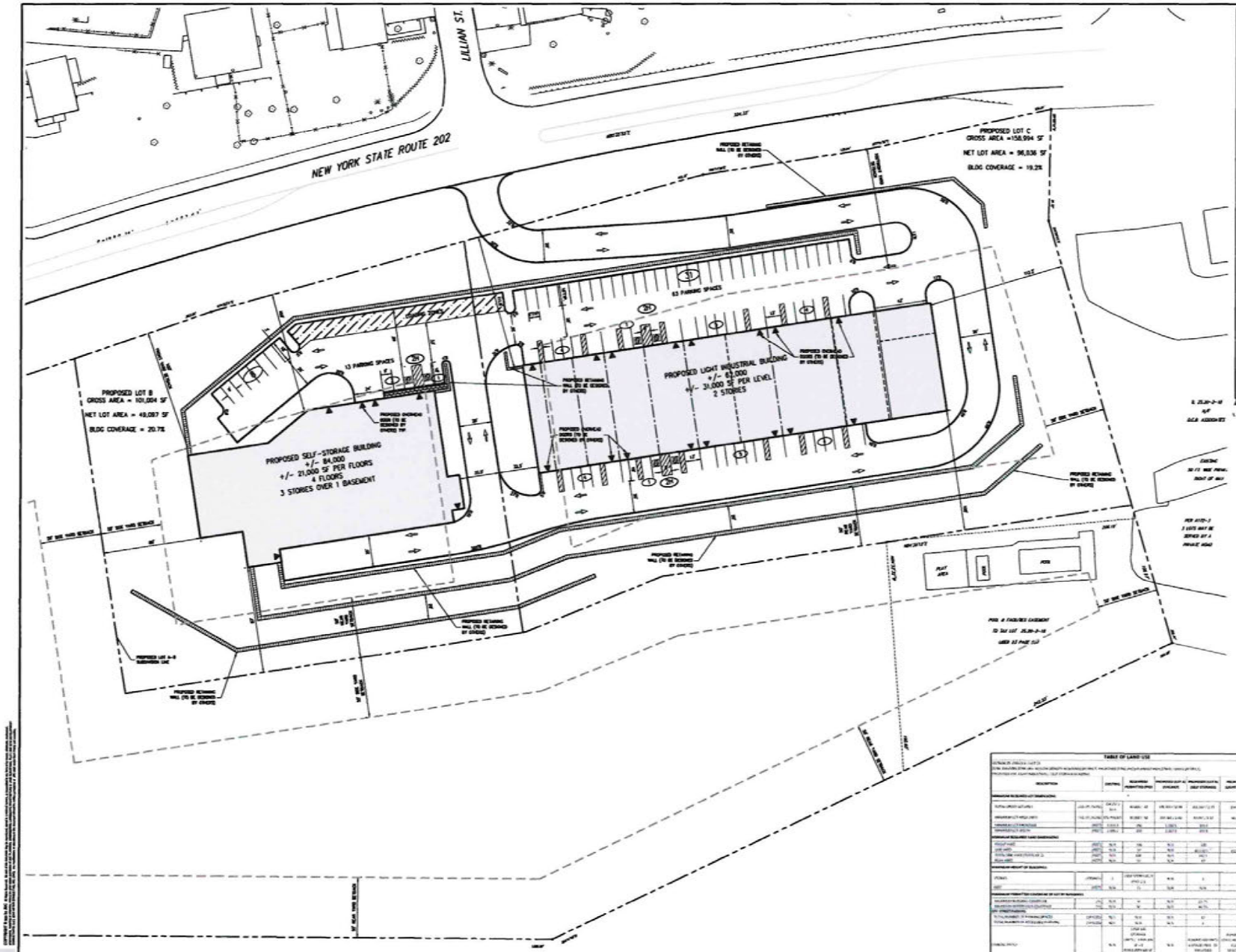
GREEN PINES
ROUTE 202
TOWN OF HAVERSTRAW, NY

JMC

APPLICANT/OWNER
ROUTE 202 HOLDINGS, LLC
33 DOWNTOWN DRIVE
MONSEY, NY 10952

No.	Revision	Date	By

C-010



LEGEND

EXISTING PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING SETBACK LINE
EXISTING EASEMENT LINE
EXISTING PAVEMENT CENTER LINE
EXISTING BUILDING OVERHANG
EXISTING BUILDING LINE
EXISTING PAVEMENT EDGE
EXISTING CURB LINE
EXISTING STONE WALL
EXISTING RETAINING WALL
EXISTING GUIDE RAIL
EXISTING FENCE
EXISTING TREE AND DESCRIPTION
EXISTING TREE LINE
EXISTING POINT
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING SIGN
PROPOSED BUILDING LINE
PROPOSED CONCRETE CURB
PROPOSED SWEEP LINE
PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO DETAIL DETAILS)
PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO DETAIL DETAILS)
PROPOSED RETAINING WALL (DESIGN BY OTHERS)
PROPOSED PAVEMENT
PROPOSED BUILDING PATCH
PROPOSED SIDEWALK LINE
PROPOSED SIDEWALK

AREA

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN WERE BEEN TAKEN FROM SURVEY TITLED "TOPOGRAPHIC SURVEY," PREPARED BY AVD, SEAFORD & DALBA, P.C., DATED 05/19/2020.

TABLE OF LAND USE

DESCRIPTION	EXISTING	REQUIRED/PERMITTED/OPEN	PROPOSED LOT A1 (VACANT)	PROPOSED LOT B1 (SELF STORAGE)	PROPOSED LOT C1 (LIGHT INDUSTRIAL)
MINIMUM LOT AREA (SQFT)					
MINIMUM LOT AREA (ACRES)					
MINIMUM LOT FRONTAGE					
MINIMUM LOT WIDTH					
FRONT YARD					
SIDE YARD					
TOTAL SIDE YARD (FOR BOTH SIDES)					
REAR YARD					
STORIES					
HEIGHT					
PARKING					
LOADING					
LANDSCAPING					
SIGNAGE					
OFF-STREET LOADING					

NOTES:

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

ROUTE 202 HOLDINGS, LLC
33 DOWN TOWN DRIVE
MONROE, NY 10952

JMC
JAMES M. CAMPBELL, P.E.
CIVIL ENGINEER
LAND SURVEYOR
LAND PLANNER
PROJECT MANAGER
CONSTRUCTION MANAGER
CONSULTANT
1000 ROUTE 9W, SUITE 201
NEW WINDSOR, NEW YORK 12553
(845) 567-3100 FAX (845) 567-3232
www.jmcpllc.com

SITE LAYOUT PLAN

GREEN PINES
ROUTE 202
TOWN OF HAVERSTRAW, NY

Drawn: AC | Approved: JM
Scale: 1" = 30'
Date: 05/01/2020
Project No: 22009
2020-10 | LOT | LAYout

Drawing No.
C-100

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REMOVE THIS SHEET AND USE THIS SHEET AS A TEMPLATE FOR YOUR SITE PLAN

GENERAL NOTES

LEGEND

No.	Revision	Date	By

Previous Editions Obsolete

APPLICANT
ROUTE 202 HOLDINGS, LLC
33 DOWNTOWN DRIVE
MONSEY, NY 10952

JMC
www.jmcpllc.com

SITE GRADING PLAN

GREEN PINES
ROUTE 202
TOWN OF HAVERSTRAW, NY

C-200

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 which 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 sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Green Pines		
Project Location (describe, and attach a general location map): US 202, Pomona (Town of Haverstraw), NY 10970 SBL 25.19-2-21		
Brief Description of Proposed Action (include purpose or need): Proposed 3 lot subdivision consisting a self-storage use facility and a light industrial building. The proposed self-storage facility building will be four stories with a GFA of 84,000 sf and the light industrial building will be two stories with a GFA of 62,000 sf. The two facilities will have a combined parking count of 72 spaces and have site access from NYS Route 202.		
Name of Applicant/Sponsor: Route 202 Holdings, LLC	Telephone: 732-833-3583 E-Mail: greenpines202@gmail.com	
Address: 33 Downtown Drive		
City/PO: Monsey	State: New York	Zip Code: 10952
Project Contact (if not same as sponsor; give name and title/role): Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): (SAME AS SPONSOR)	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 Counsel, Town Board, or Village Board of Trustees ☑Yes☐No	Zoning Petition	
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Major Site Plan and Subdivision	
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	Variances - Building Height, Required Loading Spaces, Side Yard Setbacks	
d. Other local agencies ☑Yes☐No	Haverstraw Joint Regional Sewerage Board - Sewer	
e. County agencies ☑Yes☐No	Rockland County HD - Backflow Preventor & Mosquito Control Permit	
f. Regional agencies ☑Yes☐No	Veolia New York Water	
g. State agencies ☑Yes☐No	NYSDEC General SPDES Permit NYSDOT - Highway Work Permit	
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) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **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

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

The vicinity of the area is categorized as the Palisades Interstate Parkway Corridor, based on the Town Master Plan 2000

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?) ☐Yes☑No

If Yes, identify the plan(s):

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? ☐Yes☑No

If Yes, identify the plan(s):

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?
R-40 - Low Density Residence District

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

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? PIO - Planned Industrial Office

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Haverstraw Police Department

c. Which fire protection and emergency medical services serve the project site?
Thiells Fire Department / Haverstraw Ambulance

d. What parks serve the project site?
South Mountain County Park - ±0.2 miles from the site
Burgess Meredith Town Park - ±1.8 miles from the site

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)? Residential & Commercial

b. a. Total acreage of the site of the proposed action? 16.62 acres
b. Total acreage to be physically disturbed? 5.24 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 16.62 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. 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)
Commercial & Industrial
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 3
iv. Minimum and maximum proposed lot sizes? Minimum 177,050 sf Maximum 286,299 sf

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: 24 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 2

ii. Dimensions (in feet) of largest proposed structure: ±48 height; ±110 width; and ±210 length

iii. Approximate extent of building space to be heated or cooled: ±142,000 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

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: 420 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: United Way New York (Veolia)
- 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: N/A

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

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

i. Total anticipated liquid waste generation per day: 420 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):
Sanitary Wastewater

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

- Name of wastewater treatment plant to be used: Haverstraw
- Name of district: Haverstraw Joint Regional 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):

N/A

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 2.97 acres (impervious surface)

_____ Square feet or 16.49 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)?

On-site stormwater Management structures

- 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, large boilers, electric generation)

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

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____ Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

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

*Based on the ITE Trip Generation Manual, the self storage facility and the light industrial use will generate a combined 54 trips per hour during the AM Peak hours (7am to 9am) and 53 trips per hour during the PM Peak hours (4pm to 6pm)

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 demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

TBD

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

Orange & Rockland Electric

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: 8:00 AM - 6:00 PM
- Saturday: 8:00 AM - 6:00 PM
- Sunday: NONE
- Holidays: NONE

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

*24/7 access for Self Storage Facility

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:

Typical Temporary Construction noise during permitted hours

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:

A lighting plan is to be provided in accordance with the Town Code Appendix A173-8.

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, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

Typical landscape maintenance.

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: TBD tons per _____ (unit of time)
- Operation : TBD 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: TBD
- Operation: TBD

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

- Construction: TBD
- Operation: TBD

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 covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.11	2.97	+2.86
• Forested	16.62	11.50	-5.12
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A	2.26	+2.26
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A	N/A	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A	N/A	N/A
• Wetlands (freshwater or tidal)	N/A	N/A	N/A
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A
• 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 which 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): 344029

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

344029 - Hi-Tor Industrial Park, located on the North Side of Route 202 & Lilian Street. This is a Closed Case.

_____

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? >6.5 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:

Wethersfield Gravelly silt loam, 8 to 15 percent slopes	39.0 %
Wethersfield Gravelly silt loam, 15 to 25 percent slopes	44.8 %
Holyoke-Rock outcrop complex, very steep	15.6 %

d. What is the average depth to the water table on the project site? Average: 2 to 6.5 feet

e. Drainage status of project site soils:

☑ Well Drained:	83.8 % of site
☑ Moderately Well Drained:	16.2 % of site
☐ Poorly Drained	____ % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	5.82 % of site
☑ 10-15%:	9.02 % of site
☑ 15% or greater:	85.18 % 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 Riverine - 0.16 AC, located on the north side of Route 202 Classification R5UBH
- Lakes or Ponds: Name ____ Classification ____
- Wetlands: Name Freshwater Emergent Wetland Approximate Size 1.25
- Wetland No. (if regulated by DEC) PEM1/SS1Fh (Classificiation Code)

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:
Typical Suburban Native Species

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):
Rocky Summit Grassland - The project site is located ±0.15 miles from this Significant Natural Community.

ii. Source(s) of description or evaluation: NYSDEC Environmental Resource Mapper

iii. Extent of community/habitat:

- Currently: 20.0 acres
- Following completion of project as proposed: 20.0 acres
- Gain or loss (indicate + or -): No Change acres

*Based on the NYSDEC Environmental Resource Mapper, the project site is located in the "Natural Communities Vicinity", which is defined as within 0.5 miles of the significant natural community. The Significant Natural Community is not to be disturbed.

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):
Torrey's Mountain Mint

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 which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐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 NY 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 fives 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

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.

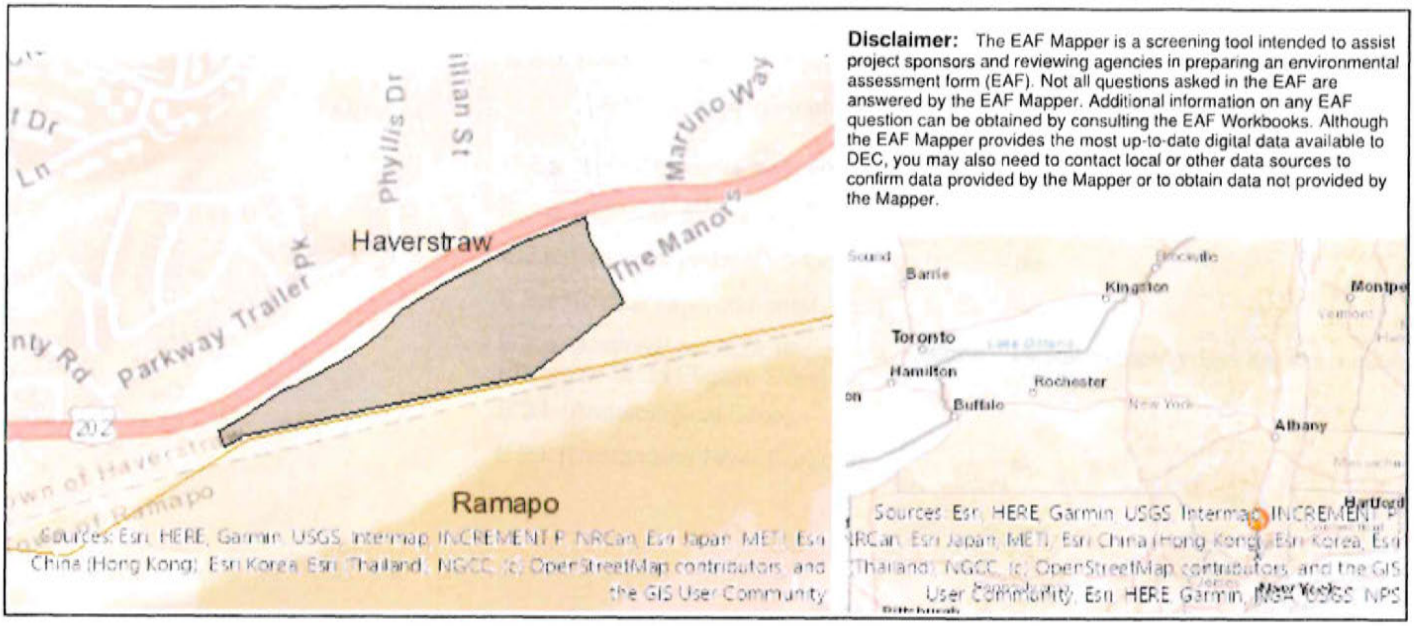
Applicant/Sponsor Name Thomas D'Agostino - JMC Planning, Engineering, Landscape Architecture, & Land Surveying, PLLC c/o Applicant Date 8-18-2025

Signature Thomas D'Agostino Title Senior Designer II

PRINT FORM

EAF Mapper Summary Report

Tuesday, July 15, 2025 9:55 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	344029
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

TOWN BOARD: TOWN OF HAVERSTRAW

----------x

In the Matter of the Petition of

ROUTE 202 HOLDINGS, LLC,

Petitioner, PETITION

To Change the Zoning Designation of

Tax Lot 25.19-2-21 from R-40 to PIO.

----------X

TO THE HONORABLE TOWN BOARD OF THE TOWN OF HAVERSTRAW:

1. Your Petitioner, Route 202 Holdings, LLC, is a New York limited liability company and is the owner of real property designated on the tax map of the Town of Haverstraw as Map Section 25.19, Block 2, Lot 21, and is also known as 261 Route 202, Pomona, New York (hereafter, the "Premises"). The Premises are more particularly described in Schedule A hereto. A map of the Premises (designated Drawing No. C-010) is annexed hereto as Schedule B.

2. The Premises are vacant land, except for a former swimming pool complex located in an easement for the benefit of the neighboring The Manors apartment complex at its far southeastern corner.

3. The total gross lot area is 16.6 acres (724,257sf). After deducting for steep slopes per § 167-62, the net lot area is 8.5 acres (370,459sf). The current zoning is R-40, which generally allows single-family homes on lots of at least 40,000sf. Other uses are also permitted.

4. The Premises have over 2,000 feet of frontage on US Route 202, a major east-west transportation route. Opposite the Premises are semi-attached and detached single-family

homes, none of which have access to Route 202. To the east is The Manors apartment complex. South of the Premises is Gurnee Park and Amphitheater, a Rockland County passive park in the Town of Ramapo. To the west are small parcels that are currently undeveloped but have been approved for a small office building. The Mount Ivy hamlet center is further west.

5. The current R-40 zoning designation is effectively a placeholder. Large portions of the Premises are steeply sloped, requiring significant regrading to create homesites and a road network. The Premises cannot be feasibly developed with single-family homes on one-acre lots. Any development of the Premises should also aim to limit additional traffic generation onto Route 202.

6. Your Petitioner has examined the market and determined that developing the site under PIO zoning would provide a reasonable economic return without significantly and adversely impacting the existing traffic conditions on Route 202. Under PIO zoning, the Premises could be developed with mini-storage and flex space. Both uses have minor traffic impacts, especially as compared to residential uses.

7. A conceptual development plan, designated Drawing Nos. C-100 and C-200, annexed hereto as Schedule C, was developed to comply with the bulk requirements of the PIO zone. It proposes subdividing the Premises into three lots.

8. Lot A is at the west end of the Premises. Due to its extensive slopes, your Petitioner does not foresee developing Lot A.

9. Lot B, in the middle of the Premises, would be improved with a mini-storage facility of approximately 84,000 sf. One story will be buried by the change of grade, with three stories above. 13 parking spaces are proposed. The facility would be much smaller in size than the mini-storage facility currently under construction in Garnerville. Mini-storage facilities generate minimal traffic.

10. Lot C, the eastern lot, will house flex spaces and a one-bay ambulance garage. The building will take advantage of the grades on-site and provide two levels with access on both its north and south sides. Each level will have 31,000sf of floor area, for a total of 62,000sf. 59 parking spaces are proposed. Flex spaces are used by tradespeople and craftspeople for combined offices, workshops, and storage. Because flex spaces are generally populated by one- to three workers, there is minimal traffic generated.

11. Your Petitioner has been approached by a local volunteer not-for-profit ambulance corps to provide a satellite ambulance garage at the Premises. Its service area is expanding to include portions of the Town of Haverstraw, and it needs a Haverstraw satellite. As currently proposed, a multi-bay garage at the far eastern end of the building on Lot C will be reserved for the ambulance corps.

12. Lots B and C will be served by a common internal two-way driveway with one access point onto Route 202. Both sides of both buildings will be accessible from the internal driveway.

13. As currently proposed, the nearest land disturbance to the adjoining county park is 141 feet away.

14. Site layout and improvement details will be further developed in consultation with the Planning Board, local emergency services providers, and the New York State Department of Transportation.

15. Your petitioner believes that development of the Premises substantially as proposed will provide a net benefit to the Town.

WHEREFORE, your petitioner requests that the Premise be rezoned from R-40 to PIO.

Dated: August 6th, 2025

ROUTE 202 HOLDINGS, LLC

By: _____

Joseph Brachfeld, Authorized Signatory

LLC VERIFICATION

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

Joseph Brachfeld, being duly sworn, deposes and says:

I am an authorized signatory of Route 202 Holdings, LLC, a limited liability company, the Petitioner herein. I have read the annexed Petition, know the contents thereof, and the same are true to the best of my knowledge, except those matters therein which are stated to be alleged on information and belief, and as to those matters, I believe them to be true.

My belief, as to those matters therein not stated upon knowledge, is based upon information contained in the books and records of the company.

Notary Public

Sworn to before me this
6th day of August, 2025

AKIVA BUMZER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01BO6432031
QUALIFIED IN ROCKLAND COUNTY
MY COMMISSION EXPIRES APRIL 25, 2026

Notary Public

STEWART TITLE INSURANCE COMPANY

SCHEDULE A
DESCRIPTION

Title Number: MAC11963

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Haverstraw, County of Rockland and State of New York and being more particularly bounded and described as follows:

BEGINNING at a point in the southerly right-of-way of Route 202 - N.Y.S. Highway # 1660 as the same was widened by that certain Appropriation of Property by The People of the State of New York recorded in the Rockland County Clerk's Office in Instrument ID#: 1999-3420 as Parcel No. 118 and being the southeasterly corner of said appropriation, being a point in the westerly line of lands now or formerly of D.E.B. Associates (Tax Lot 25.20-2-18) and running thence;

1. Southwesterly and southeasterly along the easterly line of the premises and the westerly line of said lands now or formerly of D.E.B. Associates (Tax Lot 25.20-2-18) the following two (2) courses and distances:

a) South 1 degrees 00 minutes 15 seconds West 91.72 feet to a point, thence;

b) South 16 degrees 29 minutes 45 seconds East 362.74 feet to a point in the northerly line of lands now or formerly of the County of Rockland (Tax Lot 26.13-1-22), being the southwesterly corner of said lands now or formerly of D.E.B. Associates (Tax Lot 25.20-2-18) and being the southeasterly corner of the premises, thence;

2. Southwesterly, northwesterly and southwesterly along the southeasterly and southerly lines of the premises and the northwesterly and northerly lines of said lands now or formerly of the County of Rockland (Tax Lot 26.13-1-22 of the Town of Haverstraw & Tax Lot 4-13A1 of the Town of Ramapo) the following three (3) courses and distances:

a) South 64 degrees 11 minutes 45 seconds West 566.00 feet to a point, thence;

b) North 89 degrees 28 minutes 40 seconds West 1396.92 feet to a point, thence;

c) South 70 degrees 55 minutes 50 seconds West 101.19 feet to the southeasterly corner of lands now or formerly of Henry Gessner (Tax Lot 25.19-2-20) and being the southwesterly corner of the premises, thence;

3. North 7 degrees 38 minutes 10 seconds West along the westerly line of the premises and the easterly line of said lands now or formerly of Henry Gessner (Tax Lot 25.19-2-20) the distance of 81.10 feet to a point in the southerly right-of-way of Route 202 - N.Y.S. Highway #1660 as the same was widened by that certain Appropriation of Property by The People of the State of New York recorded in the Rockland County Clerk's Office in Instrument ID#: 1999-3420 as Parcel No. 118, thence;

4. Northeasterly along the southerly right-of-way of Route 202 N.Y.S. Highway #1660 as widened as aforesaid the following eleven (11) courses and distances:

a) North 74 degrees 12 minutes 39 seconds East 135.12 feet to a point, thence;

b) North 67 degrees 29 minutes 54 seconds East 210.56 feet to a point, thence;

STEWART TITLE INSURANCE COMPANY

SCHEDULE A
DESCRIPTION

Title Number: **MAC11963**

c) North 79 degrees 09 minutes 58 seconds East 84.25 feet to a point, thence;

d) North 74 degrees 58 minutes 39 seconds East 249.02 feet to a point, thence;

e) North 68 degrees 19 minutes 33 seconds East 153.73 feet to a point, thence;

f) North 60 degrees 32 minutes 17 seconds East 112.23 feet to a point thence;

g) North 52 degrees 48 minutes 07 seconds East 104.96 feet to a point, thence;

h) North 70 degrees 57 minutes 56 seconds East 263.24 feet to a point, thence;

i) North 74 degrees 23 minutes 11 seconds East 419.31 feet to a point, thence;

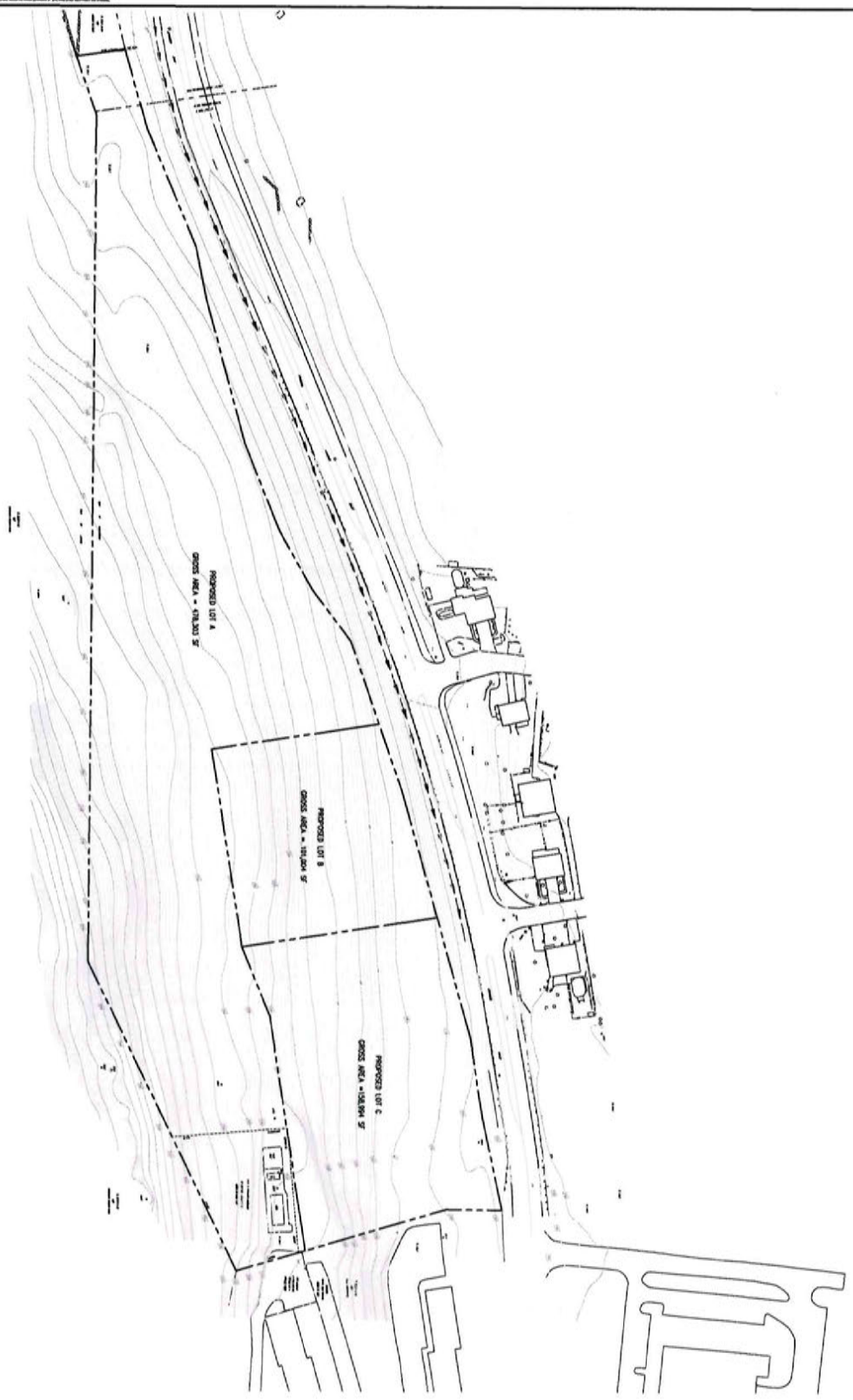
j) North 81 degrees 14 minutes 28 seconds East 135.94 feet to a point, thence;

k) North 77 degrees 41 minutes 07 seconds East 156.01 feet to a point in the westerly line of lands now or formerly of D.E.B. Associates (Tax Lot 25.20-2-18) and the point or place of BEGINNING.

FOR CONVEYANCE ONLY:
TOGETHER WITH an easement for ingress and egress and maintenance of utilities as same was granted and described in a certain Indenture between Country Living, Inc. and Kanaje Corporation, dated August 26th, 1971, recorded September 3rd, 1971 in Liber 896 cp 114 which is in favor of Tax Lot 25.19-2-21 (West Parcel).

FOR INFORMATION ONLY:
Premises being known as and by 61 Route 202, Garnerville, New York;
Tax ID: Section: 25.19 Block: 2 Lot: 21

NOT FOR CONSTRUCTION



EXISTING CONDITIONS MAP

GREEN PINES
ROUTE 202
TOWN OF HAVERSTRAW, NY

C-010

JMC

APPLICANT/OWNER:
ROUTE 202 HOLDINGS, LLC
33 DOWNTOWN DRIVE
MONSEY, NY 10952

No.	Revision	Date	By

ONLINE AUCTION CONTRACT - AGREEMENT FOR SALE OF GOVERNMENT ASSETS BY ONLINE AUCTION

This Agreement made on ___ /___ / 20____, between _____, hereafter called "Seller", and Auctions International, Inc., 11167 Big Tree Road, East Aurora, NY 14052, hereafter called "Auctioneer":

The Auctioneer hereby agrees to use professional skills, knowledge, and experience to the best advantage of both parties in preparing for and conducting the sale. All auction items will be sold "as is, where is", subject to the Seller's terms.

The Seller agrees to provide titles, keys in all other proof of ownership to customers who present a paid invoice from Auctions International, and release the purchased items once the Auctioneer has received full payment for the goods listed and described in detail on provided condition reports, and / or provided by the electronic means to the Auctioneer.

GOVERNMENT VEHICLES, MACHINERY, EQUIPMENT AND ALL OTHER SURPLUS ASSETS

The Seller agrees to provide merchantable title (with no liens or encumbrances) for motor vehicles, and agrees to write-in the purchase information on the back of any titles issued to purchasers (as required by law). The Seller furthermore agrees not to sell listed merchandise before the term of the online auction is complete, under any circumstances.

The auction is to be held online at www.AuctionsInternational.com, beginning and closing on mutually agreed-upon dates and times. The terms and prices of this contract shall remain in effect for two years after the agreement is executed based on the means of the Seller. Notwithstanding the foregoing, the Seller may terminate this contract at any time for convenience.

It is agreed that all listed merchandise be sold to the highest bidder, "as is, where is", with no warranty, expressed, implied or otherwise, and with the government Seller retaining the right to reject any bids that are insufficient. The Seller agrees to specify a minimum acceptable price on each rejected bid, which will be posted on the past prices page of the Auctioneer's website.

Purchasers will be required to pay a 4% buyer's premium for vehicles and equipment sold within two (2) years of the manufacture date, a 5% buyer's premium for vehicles and equipment within three (3) years of the manufacture date, or a 10% buyer's premium for any vehicles/older equipment to be added to the successful high bid prices, which will constitute the Auctioneer's compensation for these services. There is no commission charged to the Seller.

The Seller agrees to provide photographs and description of the auction merchandise to conduct the auction. In the event that the Seller cannot provide this information, the Auctioneer's staff will travel to the Seller's facilities to obtain photos and condition reports of the Sellers items for the following fee: $30 for each motorized vehicle/equipment item, and $5 for each general merchandise auction lot. Listing fees are deducted from the net sale proceeds, before final payment is made to the Seller.

The Auctioneer will mail a check to the Seller for all proceeds collected within 15 business days after the Seller approves the bids for the sale items, and all monies are collected, along with an accounting summary. In the event of a bidder's refusal or failure to pay for their invoiced items, the Auctioneer will offer the unsold merchandise to the backup bidder, and the reneging bidder will be banned from future auctions. If the backup bidder does not take the merchandise for the backup bid price, then the merchandise will revert back to the possession of the Seller, after a reasonable time has been allowed for the backup bidder to get their payment to the Auctioneer. At the request of the Seller any unsold merchandise can be re-listed in the future online auction at no cost to the Seller.

INDEPENDENT STATUS. That during the existence of this agreement, the Auctioneer shall remain an individual, independent contractor, retaining its separate identity and shall in no way be considered a division, department or agent of the Seller's agency or organization.

WAIVER. No waiver of any breach of any condition of the agreement shall be binding unless in writing and signed by the party waivingsaid breach. No such waiver shall in any way affect any other term or condition of this agreement or constitute a cause or excusefor a repetition of such or any other breach unless the waiver shall include the same.

ENTIRE AGREEMENT. This Agreement constitutes the entire agreement among the parties with respect to the subject matter of this Agreement, and supersedes any and all prior understandings and agreements, whether written or oral, and all prior dealings of the parties with respect to the subject matter of this Agreement.

(x) _____ _____ _____
Seller's Authorizing Signature | Printed Name and Agency Title | Telephone Number

(x) _____
Seller's Agency Payment Address (Check will be made out and mailed to Seller, from Auctioneer, for payments received)

(x) _____
Seller's E-Mail Address

(x) _____ _____ _____
Auctioneer's Signature | Auctioneer's Printed Name | Date

Town of Haverstraw
Budget Adjustments
For period ending 10-31-2026

Fund	Account Name	Account Number		Debit	Credit
GENERAL FUND					
	Assessors Contractual	A-1355-0400		$ 125,000.00	
	Central Mailing & Printing	A-1670-0400		$ 2,000.00	
	Police Asset Seizure	A-3120-0400-0350		$ 55,000.00	
	Parks Equipment	A-7110-0200		$ 60,000.00	
	Assessors Personal Services	A-1355-0100			$ 125,000.00
	Serial Bonds Principal	A-9710-0600			$ 100,000.00
	Serial Bonds Interest	A-9710-0700			$ 17,000.00
				$ 242,000.00	**$ 242,000.00**

Fund	Account Name	Account Number		Debit	Credit
Highway DB Fund					
	General Repairs Contractual	DB-5110-0400		$ 75,000.00	
REVENUE ACCT	Miscellaneous Revenues	DB-0000-2770			$ 75,000.00
				$ 75,000.00	**$ 75,000.00**

PARKS DEPT.

TOWN OF HAVERSTRAW

John Frizalone
Director of Parks

HOWARD T. PHILLIPS, JR
Supervisor

WILLIAM M. STEIN
Town Attorney

ISIDRO CANCEL
VINCENT J. GAMBOLI
Ralph W. Kirschkel
JOHNNY ORTIZ
Councilmen

MEMO

TO: Howard T. Phillips Jr., Town Supervisor
Town Board Members

FROM: John Frizalone, Director of Parks

DATE: November 5, 2026

RE: RFQ- 2026 Parks Winter Apparel

I have obtained a Request for Quotes (RFQ), for the Parks Department's winter clothing order. Please be advised, Propoint Imprints and Promotions had the lowest quote and met bid deadline. Propoint Imprints and Promotions bid came in at $4,662.75

1. Propoint Imprints and Promotion - $4,662.75
2. Anco Tropies and Screen Printing- Did not Submit Bid
3. Hollywood Screenprinting & Embroidery – Did Not Submit Bid

If you have any questions, or require additional information, please feel free to contact me. Please inform me of your decision.

Regards,

John Frizalone
Director of Parks

ONE ROSMAN ROAD | GARNERVILLE, NEW YORK 10923 | (845)429-4099 | (845)786-0764
FAX | JFRIZALONE@TOWNOFHAVERSTRAW.ORG

ESTIMATE # 7696
Embroidery

Propoint Imprints & Promotions, Ltd.
Custom Screen Printing, Embroidery & Promotional Products
"In order to be a team, you need to look like a team."
85 Maple Ave
(Suite B - Back of Building)
New City, NY 10956
P: 845-638-4595
info@propointltd.com
www.propointltd.com

PO Fall 2026 Apparel
Ref Fall 2026 Apparel
Terms
Ship Via PICKUP
Created 11/1/2026
Ship Date
Payment Due
Deadline
Sales Rep Ralph Tana

BILL TO

Town of Haverstraw Parks Department
Danny Santana
1 Rosman Rd
Garnerville NY 10923

SHIP TO

Phone: 845-828-9859 Ext E-mail: dsantana@townofhaverstraw.org

ID / Color / Description	Size	Qty.	S	M	L	XL	2 XL	3 XL	4 XL	Ordered	Each	Line Total
CT100617 Forestry Green Carhartt Rain Defender Paxton Heavyweight Hooded Zip Mock Sweatshirt			2	4	4	4				14	63.75	892.50
CT106921 Navy Carhartt L/S T-Shirt			6	10	7	7	2		1	33	26.75	882.75
CT100614 Carbon Heather Carhartt Rain Defender Paxton Heavyweight Hooded Zip-Front Sweatshirt			1	6	5	2	1		1	16	63.75	1,020.00
CT102788 Carbon Heather Carhartt Women's Clarksburg Full-Zip Hoodie			1							1	46.75	46.75
CTK124 Heather Grey Carhartt Midweight Crewneck Sweatshirt			2	3	2	1	1			9	46.75	420.75
CT106678 Dark Navy Carhartt Thermal-Lined Duck Active Jac				5	1	3				9	95.75	861.75
CT106416 Carbon Heather Carhartt Textured Full-Zip Fleece Jacket					1					1	83.75	83.75
CT104277 Gravel Carhartt Sherpa-Lined Mock Neck Vest			1	2	1	2				6	75.75	454.50

ESTIMATE # 7696
Embroidery

Embroidery
Front 5000



Total Units	89
Screens	
Press Setup	
Shipping	
Art	
Rush	
Discount	
Digitizing	
Total	4,662.75
Tax	
Total With Tax	4,662.75
Deposit	
Balance	

All prepress work including but not limited to screens, art work, films and embroidery files are the sole property of Propoint Imprints & Promotions, Ltd..
Customer Supplied Goods: In no way will Propoint Imprints & Promotions, Ltd. be held responsible for goods supplied from the customer. We will do everything in our power to do your job correctly. However the nature of this business lends itself to mistakes. Signing this invoice indicates you agree to these risks.

DeLeonardis Electric Inc.
PO Box 108
Garnerville, NY 10923-0108
USA
+18459471572
Annem@deleonardiselectric.com
https://deleonardiselectric.com/

INVOICE

BILL TO
Town Of Haverstraw
Town of Haverstraw
1 Rosman Road
Garnerville, NY 10923

SHIP TO
Town Of Haverstraw
Town of Haverstraw
1 Rosman Road
Garnerville, NY 10923

INVOICE # 7696
DATE 10/22/2026
DUE DATE 10/31/2026
TERMS Tax Exempt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	CM - Commercial Maintenance	Re: Town Hall - Town of Haverstraw Service Call: 9/21/26 Troubleshot Front Lights Not Working. Also Found (5) Lights In Rear Not On. Found Photocell/Tested. Lights Not Turning On. Bell Box Had (2) GFIs - (1) Tripped. Box Ripped Off Wall And Carflex Pulled Out. Reattached Box To Wall, Put Carflex Back In Box. Replaced GFI And Photo Eye With New. Turned Back On/Tested/All Lights Now Working Service Call: 9/22/26 Troubleshot Lights Not Working Again. Tested Front Lights Once Again. All Have Correct Power. Found Fixtures To Be No Longer Good. Need To Replace (5) Heads. Advised George Behn Of Findings. Approved Order Of 5 (Plus 1 For Spare) Pole Fixture Heads Service Call: 10/1/26 Supplied And Installed (5) Pole Light Heads To Replace Existing. Troubleshot Lighting Contactor. Changed Contactor	1	4,780.00	4,780.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		And (1) Power Pole Kit With New. Left Lights On All Day/No Issues.			
		Service Call: 10/19/26 Returned As Per George Behn's Request To Go Through And Check All Poles, Power, And Associated Connections			
		TOTAL LABOR: $2715.00 TOTAL MATERIAL: $2065.00			

BALANCE DUE **$4,780.00**

Scan to pay

DeLeonardis Electric, Inc. thanks you for your business!
Labor & Materials Warrantied For (1) Year From Date Of Job Completion & Final Payment(s) Received.
Please remit payment upon receipt of invoice.
Late Fees: 2.5% per month on all accounts over 30 days.
Any additional costs for collection fees, etc. will be the responsibility of the customer.
Credit card payments: A transaction fee of 3% will be added for all credit card payments.

TOWN OF HAVERSTRAW
J. Bart Gordon
Superintendent of Highways

HOWARD T. PHILLIPS, JR.
Supervisor

WILLIAM M. STEIN
Town Attorney

ISIDRO CANCEL
VINCENT J. GAMBOLI
JOHNNY ORTIZ
RALPH W. KIRSCHKEL
Councilmen

October 26, 2026

To: Supervisor Phillips
Town Councilmen

From: J Bart Gordon

Re: Sediment Removal north side of Hoey Circle culvert

Upon receipt of three bid submittals and one refusal, the Highway Department recommends the low bid of $18,000.00 be awarded to Environmental Construction for the removal of sediment from the northern face of the culvert at Hoey Circle.

Respectfully,

J Bart Gordon

113 THIELLS MT-IVY ROAD | THIELLS, NEW YORK 10984 | (845) 429-9126 | (845) 429-2835 FAX

ENVIRONMENTAL CONSTRUCTION INC.

PROPOSAL

21 Holt Drive Stony Point, NY 10980
845-429-0497

DATE: 9/30/2026

RE : **Hoey Ct. Stream**

Submitted to Owner:
Town of Haverstraw
1 Rosman Road
Garnerville, NY 10923
ATTN: Bart

JOB NAME/LOCATION
Schedule for Completion of Work:
APPROXIMATE STARTING DATE:
APPROXIMATE COMPLETION DATE:
THE CONTRACTOR AND OWNER HAVE DETERMINED
[ ] IS OF THE ESSENCE [ ] IS NOT OF THE ESSENCE

WE PROPOSE TO: to clean westside of stream from culvert to 50' away by tree. Load out on trucks. May have to make ramp to stream due to the steepness of bank.

This proposal does not include the following: any unforseen obstacles and/or obstructions, rock excavation, major de-watering, permits, fees, stake-outs, engineering costs or removal of hazardous materials if present.

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum Of :
Eighteen thousand **$18,000.00**

Payment Schedule: One-third deposit; balance upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Authorized Signature:

CONTRACTOR

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal: I have read this document and accept the prices, specifications and conditions stated. I understand that upon signing, this proposal becomes a binding contract. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature_____**Date**_____ **Signature**_____ **Date**_____

(CONTRACTOR) **(OWNER)**

Additional Notices to Owner

Right to Stop Work: If any payment under this agreement is not made when due, the contractor may suspend work on the job until such time as all payments due have been made.

Notice of Lien: The contractor or subcontractor who performs on the contract and is not paid may have a claim against the owner which may be enforced against the property in accordance with the applicable Lien Laws.

Cancellation: The owner has an unconditional right to cancel the contract, without penalty or obligation, until midnight of the third business day after he/she signs the contract. Cancellation must be done by giving the contractor a written notice indicating the owners intention not to be bound. Notice of cancellation shall be deemed given when deposited in a mailbox, properly addressed and postage prepaid. Upon cancellation, any property traded in, any payments made under this contract, and any negotiable instrument executed by you will be returned within 10 business days following receipt by the contractor of a cancellation notice. Any security interest arising out of this transaction will be canceled.

November 4, 2026

Via Electronic Mail (mgamboli@townofhaverstraw.org)

Town of Haverstraw
One Rosman Road
Garnerville, New York 10923

Attn.: Michael J. Gamboli
Director of Finance

Re.: Town of Haverstraw, County of Rockland, State of New York
Professional Engineering Services
Town of Haverstraw Recreation Complex – BMX/Pump Track
Conceptual Design Services
Our File No.: Proposal SCE-P09755.081

Dear Mr. Gamboli:

SUBURBAN ENGINEERING (SE) has teamed with **SUBURBAN CONSULTING ENGINEERS, INC.** as the SCE Project Team **(SCE)** to provide the Town of Haverstraw (Town) with this proposal for conceptual design services for the BMX/Pump Track project located at the Haverstraw Recreation Complex. All services for this project will be overseen by a State of New York licensed Professional Engineer (PE).

Project Understanding

It is understood that the Town is seeking professional services for the design of a new BMX Park and Pump Track project at the Haverstraw Recreation Complex. Based on correspondence, emails and telephone conversation during the month of October and early Novembers, the SCE Project Team anticipates the following improvements:

- Conceptual Design of a quality BMX Bike Park and a Pump Track in the existing grass area north of the existing synthetic turf field. The exact size and square footage of the BMX Bike Park and Pump Track will depend upon the number of obstacles and spatial requirements of the facility and will depend on site grading and available space to provide the full-size facility.
- Conceptual Design of the BMX Bike Park and Pump Track will be in accordance with the Town's insurance requirements in the existing grass area and open field space currently available. An asphalt walkway will be constructed to connect the BMX Bike Park and Pump Track to the adjacent walkways located within the Recreation Complex.

SCE proposes the following Scope of Services to perform the various tasks required for this project.

Scope of Services

1. Conceptual Design Services

The SCE Design Team has included the time necessary to perform properly detailed site inspections of the facility and review the available records prior to implementation of the design tasks. We will also review information available from the Town pertaining to the existing park facilities.

Upon being awarded the contract for this Project, SCE will obtain all available documentation of the project areas. All dimensions and other data pertinent to the Project will be visually verified in the field. Representatives of the design team will visit the project site for the purpose of documenting the existing conditions. The entire improvement area will be documented utilizing high-resolution digital cameras.

SCE will review any existing plans provided by the Town for previous improvements at the facility.

After assembling the above information for the project base map, SCE will work with an experienced BMX Park and Pump Track Design Consultant to develop concept plans of various sizes for improvements of the proposed BMX Park and Pump Track facility.

Consideration of the site development criteria further described below will allow SCE to arrive at a recommended concept plan that is anticipated to surpass the expectations of the Town. Development criteria considered in the conceptual layout will include the following tasks:

SCE will provide a maximum of two (2) Conceptual Design Plans of various sizes to achieve varied budget requirements, with labels, notes and dimensions at an appropriate scale for presentation, review and approval by the Town.

The Concept Plans will outline the various material options, size options, site furnishings, potential for site lighting, signage, hardscape, landscape, and other graphical information needed to clarify the concept plans. The plan will provide a conceptual layout indicating spatial arrangement of the proposed improvements in order to get a clear understanding of the proposed design options.

The Concept Plan will give three-dimensional representations of the proposed hardscape and green space improvements within the project area.

A detailed Preliminary Construction Cost Estimate will also be provided at this stage. A Preliminary Construction Estimate using estimated construction quantities and estimated construction costs will be prepared for the project. The Preliminary Construction Estimate will be prepared utilizing the ordinary and reasonable skill and care usually exercised by Engineers and Landscape Architects performing similar services. We will submit copies of the Preliminary Construction Cost Estimate for review by the Town.

We will attend a maximum of four (4) meetings or presentations, either virtually or in person, with the Town as part of this phase of the project. Meetings shall be held to discuss the proposed layout and coordination with the Town pertaining to approvals and site restrictions. Should more than four (4) meetings be required, SCE will provide the Town with a contract amendment for the additional meetings.

We will prepare one (1) color rendering of the Final Concept Plan for presentation purposes. Six (6) copies of the rendering will be provided at a reduced size of 11" x 17" or 8 ½" x 11", as well as in electronic format as PDF files to the Town.

SCE shall ensure that the conceptual plan shall have sufficient detail to indicate the general scope, materials, location and specifications and to allow for incorporation of appropriate comments and evaluations prior to preparation of Preliminary, Final Drawings and Construction Documents in a later phase.

We will revise the concept plans and cost estimates to accommodate the comments from the Town regarding the initial Concept Plan. Once the Final Concept Plan is established, any additional revisions can be refined through the Design Development Phase of Construction Documents in a future phase.

A review of pedestrian circulation will be performed. Access from existing walkways from adjacent roads to the park, proposed site improvements, sitting areas, storage areas, site lighting, landscaping, paths, adjacent uses and other amenities require careful attention in the layout of the plan. SCE will evaluate the present circulation and make recommendations for improvements.

A cursory review of permits required will be outlined and identified. SCE will verify which agencies have jurisdiction on the project and which will require permits. Time frames associated with securing these permits will be established for preparation of a preliminary project schedule.

2. Expense Allowance

An estimated reimbursable allowance for anticipated project expenses is included as a separate line item below. Reimbursable expenses may include but are not limited to printing / reproduction, mileage, parking and tolls, overnight postage, messenger fees, certified mailings, certified property owners list, uniformed traffic protection, equipment, and permit applications / associated filing or recording fees. Any third-party reimbursable expenses incurred will be invoiced at actual cost plus 15%. Written authorization will be requested in advance to increase the reimbursable expense allowance, if necessary, to cover any additional expenses.

Fee Proposal

SCE proposes to provide the above referenced scope of services for the following fees. Invoicing for this project will summarize services provided in accordance with the Total Project fee limit indicated below.

1.	Conceptual Design Services	**$ 24,500**
2.	Expense Allowance	**$ 400**
	TOTAL ESTIMATED FEE	**$ 24,900**

Project Schedule

The SCE Project Team anticipates we will receive authorization from the Town to proceed on this project within two (2) weeks of contract amendment submission. We will commence services within two (2) weeks of receipt of the fully executed proposal or agreement. It is assumed that all project phases and tasks as described above will be performed consecutively, with no significant project schedule delays. The project schedule is dependent upon timely Town responses and if applicable, weather conditions for fieldwork and governing agency review periods. A significant project schedule delay may result in an adjustment to our fees or issuance of a new proposal for the remaining scope of work to be completed. The SCE Project Team will communicate with Town regularly regarding the project schedule.

Services Not Included Unless Authorized

It should be noted that our fee is based on the specific scope of services as explained above. Additional services and items may be determined to be required during the course of the project that have not been included in our fee proposal. If additional services are required, the SCE Project Team will provide a contract amendment outlining those services and additional fees and submitting them to the Town for approval. Services and items which have not been included or made part of this contract amendment include but are not limited to the following:

- Additional conceptual design plans other than indicated above.
- Final Design Services.
- Professional Land Surveying Services.
- Geotechnical engineering services.
- Additional site visits other than indicated above.
- Additional meetings other than indicated above.

Fee Structure

We/SE will utilize the following fee structure for the scope of services as outlined above:

- Principal/Project Officer $205/hour
- Senior Project Manager $200/hour
- Project Manager $195/hour

- Senior Project Licensed Professional $190/hour
- Project Licensed Professional $180/hour
- Licensed Professional $170/hour
- Senior Project Coordinator $190/hour
- Project Coordinator $185/hour
- Senior Designer/Senior Survey Analyst $160/hour
- Designer/Survey Analyst $145/hour
- Senior Environmental Scientist $160/hour
- Environmental Scientist $145/hour
- Senior Project GIS Analyst $170/hour
- Project GIS Analyst $160/hour
- GIS Analyst $155/hour
- Senior GIS Technician $145/hour
- GIS Technician $135/hour
- Senior GIS Project Coordinator $160/hour
- GIS Project Coordinator $155/hour
- Senior Observer $145/hour
- Observer $135/hour
- Senior Technician $140/hour
- Technician $130/hour
- Project Administrator $145/hour
- Administrative Support $85/hour
- Equipment Unit Cost
    - Unmanned Aerial Systems / Remotely Operated Vehicle $150/hour
    - Robotic/LiDAR $50/hour
    - GPS $25/hour
    - Environmental Injection Pump & Equipment $150/day
- Reimbursable expenses may include but are not limited to printing / reproduction, mileage, parking and tolls, overnight postage, messenger fees, certified mailings, certified property owners list, uniformed traffic protection, permit applications, and associated filing or recording fees.
- Any third party incurred reimbursable expenses and/or subconsultant fees will be invoiced at SCE's cost plus 15%.
- Mileage will be billed in accordance with federal prevailing rate.

Standard Contract Terms & Conditions

In accordance with the above information, Client agrees to the following:

Standard of Care
Suburban Engineering (SE) shall perform all services in accordance with the degree of skill and care ordinarily used by competent practitioners of the same professional discipline

when performing similar services under similar circumstances, taking into consideration applicable state requirements and project site conditions.

Termination of Contract
Client may terminate this Agreement with seven days prior written notice to SE for convenience or cause. SE may terminate this Agreement for cause with seven days prior written notice to Client. Failure of Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until SE has been paid in full all amounts due for services, expenses, and other related charges.

Hazardous Environmental Conditions
It is acknowledged by both parties that SE's Scope of Services does not include any services related to the remediation at the site of asbestos, PCBs, petroleum, hazardous waste or radioactive materials. Client acknowledges that SE is performing professional services for Client and SE is not and shall not be required to become an "arranger", "operator", "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA).

Ownership of Documents
All documents prepared or furnished by SE pursuant to this Agreement are instruments of SE's professional service, and SE shall retain an ownership and property interest therein. SE grants Client a license to use instruments of SE's professional service for the purpose of constructing, occupying and maintaining the Project. Reuse or modification of any such documents by Client, without SE's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold SE harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

Indemnification
To the fullest extent permitted by law, Client and SE each agree to indemnify the other party and the other party's officers, directors, partners, employees and representatives, from and against losses, damages and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are found to be caused by a negligent act, error or omission of the indemnifying party or any of the indemnifying party's officers, directors, members, partners, agents, employees or sub-consultants in the performance of services under this Agreement. If claims, losses, damages and judgments are found to be caused by the joint or concurrent negligence of Client and SE, they shall be borne by each party in proportion to its negligence.

Force Majeure
Neither party shall be deemed in default of this agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.

Dispute Resolution
Client and SE agree that they shall first submit any and all unsettled claims, counterclaims, disputes and other matters in question between them arising out of or relating to the

agreement to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association, effective as of the date of this agreement.

Use of Electronic Media
Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by SE. Files in electronic media format or text, data, graphic or other types that are furnished by SE to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, SE makes no representations as to long-term compatibility, usability or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by SE at the beginning of this assignment.

Estimated Fee(s)
Any estimated fee(s) provided above, is/are based on several assumptions regarding the scope of services provided in this proposal relative to project unknowns. If it is determined that there is a significant change of conditions that was not anticipated, SE will notify the Client prior to exceeding the contract amount to address the changes associated with the project and to establish an acceptable course of action needed to complete the scope of services.

Bid Phase Services
If this Agreement provides for any bid phase services by SE, it is understood that any bid phase services described herein are associated with one (1) contract and one (1) bid period. Should the Client direct the project to be bid and constructed under multiple contracts or should the bid process fail to result in a successful contract award requiring the need to rebid the project, SE's services associated with multiple contracts or re-bidding any contract (original or revised) will be offered under a contract amendment to SE's scope of services.

Construction Phase Services
If this Agreement provides for any construction phase services by SE, it is understood that the Contractor, not SE, is responsible for the construction of the project, and that SE is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor. It is the Owner's responsibility to advise their contractor of these terms.

Opinions of Cost
When included in our Scope of Services, opinions or estimates of probable construction cost are prepared on the basis of SE's experience and qualifications and represent SE's judgment as a professional generally familiar with the industry. However, since SE has no control over the cost of labor, materials, equipment, or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, SE cannot

and does not guarantee that proposals, bids or actual construction cost will not vary from SE's opinions or estimates of probable construction cost.

Professional Responsibility
SE represents that the services shall be performed, within the limits prescribed by Client, in a manner consistent with the level of care and skill ordinarily exercised by other professional consultants under similar circumstances. No other representation to Client, expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document or otherwise. For any damage caused by professional negligence including errors, omissions, or other professional acts, including unintentional breach of contract by SE, its employees, agents or subcontractors, SE's liability and that of its employees, agents and subcontractors is limited to SE's total compensation paid under the contract. In no event shall either Client or SE be liable for consequential damages, including, without limitation, loss of use or loss of profits, incurred by one another or their subsidiaries or successors, regardless of whether such damages are caused by breach of contract, willful misconduct, negligent act or omission, or other wrongful act of either of them.

Right of Entry
Client grants to SE, and, if a project site is not owned by Client, warrants that permission has been granted for a right of entry from time to time by SE, its employees, agents, and subcontractors upon the project site for the purpose of providing the Services. Client recognizes that the use of investigative equipment and practices may unavoidably alter existing site conditions and affect the environment in the area being studied.

Statute of Limitations
The parties agree that any action relating to an alleged breach of the Agreement shall be commenced within one year of the date of the breach, without regard to the date the breach is discovered. Any action not brought within that one-year period shall be barred, without regard to any other limitations period set forth by law or statute.

Billing Schedule

Invoices will be provided monthly based on the Fee Proposal referenced above. Payment is due within fifteen (15) days from receipt of invoice. A 1-1/2 percent per month late charge will be applied for all past due invoices. Amounts not paid when due may be referred for collection and mechanic's lien rights may be exercised, with all costs, including reasonable attorney fees, charged to Town. Both parties understand that work will be stopped if account is not current; deliverables will not be furnished if account is past due.

For approved Estimated Fees, time spent will be invoiced on an hourly basis up to the contract amount and will reflect employee time charges including comments for services performed. In the event we anticipate exceeding the approved fees, we will contact the

Town for authorization to proceed. If the Town elects not to proceed, we will invoice for services completed to date.

For approved Lump Sum Fees, invoices will reflect a percent complete and will not include employee time or expense details. Each invoice will be prepared to reflect work completed to date on the project.

If this proposal meets with your approval, please sign below and return one (1) copy to our office. Alternatively, if a purchase order is to be issued, please reference the SCE proposal number (SCE-P09755.081) and date in order to properly document authorization. We shall consider an appropriately executed copy of this letter and purchase order as our formal contract and authorization to proceed. Please note that the fees and project schedule stated in this proposal are valid for thirty (30) days from the date of this correspondence. Authorization to proceed after this period may require revisions to the proposed fees and/or schedule. SCE reserves the right to update the project schedule and, if necessary, adjust the fees to reflect staff availability, workload, and current conditions. If you have any questions regarding this proposal, please do not hesitate to contact our office.

Very truly yours,
SUBURBAN ENGINEERING

By: Erin B Abline
Erin B. Abline, PE, Principal Member

Accepted this _____ Day of _____ 20____

By: _____

_____ (Printed Name & Title)



All American Masonry Inc.
38 VanBuren St,
Stony Point, NY 10980
Snow Biz (Seasonal)
Office: 845 947 4192
Cell : 845 721 0890
Email: aamasonry@optonline.net

Date 11/3/26
Invoice # 376
Project: TOHHD Floor
Terms: At Completion

Bill To:
Town of Haverstraw
Highway Department
113 Thiells Mt Ivy Rd
Thiells NY 10984

Town of Haverstraw Highway Department
Garage Floor

Town of Haverstraw Highway Department
Garage concrete floor, 16 x 6' x 12" where new lift to be installed:
Place 4 yards of 5000 psi design mix, screed, float, edge and finish using fresno technique to match existing
* All demo and prep work to be done by TOH employees
* All material to be supplied by TOH

Labor Only Total $ 1600.00

CIVIL DESIGN WORKS LLC

Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

November 6, 2026

Town of Haverstraw
One Rosman Road
Garnerville, New York 10923

Re: Cheesecote Park Property Line Stakeout

Dear Supervisor Phillips,

Scope of Work

We will retain the services of our consultant Professional Land Surveyor to stake out the rear property lines of the following properties to establish the limits of work for the new emergency access road to Cheesecote Park.

1. 91 Overlook Road
2. 3 Lakeview Court
3. 5 Lakeview Court
4. 7 Lakeview Court

- ***Fee for Task : $2,000***

Please indicate your acceptance by signing below and returning it to our office at your earliest convenience.

They can schedule the work as soon as ordered by the Town.

Very truly yours,

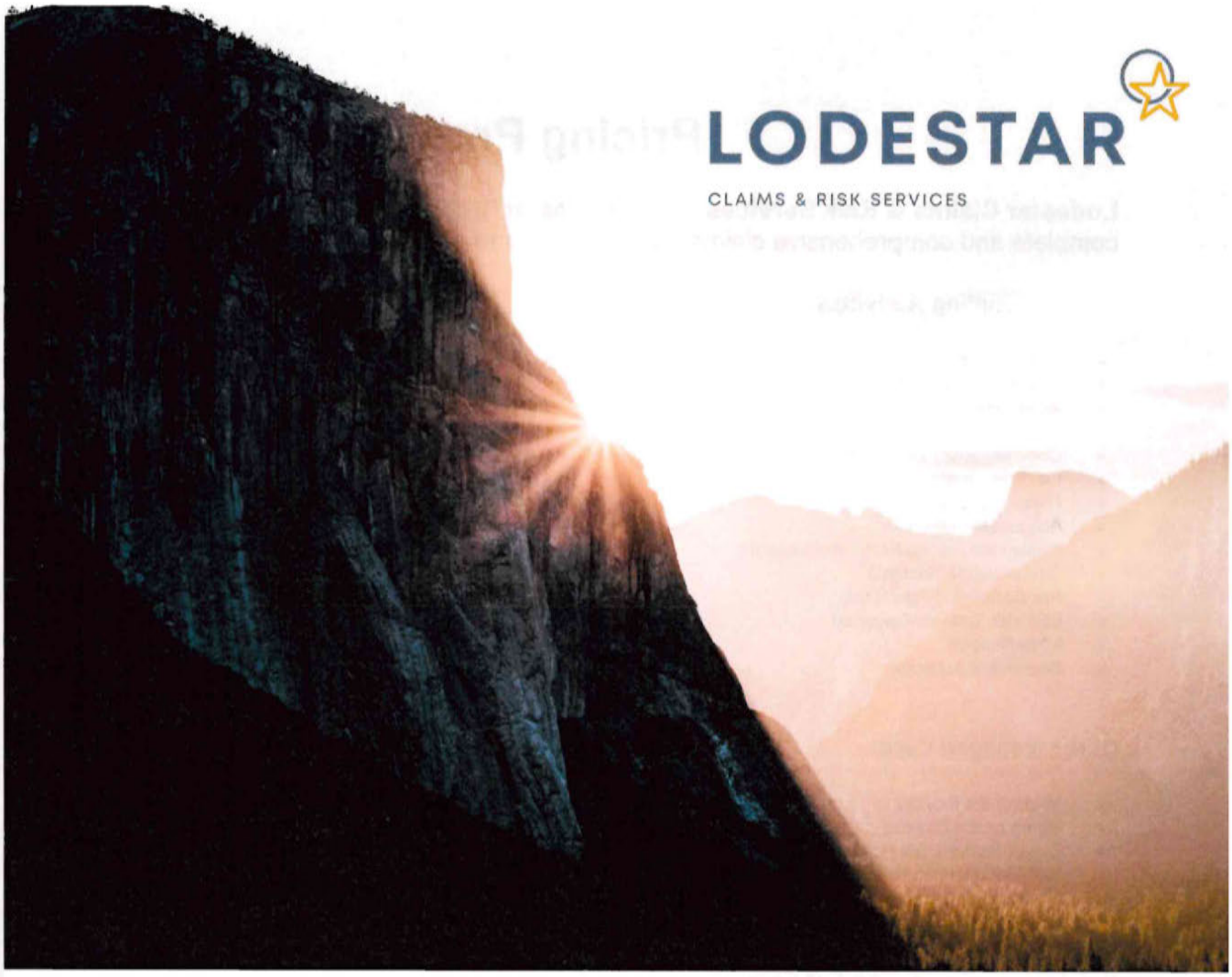
Civil Design Works, LLC
Glenn McCreedy, P.E.
President

Accepted By:

_____ _____
Print Name Title

_____ _____
Signature Date

W:\Proposals\Town of Haverstraw\THAV26-400 Cheescote Property Line Stakeout.docx



LODESTAR
CLAIMS & RISK SERVICES

Lodestar Claims & Risk Services, Inc.

Workers' Compensation

TPA & Risk Services Proposal

January 1, 2027

Presented to

Presented by

Charles Bolesh, CPCU, ARM-P, AIC, AIS
Vice President - Sales
5789 Widewaters Parkway
DeWitt, NY 13214
O: 315.445.6368 | C: 315.525.5685
cbolesh@lodestar.com

Pricing Proposal

Lodestar Claims & Risk Services, Inc. ("Lodestar"), previously PMA Management Corp., offers a complete and comprehensive claims management and risk services program.

Claims Handling Activities:

- Investigation
- Three-Point Contact
- Action Planning
- Claims Processing
- Compensability Decisions
- SIF Investigation
- Fraud Prevention
- Account Management
- Quality Assurance Program Oversight
- Structured Settlements
- Pre-Settlement Advisories
- EDI with State as Required
- 1099 Reports
- Settlement Authority
- Resolution Negotiation
- Litigation Management
- Check Issuance
- Payment Registers
- Claim Review Meetings
- Annual Performance Consultation Meeting
- Self-Insurance Re-Application Assistance
- First Report of Injury Filed with State Agency
- Customized Claim Handling Instructions
- Reserve Advisories
- Patriot Act Compliance
- Office of Federal Asset Control Compliance
- Claim Acknowledgements
- Direct Deposit of Indemnity Payments

Care+ Managed Care:

- Medical Bill Review
- Complex Bill Review
- Out-of-Network Bill Review
- Early Intervention Nurse Assessment on Lost Time Claims
- PPO & Specialty Network Access
- PPO Radius Listing & Mapping to Locations
- Pharmaceutical Benefit Management
- Case Management

Safety/Loss Prevention Services:

- Websource Access
- Lodestar Technical Bulletins
- Lodestar Monthly Web Events Training
- 300+ Safety Videos/DVD Library
- WC/Liability Performance Indicator Report
- Risk Management Assessment
- Lodestar Insights White Papers
- Lodestar Engineering & Safety Services

RMIS Services:

- Executive "Dashboard"
- Internet Claim reporting via RadiusR
- Claim Number Notification
- Real Time Access to Claim Log Notes
- Client Diary System
- Loss Analysis Reports
- Care+ Savings Reports
- Reserve Analysis Reports
- Email Claims Professional Capabilities
- "Schedule My Reports" Feature

Loss Adjustment Expenses:

- Independent Medical Exams
- Medical Bill Review
- Complex Bill Review
- Out-of-Network Bill Review
- Case Management Expenses
- Utilization Review Expenses
- SIF / SITF Recovery
- PPO Network Access Fees
- Private Investigators / SIU Capabilities
- Medicare Section 111 Reporting Fee
- Central Index Bureau /National Insurance Crime Bureau
- Legal Fees / Attorney Fees
- Records Reproduction Fees
- Medicare/Medicaid Conditional Payment Review

Client is responsible for the payment of all Loss Adjustment Expenses including, but not limited to, the above.

Pricing Option – Life of Contract Flat Fee

Lodestar Data Classification: Confidential

Lodestar will provide comprehensive Life of Contract Flat Fee Third Party Administration Services for all new and existing claims as represented in your proposal for the period January 1, 2027, to December 31, 2029, as follows:

Contract Type		Year 1	Yaer 2	Year 3
Life of Contract – Per Claim		$25,673	$25,673	$25,673
Included Services				
Claims Handling		Included	Included	Included
Annual Administration Fee		Included	Included	Included
RadiusR® ($500 Per Additional User)	3 Users	Included	Included	Included
Claim Review Telephonic	2 Reviews	Included	Included	Included
Stewardship Meetings	1 Meeting	Included	Included	Included
Unbundled Services				
Cost Containment Fee	% of All Savings	20%	20%	20%
Subrogation Fee	% Recovery	20%	20%	20%

Pricing is for a 3-year contract.

This quote is valid for 90 days from the date of presentment. If the quote is accepted after 90 days, we reserve the right to re-price the account.

For Flat Fee Pricing agreements, if during the term of the contract, any individual occurrence results in more than ten claimants, as determined by Lodestar, then the following additional claims handling fees above and beyond the Annual Flat Fee shall apply: beginning with the 11th claim and for every claim thereafter, $850 will be charge for each Lost Time Claim; $125 for each Medical Only Claim; and $40 for each Record Only Claim.
Pricing is for a 3-year contract.

Exhibit A – Other Services Fee Schedule

All fees are billed as incurred unless specifically agreed otherwise.

Service Type	Amount
Managed Care:	
Medical and pharmacy bill review and repricing	20% of savings
Utilization review	$130 per review
Field Case management services	$125 per hour plus expenses
Clinical case management services	$125 per hour plus expenses
Catastrophic Clinical Services	$185 per hour
Medical consultant Peer review	$265 per review
Care 24 Nurse Triage Service	$105 per call
Care 24 Enrollment Fee	$3,000
Care Rx+ Pharmacy Intervention Services	$75 per review
Care 24 Translation	Prevailing Market Rate
Medical Director	$250 per hour
Medicare Solutions	
Section 111 Reporting	$9.50 per claim queried
Medicare Set Aside, Revision and Submission Services: MSA, MSA Submissions to CMS, Revisions or Update to Prior MSA, Future Medical Allocations, Life Care Planning and Review; Medicare or Social Security Verification	Prevailing rate for each service Rush fees apply for MSA completed within 5 business days Complimentary Annuity Quote with MSA Applies to all coverage types
Medicare and Medicaid Secondary Payer Services and Lien Resolution Services: Conditional Payment Research, Canvass, Evaluation, Disputes, Appeals, and Negotiations	Prevailing rate for each service Applies to all coverage types
Medical Cost Projections	$1,900 each
Demand Package Nurse Review	$1,900 per review
Update (within 6 months of prior Demand Package Nurse Review)	$950 per review
Demand Package Medical Bill Analysis	$400 per review
Update (within 6 months of prior Demand Package Medical Bill Analysis)	$200 per review
Information Systems:	
RMIS fee	Included per year for up to 3 users $500 per year each additional user
Standard Data Conversion	Not Applicable
Customized Reporting/Programming	$200 per hour
Standard Data Feed Set-Up	Not Applicable
Standard Data Feed	$300 per month

Risk Control:	
General	$160 per hour (AOS), $175 per hour (CA)
Industrial Hygiene Services	$180 per hour
Special Projects	To be determined
Lodestar Websource	Included
Lodestar Organizational Safety Institute	Included

Claim Adjustment:	
Vocational Rehabilitation	$105 per hour
Claim Indexing	Prevailing Market Rate
Legal Bill Analyzer	3% of gross billed charges

Other:	
Administrative	Included annually
Account Implementation	Not Applicable
Claim intake	Internet or Data Fee: included
Non-standard claim intake which includes call	$15 per claim
Subrogation Specialist Services	20% of gross recovery
Excess Recovery Services	3% of gross recovery
Second Injury Fund Recovery Services	20% of gross recovery
Standard Data Extract (upon termination)	$6,000
OSHA reporting preparation services	$20 per incident - $3,000 annual premium
OSHA Special Projects	To be determined
Each Claim Review in excess of two per year	$2,500 per review plus Lodestar Expenses
Onsite claim review	Travel incurred by Lodestar personnel is reimbursed in full by the client
Lodestar Staff Attendance at Legal Proceedings	Travel and expenses incurred by Lodestar personnel reimbursed in full by client
Physical File Storage	To be determined

Lodestar Funding Options

Lodestar offers ACH direct deposit and expedited payments **at no additional cost to Town of Haverstraw.** Lodestar claims loss funding options are outlined below.

Traditional Escrow

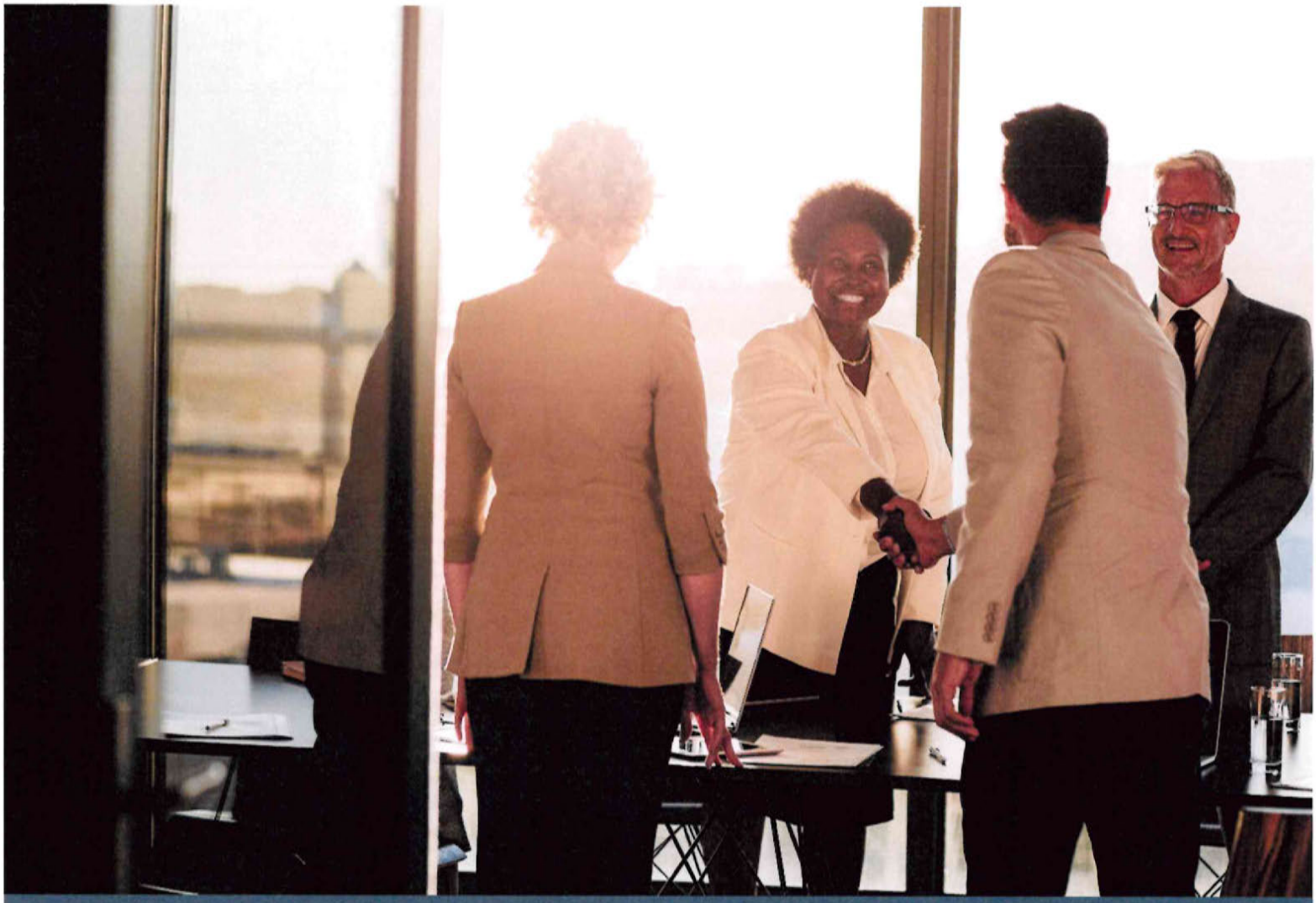
With this option, the client will provide Lodestar with an escrow of three months of estimated paid losses and loss adjustment expenses. Lodestar will pay for the claims throughout the month with this account. At the end of the month, Lodestar will bill the client for losses and loss adjustment expenses paid along with the appropriate claims handling fees (if applicable). The client will also receive detailed loss reports showing all claims activity for the month and a cumulative claims summary report by policy/contract.

Direct Funding

With this option, the client will receive a daily, weekly, or monthly electronic communication from Wells Fargo Bank with the total claim checks issued that day, week, or month. On the next business day, Wells Fargo will initiate an ACH transfer to deduct the previous days' (weeks'/months') claims from the client's bank account. Payment is deposited directly into a sub-account, which is unique to the client. At month-end, the client will receive an AMPS billing statement for the loss-handling fees. The client will also receive detailed claims reports showing all activity for the month and a cumulative claims summary report by policy/contract. Reimbursement by check or client-initiated wire transfer/ACH transfer is required for payment of all fees.

Lodestar eBilling Solution

eBilling* is available to Lodestar clients for loss funding and service fees bills. With eBilling you can easily access and view your bills electronically through our secure internet site instead of receiving paper copies through the mail.



Thank You!

Lodestar Claims and Risk Services
would be honored to continue to be the Town of
Haverstraw's TPA and Risk Services partner.

Lodestar is a trusted leader and recognized expert in commercial risk management insurance solutions and services. Lodestar specializes in workers' compensation, commercial auto, general liability, and commercial package and umbrella coverages, as well as offering claims administration and risk management services through Lodestar, its wholly owned TPA. Lodestar's issuing insurance companies are Pennsylvania Manufacturers' Association Insurance Company, Manufacturers Alliance Insurance Company, and Pennsylvania Manufacturers Indemnity Company. Lodestar is part of Old Republic International, a Fortune 500 company (NYSE: ORI). ORGIC.COM

LODESTAR.COM
©2026 Lodestar

Pro Forma Invoice 32543444

2875 ATLAS AVE
OSHKOSH, WI 54904

www.4imprint.com

Toll Free: 877-446-7746
Free Fax: 800-355-5043

Main Address
HOWARD PHILLIPS
TOWN OF HAVERSTRAW
1 ROSMAN RD STE 1
GARNERVILLE, NY 10923-1799

Invoice Address
Accounts Payable Dept
Raquel Ventura
Town of Haverstraw
One Rosman Rd.
Garnerville NY 10923
USA

Shipping Address
Howard Phillips
Town of Haverstraw
1 Rosman Rd
Garnerville, NY 10923
USA
Tel: (845) 429-2200

Order Number: 32543444
Order Date: November 09 2026
Account No: 1923008
Reference No:

Questions Call: Lauren Taylor
Phone: 877-446-7746 Ext. 7240
Fax: 800-355-5043
Email: ltaylor@4imprint.com

Item Value Grocery Tote - 15 inches x 13 inches - Full Color **Colors** (Tote,Trim): Royal Blue, Royal Blue

Qty	Item #	Description	Unit $	Price $	Total $
700	106836-1513-FC	Value Grocery Tote - 15 inches x 13 inches - Full Color	2.7500	1,925.00	1,925.00
1	Coupon	Coupon Code	-195.5000	-195.50	-195.50
1	Set-Up Charge	Set-Up Charge(Per Order Line)	30.0000	30.00	30.00
700	Run Charge	Full Color Run Charge	0.0000	0.00	0.00
		Freight		187.26	187.26
					1,946.76

Artwork Instructions

Product Color (Base, Trim): Royal Blue,Royal Blue
Imprint Location: Front
Imprint Colors: Full Color

Grand Total 1,946.76