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November 6, 2024

**VILLAGE OF WARWICK BOARD OF TRUSTEES
77 MAIN STREET
WARWICK, NY 10990**

ATT: MAYOR MICHAEL NEWHARD

Re: 42 Orchard Street Zone Petition
Section 210, Block 11, Lot 5
W.O. #1803.13

Dear Mayor Newhard and Trustees:

We have reviewed the petition to amend the zoning for a portion of the property located at 42 Orchard Street as prepared by Robert Krahulik on behalf of Vanessa Mann and M&L Equity Auto LLC on October 2, 2024. We provide the following comments:

1. The location of the subject property is shown on the attached zoning map and aerial photograph. Vanessa Mann seeks to extend the adjacent Light Industrial (LI) zoning district in a westerly direction to include a portion, 0.137± acres, of the total 0.289± acre property (42 Orchard). This 0.137± acre portion of the parent parcel is proposed to be conveyed to the adjoining property (210-11-16.22) which currently resides within the Light Industrial (LI) zone.
2. The proposed zone change, and subsequent lot line change, would permit the property owner/operator of 18 Elm Street (M&L Equity Auto LLC) to continue the current use of this portion of property as a permitted Conditional Use within the Light Industrial (LI) zone.
3. The applicants have proposed the incorporation of adequate screening, by means of vegetation and fencing, to screen the proposed Light Industrial (LI) zoned property from the neighboring Residential (R) zoned tax parcels.
4. The subdivision and site plan, as prepared by Friedler Engineering, PLLC, should be signed and sealed by a New York State Professional Land Surveyor.

5. The site plan should clearly detail the limit of the current zoning boundary lines, and the proposed amendment to the Light Industrial (LI) and Residential (R) zoning districts.
6. The legal description provided within Exhibit C or the petition should be revised to provide sufficient “meets and bounds” descriptions, utilizing permanent reference points or ties to such.

Sincerely,
Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

42 Orchard St.

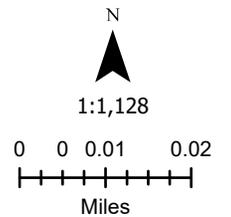


November 6, 2024

Address Points

 Municipal Boundaries

 Parcel Boundaries



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42 Orchard St.

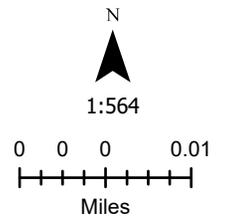


November 6, 2024

Address Points

 Municipal Boundaries

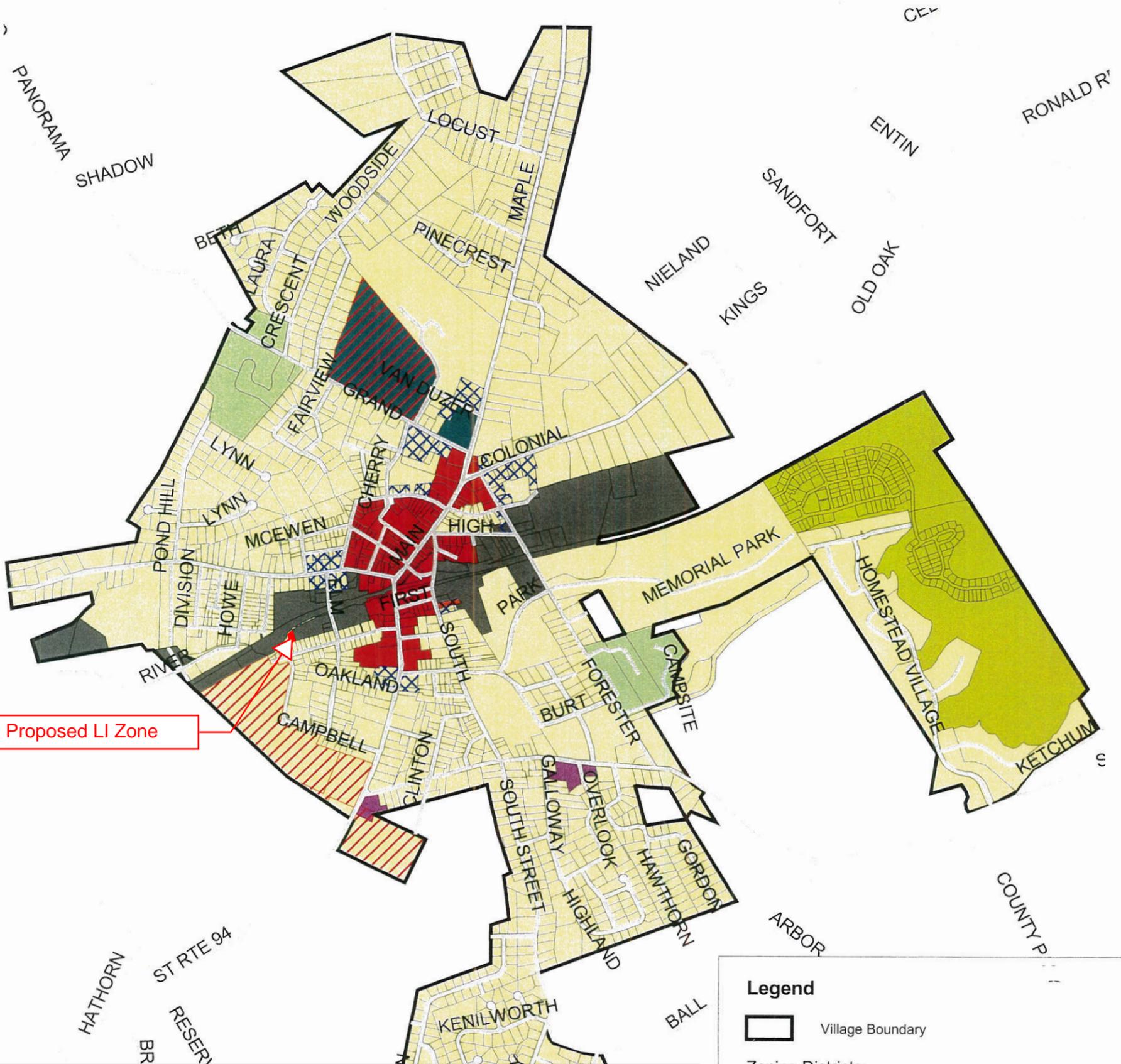
 Parcel Boundaries



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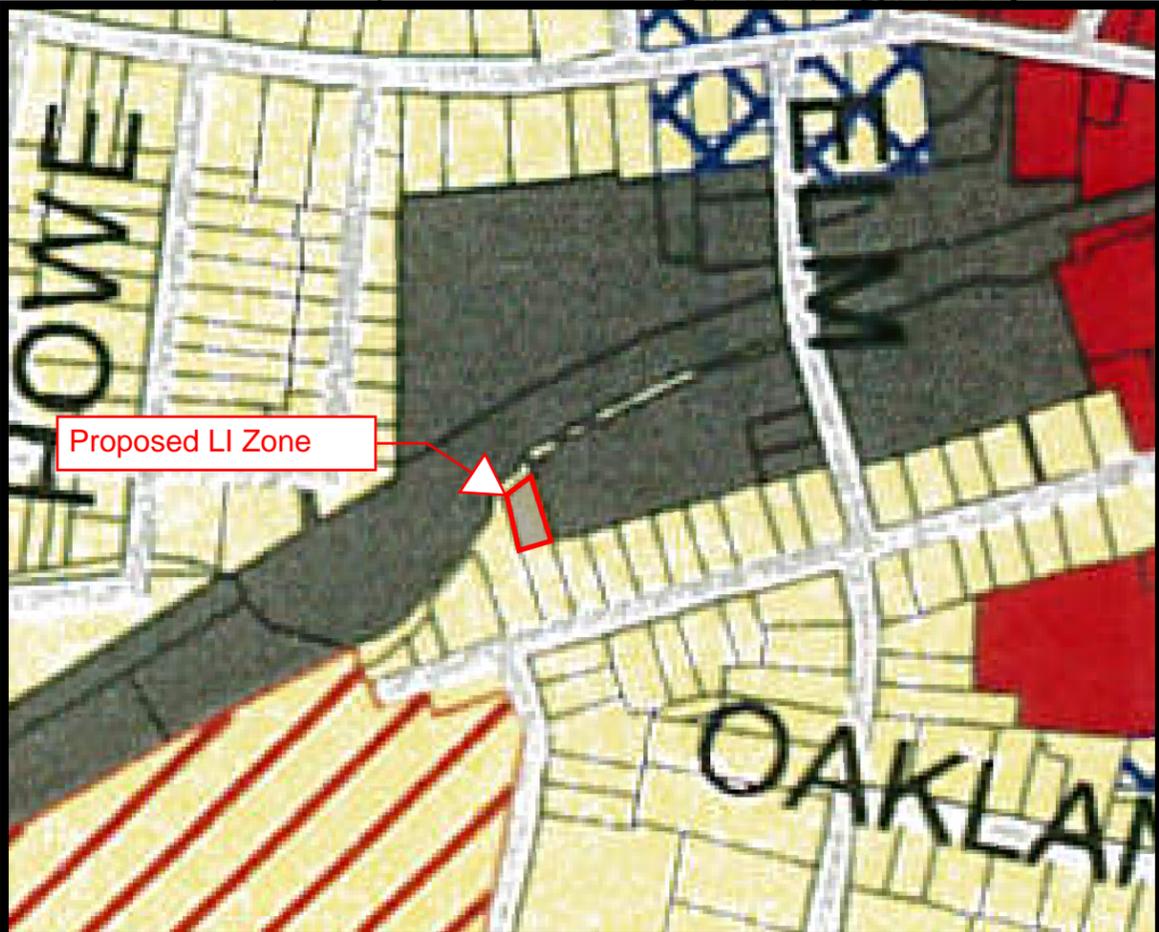
Village of Warwick Zoning Map



Proposed LI Zone

Legend

- Village Boundary
- Zoning Districts:**
 - Central Business (CB)
 - (Continuing Care Retirement Community CCRC)
 - General Commercial (GC)
 - Light Industrial (LI)
 - Planned Adult Community (PAC)
 - Residential (R)
 - Multiple Residence - Senior Citizen (MR-SC)
 - Limited Office Overlay (LO)
 - Traditional Neighborhood Design (TND)



Proposed LI Zone