

Fwd: Little League Fields

From: Tom Howley (thowley2067@gmail.com)

To: vcmgwl@yahoo.com

Date: Monday, November 3, 2025 at 02:02 PM EST

Sent from my iPad

Begin forwarded message:

From: mike emsworth <emsboss@gmail.com>

Date: November 3, 2025 at 12:24:40 PM EST

To: Thomas Howley <mayor@villageofgreenwoodlake.org>

Subject: Little League Fields

Good afternoon Mayor Howley!

The Little League had their monthly meeting last week to discuss our plans for the upcoming spring season. The weather will be turning soon and we were wondering about the status of the new field on Helen Kelly. Also, after some light clean up on Francis and Lions, we are curious to the time frame of replacing the backstop at Francis and the reinforcement of the light station on Lions. We look forward to hearing from you, and don't hesitate to reach out if you need more information from us.

Thank you!

Mike Emsworth

GWL Little League Tee Ball/Coach Pitch Coordinator



Department of Health

KATHY HOCHUL
Governor

JAMES V. McDONALD, MD, MPH
Commissioner

JOHANNE E. MORNE, MS
Executive Deputy Commissioner

October 28, 2025

Honorable Thomas Howley
Mayor, Village of Greenwood Lake
18 Church Street
Greenwood Lake, NY 10928

Re: Drinking Water State Revolving Fund
Infrastructure Investment and Jobs Act Emerging Contaminants Funding
Project No. 19938
New PFAS Treatment
Village of Greenwood Lake, Orange County

Dear Mayor Howley:

The NYS Department of Health (DOH) has completed an evaluation for funding through the Drinking Water State Revolving Fund (DWSRF) Federal Fiscal Year (FFY) 2025 Infrastructure Investment and Jobs Act (IIJA), formerly known as Bipartisan Infrastructure Law (BIL) Emerging Contaminants (EC), for the project referenced above. I am pleased to inform you that this project is eligible for an IIJA-EC grant award of up to \$3,416,551.

This funding determination is based on the criteria as described in the Federal Fiscal Year 2026 DWSRF Intended Use Plan (IUP).

Please note the following with regard to this funding determination:

- This funding award remains in effect through September 30, 2027, by which time a Project Finance Agreement (PFA) must be executed with the New York State Environmental Facilities Corporation (EFC).
- All projects that receive IIJA-EC funding must meet certain programmatic requirements including, but not limited to:
 - Davis Bacon Federal Prevailing Wage rates
 - American Iron and Steel
 - Build America/Buy America (BABA) domestic sourcing
 - Federal Equivalency compliance including National Environmental Protection Act (NEPA) environmental review, federal cross-cutting authorities, disadvantaged business enterprises (DBE), single audit reporting, and surveillance services and equipment procurement, as applicable
 - Federal signage terms and conditions requiring a physical sign at construction sites (<https://efc.ny.gov/construction-signs>)
 - Minority and Women-owned Business Enterprises (MWBE) /Equal Employment Opportunities (EEO)/ Disadvantaged Business Enterprises (DBE) participation



DEPARTMENT OF HUMAN RESOURCES

Alison Tyack
Deputy Commissioner

Langdon C. Chapman
Commissioner

Tamara Hunter
Deputy Commissioner

Steven M. Neuhaus
County Executive

255 Main Street
Goshen, NY 10924
TEL: (845) 291-2707 FAX: (845) 378-2373
www.orangecountygov.com

October 31, 2025

Honorable Thomas Howley
Village of Greenwood Lake
PO Box 7
Greenwood Lake, NY 10925

RE: Examination #70009870I Police Sergeant - PM

Dear Mayor Howley:

The eligible list resulting from the above noted Promotional exam has been established effective October 31, 2025.

If you need to fill a vacancy in the above title, we will provide you with the Certification of Eligibles upon request.

If you have any questions, please contact Jessica Horan, Examinations Coordinator at jhoran@orangecountygov.com or Rita Torres, Examinations Coordinator at rtorres@orangecountygov.com or call 845-291-2730.

Sincerely,

Heather Morse
Director of Civil Service

HM:rh

11/06/2025

Dear Chief Eirand,

Please accept this letter as formal notification that effective November 14, 2025 I will be resigning from my position as a part time police officer with the Village of Greenwood Lake Police Department. I want to thank you for the opportunity to begin my career and learn valuable skills.

A handwritten signature in black ink, appearing to be "R. Eirand", written in a cursive style.

VILLAGE OF GREENWOOD LAKE: VILLAGE BOARD
COUNTY OF ORANGE: STATE OF NEW YORK

In the Matter of the Petition of

LAKELAND REALTY OF ORANGE COUNTY INC.
and JD DEVELOPMENT LLC
for an Amendment to the Village of Greenwood
Lake Zoning Code Pursuant to §7-708 of the
Village Law of the State of New York

**AMENDED
VERIFIED PETITION FOR
AMENDMENTS TO THE
ZONING CODE OF THE
VILLAGE OF GREENWOOD
LAKE**

Petitioner LAKELAND REALTY OF ORANGE COUNTY INC. a New York corporation ("LAKELAND ") and owner of premises located at 42 Sterling Road, Village of Greenwood Lake and also known as Section 316 Block 2 Lots 6.1 and 7.1 (the "Premises") and JD DEVELOPMENT LLC, a New York limited liability company and contract vendee to purchase the Premises respectfully petitions the Village of Greenwood Lake Village Board ("Village") to amend Chapter 120 of the Zoning Code of the Village of Greenwood Lake (the "Zoning Code") and presents, as and for its verified petition, the following:

INTRODUCTION

1. LAKELAND is the owner of the Premises described above which is located in the RC Resort Commercial Zoning District with the Village of Greenwood Lake.
2. JD DEVELOPMENT LLC is under contract to purchase the Premises.
3. The Petitioners seek to amend the Zoning Code and specifically the permitted uses within the Resort Commercial RC Zoning District ("RC District") to allow for the adaptive re-use of abandoned dilapidated structures.

SETTING OF RESORT COMMERCIAL RC DISTRICT

4. The RC District is located at both the east arm of the waters of Greenwood Lake along Waterstone Road and Sterling Road as well as at the north arm of the waters of Greenwood Lake along NYS Route 210.
5. The RC District is primarily improved by a mix of commercial uses and multi family housing.

6. Historically the Village of Greenwood Lake has been known as a tourist destination with its focus on recreational activities such as boating, hiking and biking.

7. Tourism has been the strongest economic engine supporting local commerce including a number of eating and drinking establishments, restaurants and marinas.

8. Tourism has spawned a new industry in the nature of short term rental accommodations to house tourists and guests visiting the area.

9. Many single family homes have been acquired and are now utilized as short term rentals as opposed to owner occupied single family homes and or long term rentals for year round residents.

10. The proliferation of short term rentals has helped grow local tourism but has also driven up demand for housing resulting in an increase in rents and housing prices making it difficult for first time home buyers and younger individuals to find affordable housing.

11. Historically, Greenwood Lake was also known for its many hotels serving as tourist destinations such as the Ferncliff Hotel, the Windemere Hotel, Willow Point Hotel, the Long Pond Inn and the Brandon House.

12. A number of well known restaurants and clubs dotted the shores of the lake known as Greck's Maplewood Inn, the Rainbow Restaurant, the Sterling, the New Continental, Mothers and TG's.

13. Over time, many of these grand hotels and restaurants were went out of business, fell into disrepair and/or were destroyed by fire.

14. For years, many of these structures sat in an abandoned condition resulting in urban blight, decay, dilapidation and unsafe conditions.

15. In an effort to promote the rehabilitation of older abandoned structures within the Village of Greenwood Lake, Petitions seek to amend the Zoning Code of the Village of Greenwood Lake to allow the adaptive re-use of these structures and create development incentives by permitting the rehabilitation, reconstruction and re-development of these structures under the Zoning Code that would otherwise be prohibited.

PETITION

16. The Petitioners seek an amendment to the Zoning Code by allowing uses that complement the pre-existing nonconforming uses and uses presently allowed within the RC District.

17. Attached hereto at Exhibit A is a proposed amendment to the Chapter 164 of the Zoning Code of the Village of Greenwood Lake that would foster the adaptive re-use of abandoned and dilapidated structures with the RC District.

18. And while the Petitioners seek an amendment with respect to the RC District where the Premises owned by the Petitioners are located, there is nothing to prevent the Village Board from adopting the proposed amendment elsewhere in the Village of Greenwood Lake.

19. The proposed amendment would allow additional uses within the RC District such as business and professional offices, bed and breakfast establishments, multi family dwellings and indoor recreation/sports establishments.

20. The proposed amendment would only allow these uses within existing structures that have been abandoned for over a decade and only on parcels of land of 1 acre or more.

21. The surrounding areas of the Village consists of a variety of mixed uses including restaurants, marinas, high density and multi-family residential homes.

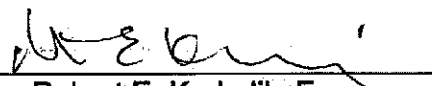
22. The redevelopment of these abandoned structures will increase the tax base and ratables resulting in high real property taxes imposed on these properties and reducing the tax burden on other real property owners.

23. An amendment to the Zoning Code is consistent with the Village Master Comprehensive Plan, will not result in a change in the character of the neighborhood and will create economic opportunities for small business owners and employees.

24. An amendment under the Zoning Code will allow the construction of new, quality, affordable apartments within the Village of Greenwood Lake.

25. WHEREFORE, Petitioner seeks an amendment to the Zoning Code of the Village of Greenwood Lake as proposed in Exhibit A attached hereto.

DATED: November 14, 2025
Warwick, New York


By: Robert E. Krahulik, Esq.
Beattie & Krahulik
Attorneys for Petitioner
2 Bank Street
Warwick, New York 10990
(845) 986-1156

VERIFICATION

New Jersey
STATE OF NEW YORK)

)ss:

COUNTY OF ORANGE)

Bergen
Jeffrey Hart being duly sworn states: 1. I am the Member/Manager for JD Development LLC, the Petitioner herein; 2. I have read the annexed Petition and it is entirely true based upon my own personal knowledge, except as to those matters which are alleged upon information and belief, and as to such matters the deponent believes them to be true.

Jeffrey Hart

Name: *Jeffrey Hart*
Title: *Partner*

Sworn to before me on the
14th day of November, 2025

Christine M Niebergall

Notary Public

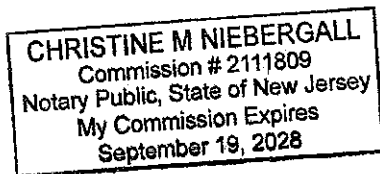


EXHIBIT A

§164-_____ Adaptive re-use in nonresidential structures in commercial districts.

(1) Intent. The intent of this section is to assist in the renovation, preservation and adaptive reuse of nonresidential vacant structures within the Recreation Commercial Zoning District (RC District) by providing for rehabilitation, renovation and/or expanded use of these structures.

(2) Applicability. This section shall apply to the initial adaptive reuse of any nonresidential structure within the RC District that has been vacant for a period of ten (10) years or more, and provided that such structure is located on a lot or lot(s) with a combined minimum lot area of one (1) acre. Nonresidential structures in the RC District do not need to have been in existence on the effective date of this section.

(3) Uses permitted by special use permit. In addition to the provisions of the Table of Use Requirements, the following uses may be permitted in nonresidential structures by special use permit granted by the Planning Board pursuant to § 164-46 of this chapter:

(a) Business and professional offices.

(b) Bed and Breakfast

(c) Sale or storage of lumber and building materials and equipment.

(d) Maintenance, repair, and storage of boats, boat and boat accessory sales and fuel.

(e) Multifamily dwelling.

(f) Indoor recreation establishments and/or sports.

(g) Any combination of the these and/or the other uses permitted in the RC District.

(4) Requirements of special use permit. The Planning Board shall receive, review and approve a site plan for the adaptive re-use of a nonresidential structure pursuant to the provisions of § 164-46 of this chapter. Prior to granting a special use permit, the Planning Board shall find that:

(a) Traffic generation of the proposed use is within the capacity of the existing roadway system.

(b) The proposed use will not involve hazardous activities or toxic materials.

(c) The proposed use is appropriate to the structure and will aid in its renovation, maintenance and preservation.

TOWN OF WARWICK



Eileen M. Astorino
Town Clerk/Registrar
132 Kings Highway
Warwick, New York 10990-3152
Tel: (845) 986-1124, ext. 246
Fax: (845) 987-1499
clerk@townofwarwick.org

Carolyn Purta, Deputy Town Clerk/Deputy Registrar
Melissa Stevens, Deputy Town Clerk
Tel: (845) 986-1124, ext. 244 or 245
Fax: (845) 987-1499

November 12, 2025

Mayor Howley & Village Board
Church Street, P. O. Box 7
Greenwood Lake, NY 10925

Dear Mayor & Board members,

I am currently the Town Clerk and the Registrar for the Town of Warwick and all its' Villages. I am writing this letter asking you to re-appoint me as Registrar for the Village of Greenwood Lake for a four-year term to expire 12/31/2029. I will receive no additional compensation from the Village of Greenwood Lake other than the \$10.00 per copy I provide to the applicant requesting a certified copy of a Birth or Death Certificate issued by me.

I realize the position is one of confidentiality. I have followed all the laws according to the NYS Health Department as Registrar and will continue to do so if re-appointed as your Village Registrar. My knowledge of the procedures associated with that of a registrar over the past few years provide me with the qualifications to handle the position.

I have enclosed a Notification of Appointment of Registrar of Vital Statistics DOH-1556 Form from NYS Department of Health that needs to be completed by you. If you have any questions please do not hesitate to call me at 845-986-1124 ext.246.

Please sign and return to my office at the above address.

Thank you,

Eileen M. Astorino
Town Clerk/ Registrar