

CHK #248 \$350.00
CHK #249 8/1/24
\$2000 Escrow

IRACE ARCHITECTURE P.C.

15 Elm St.
Warwick, New York 10990

Iracearchitecture.com
IraceAIA@yahoo.com

P. 845-988-0198
F. 845-798-2430

July 30, 2024

Village of Warwick Planning Board
77 Main Street, PO Box 369
Warwick, NY 10990

RE: FEED and GRAIN LLC
15 ELM STREET
Warwick, NY 10990

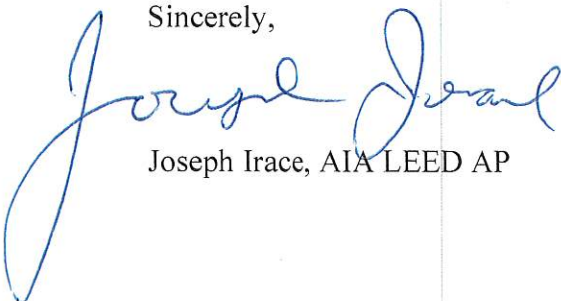
SUBJECT: PROPOSED RE-GRAIDING PERMIT

Dear Planning Board,

Please see the following application and submittal for planning board review. Attached are the following items:

- 1- Planning Board application for site plan
- 2- Escrow deposit for \$2000.00.
- 3- Application check for \$350.
- 4- Planning Board checklist.
- 5- E.A.S. short form.
- 6- SK-1 Original Survey.
- 7- SK-2 proposed site plan.
- 8- Flood Hazard Area Application.
- 9- Flood Map
- 10- Flood Map Detail
- 11- Deed to the property.

Sincerely,



Joseph Irace, AIA LEED AP



Village of Warwick Planning Board 77
Main Street, PO Box 369
Warwick, New York 10990
Tel: (845) 986-2031, ext. 7
Email: planning@villageofwarwick.org

OFFICE USE ONLY:

Date Received: _____

App. Fee Received: _____

Escrow Received: _____

APPLICATION FOR SITE PLAN

(Preliminary Review / Final Approval / Amendment to Site Plan)

[All information must be completed. If not applicable, note N/A. Must be signed & notarized.]

1. Project Name FEED AND GRAIN L.L.C.

2. Tax map designation: Section 210 Block 7 Lot 3

3. Zoning District – please circle: R LO MR-SC CCRC CB GC LI TND PAC AD

**See Article II Zoning Districts and Zoning Maps. *All applications are subject to ARB review, except as specified by the VC.*

4. Is the property located in the Historic District? Yes _____ No ✓

**See Historic District Map. If 'yes', applicant must complete an AHDRB application and go before the AHDRB.*

For questions 5 – 10 use Article III Use Regulations of the V. of Warwick Zoning Code, Table of General Use Requirements

5. Type of Existing Use: COMMERCIAL

6. Proposed Type of Use: COMMERCIAL

7. Circle Applicable Category for Project's Proposed Use: P* C* S* P

8. Proposed Project's Use Group(s): J

9. Proposed Project's Special Conditions: — **last column in Table of General Use Requirements*

10. Per Article III Use Regulations of the Village of Warwick Zoning Code, Table of General Use Requirements, does the project additionally require:

• Conditional Use Permit: Yes No

**If 'yes' applicant must complete a Conditional Use Permit Application.*

**Applicants to review ARTICLE XI Conditional Use Review and Approval & Article XII Conditional Use & Special Use Permit Use Standards.*

• Special Use Permit: Yes No

**If 'yes' applicant must complete a Special Use Permit Application*

**Applicants to review Article XII Conditional Use & Special Use Permit Use Standards.*

11. Type of Project: check one

☐ Preliminary Site Plan Review

☐ Final Site Plan Review

☒ Amendment to Approved Site Plan

12. **Application Fee(s)**, payable to the Village of Warwick, submitted as separate checks with the application:

- | | | |
|--|-----------------|--------------------|
| • Application for Preliminary Site Plan Review Fee: | <u>\$350.00</u> | Check # <u>248</u> |
| • Supplementary Final Site Plan Fee: | <u>\$150.00</u> | Check # _____ |
| <i>*Supplementary Fee in combination with initial Preliminary Site Plan Review Application Fee will satisfy Application for Final Site Plan Fee.</i> | | |
| • Application for Final Site Plan Fee: | <u>\$500.00</u> | Check # _____ |
| • Application for Amendment to Site Plan Fee | <u>\$350.00</u> | Check # _____ |

13. **Escrow Fee**, payable to the Village of Warwick, submitted as separate checks with the application:

• Base Escrow (Preliminary/Final /Amendment):

\$2,000

Check # 249

**Applicants must also complete the attached Escrow Account for Consultant Review Form.*

**Base escrow for Preliminary Site Plan Review will be applied toward Final Site Plan escrow.*

14. Applicant's Name JOSEPH IRACE Phone 845-798-2430
 Address 15 ELM ST, WARWICK, N.Y. 10990 Email IRACEAIA@YAHOO.COM
 (Street Number & Name) (Post Office) (State) (Zip Code)

Owner's Name JOSEPH IRACE Phone "
 Address " Email "
 (Street Number & Name) (Post Office) (State) (Zip Code)

Applicant's Representative's Name - Phone "
 Address " Email "
 (Street Number & Name) (Post Office) (State) (Zip Code)

Plan Preparer's Name JOSEPH IRACE Phone "
 Address " Email "
 (Street Number & Name) (Post Office) (State) (Zip Code)

Attorney's Name - Phone "
 Address " Email "
 (Street Number & Name) (Post Office) (State) (Zip Code)

Meeting Notification Name " Phone " Email "

15. Total acreage 1.102 Number of lots 1

16. This application is for the use and construction of IMPORTING FILL

17. Is any variance from Article IV Bulk Requirements requested? Yes ☒ No ☐

If so, for what? "

18. Has the Zoning Board of Appeals granted any variance or has the Village Board granted any special use permit concerning this property? ☒ Yes / No

If so, list Applicant Name FEED & GRAIN LLC (Attach entire ZBA & VB approval.)

19. Estimated area of disturbance 10,000 SQ FT +/-

TO BE SIGNED AND NOTARIZED

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

COUNTY OF Orange
STATE OF New York SS:

I, JOSEPH INCE, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Sworn before me this

30th Day of July 2024

[Signature]
Notary Public



[Signature]
OWNER/ARCHITECT

PROXY STATEMENT (Completion required ONLY if applicable)

COUNTY OF _____
STATE OF _____ SS:

_____, being duly sworn, deposes and says that he resides
at _____ in the County of _____ and
(Owners Address)
State of _____.

And that he is the (owner in fee) _____ of the _____
(Official Title)
(corporation which is the owner in fee) of the premises described in the foregoing application and that
he has authorized _____ to make the foregoing application for Planning Board
approval as described herein and to represent him on all Planning Board matters.

Sworn before me this _____ Day of _____ 20____

Owner's or Official's Signature

Notary Public

VILLAGE OF WARWICK PLANNING BOARD
PRELIMINARY / FINAL SITE PLAN / AMENDMENT TO SITE PLAN
CHECKLIST

The following items shall be submitted with a completed checklist to the Planning Board secretary at least 3 weeks prior to the Planning Board Meeting before consideration for being placed on a Planning Board agenda.

INITIAL SUBMISSION

- ☒ Project Cover Letter, including a narrative describing the existing and proposed use(s) of the property.
- ☒ Completed Application for Preliminary / Final Site Plan Approval / Amendment to Approved Site Plan
- ☒ Application fee payable to the Village of Warwick. The memo on the application fee check must indicate the project name and type of payment.
- ☒ Escrow deposit payable to the Village of Warwick. The memo on the escrow deposit check must indicate the project name and type of payment.
- ☐ Completed Escrow Account for Consultant Review Form.
- ☐ Prior approved site plan, if applicable
- ☐ Deed and if applicable, confirmation of corporate ownership and proxy.
- ☒ Short or Full Environmental Assessment Form (EAF), as appropriate, completed using the NYSDEC online mapper.
https://www.dec.ny.gov/permits/357.html#EAF_Part_1;
https://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf
- ☒ Permit Application for Development in Flood Hazard Areas, if applicable.
- ☐ Six collated sets of the Site Plan (4 full size sets, 2 of 11"x17" reduced sets, and entire submittal emailed to planning@villageofwarwick.org in pdf format) bearing the signature and seal of a NYS licensed land surveyor or professional engineer. Refer to Site Plan Requirements for additional requirements.

SUBSEQUENT SUBMISSIONS

Subsequent submissions shall include a cover letter with itemized responses to the Planning Board's review comments and six sets of plans as described above.

SUPPORTING DOCUMENTS

The applicant shall submit reports, correspondence and/or approvals by other agencies, and other documents regarding the proposed project. These might include:

- Correspondence from the Village Board, Architectural and Historic Review Board, and Zoning Board of Appeals
- Environmental Reports (e.g. wetlands, endangered species, site remediation)
- Cultural resources reports
- Traffic studies
- Stormwater Pollution Prevention Plan (SWPPP) or other drainage studies
- Copy of all offers of cession, covenants, deed restrictions, and easements in effect or proposed.

SITE PLAN REQUIREMENTS

1. ☒ Title block including the project name, the name, address, license number, seal, and signature of the design professional who prepared the drawings, and the dates of preparation and of each revision.
2. ☒ Property boundaries and right-of-way locations, certified by a licensed land surveyor.

3. _____ Name(s) & address(es) of owner(s) and applicant(s).
4. _____ Parcel(s) tax map ID (Section, Block and Lot)
5. _____ Vicinity map. Show zoning district boundaries, if applicable
6. _____ Bulk table showing zoning district(s), applicable use group(s), and bulk requirements together with compliance information.
7. _____ Required yards and setbacks drawn on the plan.
8. _____ North arrow, written and graphic scale.
9. _____ The proposed use, location, height, and designs of all existing and proposed buildings and structures, including exterior renderings and details.
10. _____ Locations of existing utilities on and near the project site.
11. _____ Approval block near the lower right-hand corner.

The Planning Board can waive one or more of the following site plan elements that it deems to be not applicable to the proposed project:

12. _____ Existing contours, at intervals of two feet or less, extending at least 50 feet beyond the property boundary.
13. _____ Existing watercourses, intermittent streams, wetland areas, rock outcrops, trees with a diameter of 8 inches or more 3 feet above ground level, wooded areas, and any other significant features.
14. _____ Location and description of all existing and proposed site improvements, including but not limited to drainage pipes, drains, culverts, ditches, bridges or other drainage works, retaining walls, curbs, pavement, sidewalks, and fences. Provide applicable details.
15. _____ Wetland boundaries, including the name and address of delineator and date of delineation, and jurisdictional agency (NYSDEC or USACE).
16. _____ Boundaries of areas subject to flooding as per the FEMA Flood Insurance Study.
17. _____ Proposed contours, at intervals of two feet or less, with spot grades as needed to clarify proposed grading.
18. _____ Finished floor elevations.
19. _____ Proposed divisions of buildings into different uses.
20. _____ Road design layout information, profiles, and details.
21. _____ Existing and proposed water supply facilities, including profiles of proposed water mains.
22. _____ Existing and proposed sanitary sewer facilities, including profiles of proposed sewer mains.
23. _____ Erosion control measures, including locations, maintenance notes, and details.
24. _____ The location, type, and screening details for solid waste disposal facilities and containers.
25. _____ Existing signs, and locations and details of proposed signs.
26. _____ Landscaping plans and details.
27. _____ Lighting plans, details, and manufacturer's information on proposed fixtures.
28. _____ Design of parking and loading areas, with calculations.
29. _____ Locations of any outdoor storage facilities, with details of proposed screening measures.
30. _____ Locations, height and design of lighting, power and communications facilities.
31. _____ Location of fire and other emergency zones including location of nearby fire hydrants. Provide defined access and egress drives with truck turning radius shown where necessary.
32. _____ Location, height, design and direction of all exterior rooftop structures and facilities including placement of any generators, exterior equipment, exhaust systems, noise baffles and appropriate screening.
33. _____ Location and design of all parking and access facilities as are required for the handicapped pursuant to the NYS Building Code.
34. _____ Inventory and quantity of hazardous materials anticipated for on-site storage and/or use.
35. _____ Plans for the disposal of construction and demolition waste, whether on-site storage and/or use.

- 36. _____ Sight distances at each proposed driveway or roadway.
- 37. _____ Profiles of all driveways in excess of ten percent slope.
- 38. _____ Maximum number of employees, maximum seating capacity, hours of operation, etc. specific to the proposed use(s).
- 39. _____ Match lines.
- 40. _____ Locations of traffic safety devices and directional flow of traffic shown.
- 41. _____ For projects involving more than one phase, a site plan indicating the ultimate development of the entire property.
- 42. _____ Special mitigation measures required by the SEQRA review process, whether conducted by the Planning Board or another agency.

This list is provided as a guide only and is for the convenience of the applicant. The Village of Warwick Planning Board may require additional notes or revisions prior to granting approval. The applicant shall review the Village Code and all applicable State, including SEQRA documents in accordance with NYCRR §617 and Federal requirements for additional information required.

Preparer's Acknowledgement:

The plat for the proposed plan has been prepared in accordance with this checklist and the Village of Warwick Ordinances, to the best of my knowledge.

By: _____

Signature of Licensed Professional

Date: _____

7/24/24

Printed Name: _____

JOSEPH H IRACE AIA

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

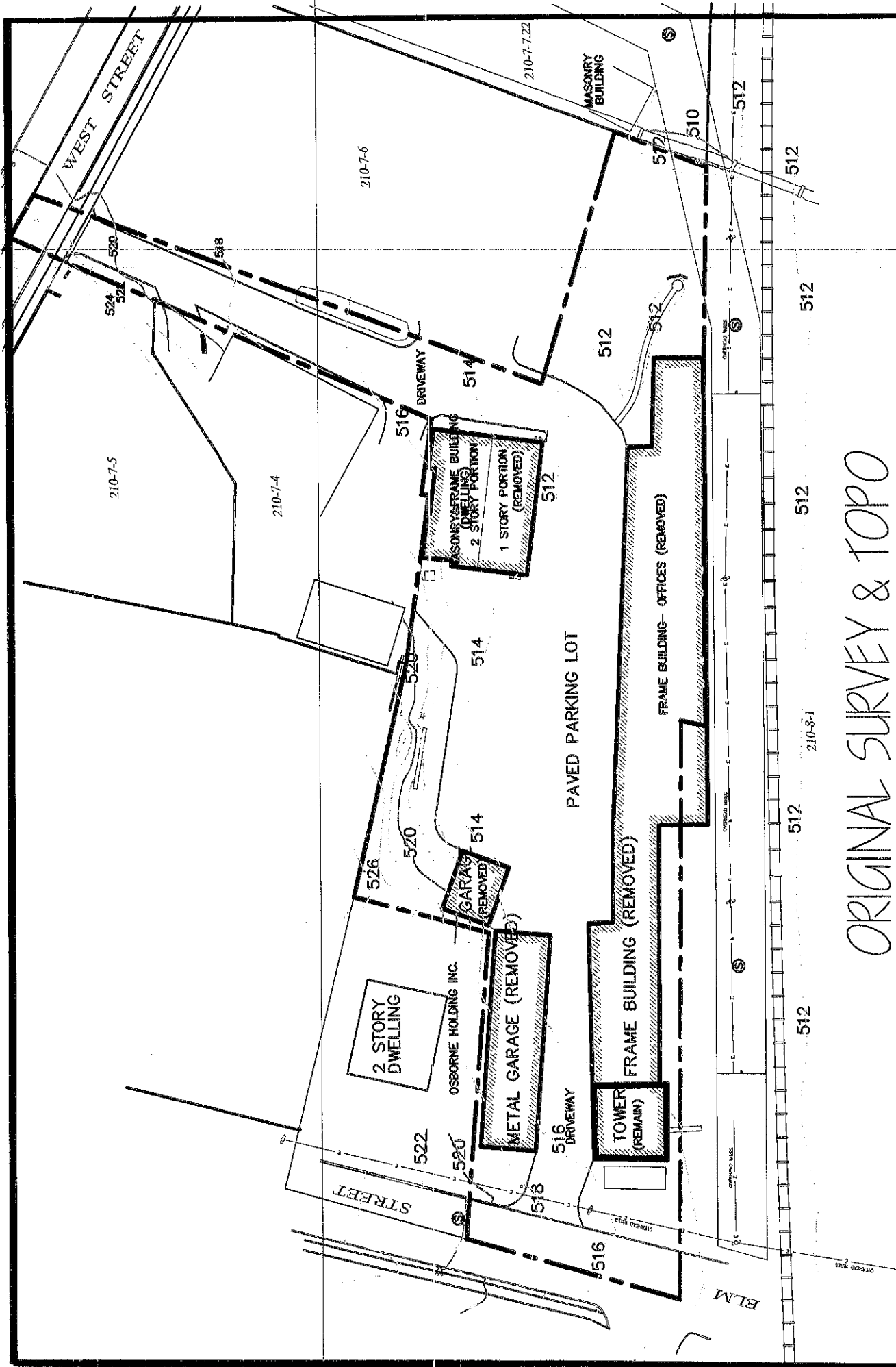
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
FEED + GRAIN LLC. / JOSEPH IRACE			
Name of Action or Project: LANDSCAPE BERMS (SBL 210-7-3)			
Project Location (describe, and attach a location map): 15 ELM STREET AND 29 WEST STREET			
Brief Description of Proposed Action: LANDSCAPE PROJECT TO INCLUDE IMPORT CLEAN FILL TO CREATE 2 BERMS FOR TREES AND PLANTS. GRADE TO BE RAISED APPROX. 4 FEET AVERAGE.			
Name of Applicant or Sponsor: JOSEPH IRACE		Telephone: 845.798.2430 E-Mail: IRACEAIA@YAHOO.COM	
Address: 15 ELM STREET			
City/PO: WARWICK		State: N.Y.	Zip Code: 10990
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: VILLAGE OF WARWICK PLANNING BOARD		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.102 acres	
b. Total acreage to be physically disturbed?		9,000 acres 50,000 SQ. FT.	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.102 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: <u>FEMA FLOOD PLAIN</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: <u>NO CONSTRUCTION IS PROPOSED</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>NO CONSTRUCTION</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>NO CONSTRUCTION</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. 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?	NO	YES	
b. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <u>WAWAYANDA CREEK (CLASSIFICATION C(T))</u>			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
INDIANA BAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:	EXISTING RUNOFF WILL NOT BE CHANGED	
EXIST DRAINAGE SWALE RUNS TO OPEN STREAM,		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: JOSEPH TRACE Date: 7/10/24 Signature: [Signature] Title: ARCHITECT		

PRINT FORM



ORIGINAL SURVEY & TOPO

LANDSCAPE PROJECT:

F E E D & G R A I N L L C

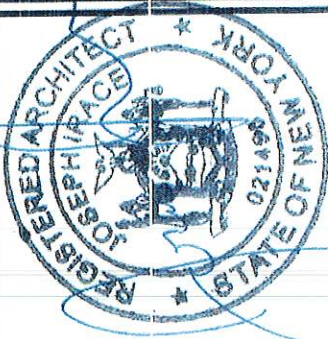
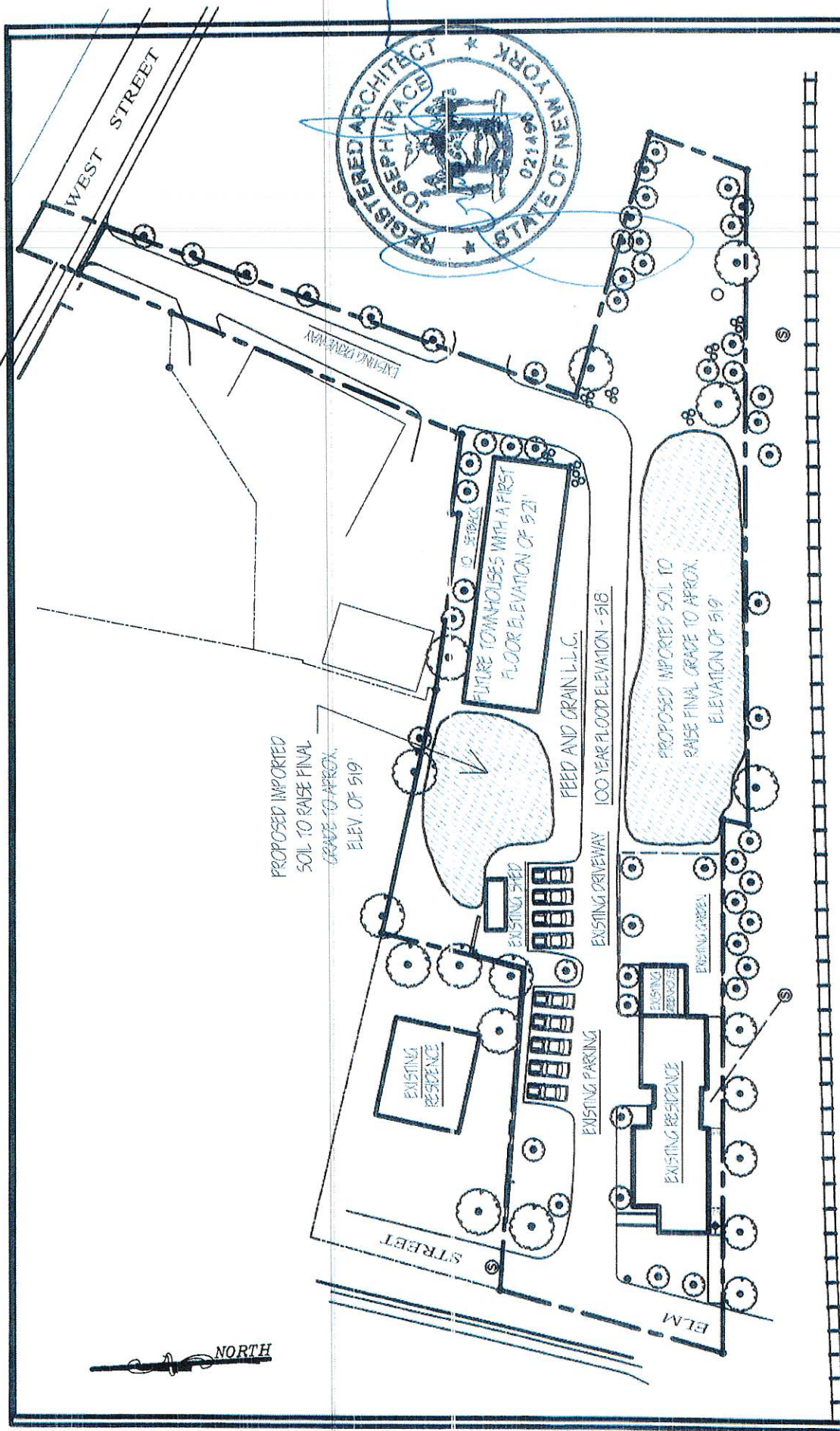
15 ELM STREET, WARWICK, NEW YORK

IRACE ARCHITECTURE
 15 ELM STREET
 WARWICK, NEW YORK 10990
 P-845-988-0196
 C-845-788-2430

SK-1

1206027

JULY 9, 2024



PROPOSED IMPORTED SOIL

J. RACE ARCHITECTURE
 15 ELM STREET
 WARWICK, NEW YORK 10990
 P-845-9888
 C-845-2490

LANDSCAPE PROJECT
FEED & GRAIN LLC
 15 ELM STREET, WARWICK, NEW YORK

SK-2
 100-6027
 JULY 9, 2024

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____ Date _____

VILLAGE _____ of WARWICK

ORANGE _____ County, New York

Permit Application for Development
in
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)
B. For assistance in completing or submittal of this application contact:

Village Planning Board _____, Floodplain Administrator,

(Name)

77 Main St., Warwick, N.Y. 10990

(Address)

NY (845) 986-2031

1. Name and Address of Applicant

JOSEPH
(First Name)

TRACE
(MI) (Last Name)

Street Address: 15 ELM STREET

Post Office: WARWICK State: N.Y. Zip Code: 10990

Telephone: 845-798-2430

2. Name and Address of Owner (If Different)

(First Name)

(MI)

(Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () _____

3. Engineer, Architect, Land Surveyor (If Applicable)

JOSEPH
(First Name)

TRACE
(MI) (Last Name)

Street Address: 15 ELM STREET

Post Office: WARWICK State: N.Y. Zip Code: 10990

Telephone: 845-798-2430

PROJECT LOCATION

Street Address:

15 ELM STREET
WARWICK, NY 10990

Tax Map No.

210.7.3

Name of, distance and direction from nearest intersection or other landmark

WEST STREET - NORTH OF SITE
FED + GRAIN

Name of Waterway:

WAWAYANDA CREEK

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

- ☐ New Construction
☐ Addition
☐ Alteration
☐ Relocation
☐ Demolition
☐ Replacement

Structure Type

- ☐ Residential (1-4 family)
☐ Residential (More than 4 family)
☐ Commercial
☐ Industrial
☐ Mobile Home (single lot)
☐ Mobile Home (Park)
☐ Bridge or Culvert

Estimated value of improvements if addition or alteration:

\$5000.00

Other Development Activities

- ☒ Fill ☐ Excavation ☐ Mining ☐ Drilling ☐ Grading
☐ Watercourse alteration ☐ Water System ☐ Sewer System
☐ Subdivision (New) ☐ Subdivision (Expansion)
☐ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

7/5/24

Date

Joyl Brown
Signature of Applicant

VILLAGE _____ of WARWICK
Flood Hazard Development Permit

Administrative Action
Completed by Floodplain Administrator

Proposed project located in ☒ "A" zone with elevation
☐ "A" zone without elevation
☐ Floodway
☐ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is 518

Source documents: FIRM, MAP

PLAN REVIEW

Elevation to which lowest floor is to be elevated 521 ft. (NGVD)
Elevation to which structure is to be floodproofed _____ ft. (NGVD)
Elevation to which compacted fill is to be elevated 519 ft. (NGVD)

ACTION

- ☐ Permit is approved, proposed development in compliance with applicable floodplain management standards.
- ☐ Additional information required for review. Specify: (i.e., encroachment analysis) _____
- ☐ Permit is conditionally granted, conditions attached. _____
- ☐ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature _____ Date _____
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is 519 ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached. ☒

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date _____ Signature _____

VILLAGE _____ of _____ WARWICK
ORANGE _____ County, New York

Development in Flood Hazard Areas
Instructions

1. Type or print in ink
2. Submit _____ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.
4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature

Date

Joyl Dyer 6/2/24

Nation Flood Hazard Layer FIRMette

1°15'31.65"N



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (SFE)
Zone A, V, AE
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone X

OTHER AREAS OF FLOOD HAZARD

NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRS

OTHER AREAS

Area of Undetermined Flood Hazard Zone X
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Tract
Base Flood Elevation Line (SFE)
Limit of Study
Jurisdiction Boundary
Coastal Tract Baseline
Profile Baseline
Hydrographic Feature

OTHER FEATURES

Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/13/2009 4:50:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for

USGS The National Map, Orthorectified, Data refreshed October 2017

Feet

1:6,000

41°15'45"N

74°21'26.76"W

5:29



FIRMETTE_3b5ee2d3-3275-40fc...

Done



HN63437

DEED

Section 210, Block 7, Lot 3

THIS DEED is made on December 18, 2019

BETWEEN WARWICK VALLEY 29 WEST, LLC with an address at P.O. Box 469, Warwick, New York 10990, party of the first part, and

FEED & GRAIN, LLC with an address at 60 Main Street, Warwick, New York 10990, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One and No/100 (\$1.00) Dollars, lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or successors and assigns of the party of the second part forever.

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND with the building and improvements thereon erected, situate, lying and being in the Village of Warwick, ^{Town of Warwick} County of Orange and State of New York and more particularly described in Schedule A annexed hereto and made a party hereof.

BEING AND INTENDED TO BE the same premises conveyed to the Grantor by deed from Arthur F. Pingel and Marilyn K. Pingel dated April 19, 2013 and recorded April 30, 2013 in Liber 13554 page 1410 in the Orange County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, therein heirs and successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

[The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.]

IN WITNESS WHEREOF, the party of the first part has duly executed this Deed the day and year first above written.

WARWICK VALLEY 29 WEST, LLC

By:  (L.S.)
Robert J. Schluter, Member
Sole

STATE OF NEW JERSEY
COUNTY OF PASSAIC SS.:

On the *18th* day of *December*, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert J. Schluter of Warwick Valley 29 West, LLC personally known to me or proved to me on the basis of satisfactory evidence to be the Sole Member of the party of the first part and acknowledged to me that he executed the same in his capacity as Sole Member of Warwick Valley 29 West, LLC.



FLORENCE DE BLIECK
A Notary Public of New Jersey
My Commission Expires October 17, *2024*

Record and Return to:

✓ Michel Welch, Esq.
P.O. Box 317
60 Main Street, Suite 2A
Warwick, NY 10990

SCHEDULE A DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE VILLAGE OF WARWICK, COUNTY OF ORANGE, AND STATE OF NEW YORK SAID LOT BEING MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at a point in the centerline of Elm Street at the Right of Way line of Norfolk Southern Railway Railroad LLC, said point being the southwesterly corner of the herein describe premises, thence continuing along the centerline of Elm Street North 18 degrees 49 minutes 30 seconds East 90.85 feet, thence along lands reputedly of Osborne Holdings, Inc (Liber 4410 Page 203) and north and west of a chain link fence bordering the subject premises the next three courses and distances;

- 1) South 82 degrees 05 minutes 30 seconds East (passing over a pipe found) 123.85 feet, thence
- 2) North 19 degrees 21 minutes 30 seconds East 15.00 feet, thence
- 3) North 18 degrees 19 minutes 30 seconds East 42.00 feet, thence along lands reputedly of A John's World Properties (Liber 12639 Page 660) and north of a chain link fence South 73 degrees 40 minutes 30 seconds East 97.83 feet, thence along lands reputedly of Doty (Liber 2343 Page 59) north of a chain link fence the next three courses and distances:

- 1) South 78 degrees 32 minutes 40 seconds East 68.70 feet, thence
- 2) North 11 degrees 27 minutes 20 seconds East 3.00 feet, thence
- 3) South 78 degrees 32 minutes 40 seconds East 30.86 feet, thence continuing along lands of Doty and lands reputedly of Marsh (Liber 12255 Page 1397) North 27 degrees 09 minutes 20 seconds West (passing over buried iron(s) found on line) 186.68 feet to a point in the centerline of West Street, thence along said centerline of West Street South 57 degrees 28 minutes 40 seconds East 20.08 feet, thence along lands reputedly of Stages Holding Corp. (Liber 13096 Page 1219) South 24 degrees 12 minutes 30 seconds West 220.63 feet and South 69 degrees 55 minutes 40 seconds East (north of a chain link fence) 107.00 feet to a buried bolt found, thence along lands reputedly of Lybolt (Liber 2292 Page 887) east of a chain link fence South 24 degrees 34 minutes 50 seconds West 40.36 feet, thence the remaining three courses and distances along lands reputedly of the Norfolk Southern Railway Railroad LLC (Liber 5119 Page 132):

- 1) On a curve concave to the southwest with a Radius of 5754.58 feet and an arc length of 226.95 feet (generally along the building line), thence
- 2) North 15 degrees 14 minutes 25 seconds East 10.24 feet, thence
- 3) North 86 degrees 15 minutes 20 seconds West 234.37 feet to the point or place of beginning as shown on a survey prepared by Stephen M. Bryk, P.L.S. on April 14, 2013

CONTAINING: 1.102 ACRES OF LAND.

HILL-N-DALE ABSTRACTERS, INC.

20 SCOTCHTOWN AVENUE

P.O. BOX 547*

GOSHEN, NEW YORK 10924