

Oct 16, 2024

**The Village of Warwick**

77 Main Street  
PO Box 369  
Warwick, NY 10990

**RE:** 19 Welling Place Renovation, Warwick, NY  
Site Plan Application

**Attn:**

**Michael Newhard**, Village Mayor  
**Barry Cheney**, Deputy Mayor  
**Boris Rudzinski**, Building Inspector  
**Kristin Bialosky**, Planning and Zoning Secretary  
Members of the Village of Warwick Planning Board



**RECEIVED**

10/16/24  
via email  
Scan  
email  
PB  
10/17/24

**To the Members of the Village of Warwick Planning Board:**

As the Registered Architect for this project, I am writing to present the proposed renovation of **19 Welling Place** in the Village of Warwick.

This letter describes the building's proposed use, intent, occupancy, and aesthetic after the renovation. To orient you, this is the former location of Mr. Bill's Automotive Repair facility. The existing building contained automotive repair on the first floor, an office, and one apartment on the second floor.

Charlie and Patty Bossolina, residents of the Town of Warwick, own the building and property.

**The current state of the building at 19 Welling Place is in dire need of renovation and a total refresh.** Its appearance is unwelcoming, with no connection to the street. The brick veneer is failing, the windows are cracked, and the frames are rotten. The roof leaks, and the exterior doors do not operate properly. Pedestrian access is poor, with the building entrances prohibiting accessible entrances.

**Charlie and Patty envision investing in this building to transform it into a visible, accessible, and attractive renovation.** The plan is to house two established local businesses in the first-floor office space: **Base 10 Architecture, PLLC**, and **C. Bossolina Construction Inc.** The second floor is designed to accommodate three apartments, each with two bedrooms. This transformation not only revitalizes the building but also contributes to the local economy and community. Two apartments will share a common stairwell, and the third will have a dedicated stair.

**The following are the goals for the design of the exterior renovation:**

1. Fix any structural deficiencies, including the roof framing
2. **The exterior design should create rhythm and organization, including a relationship between the openings on the first floor and those on the second floor.**
3. **Create a connection to the street.**
4. Create a pedestrian way along Welling Place with new sidewalks and steps.
5. New asphalt-shingle roofing.
6. New hardware where applicable.
7. New Electric, Gas, Water, and Sewer connections.
8. Improve the energy efficiency of the building with new insulation, envelope sealing, and HVAC systems.
9. New windows and doors with a simple, clean aesthetic.
10. New trim includes corner boards, fascia, rake trim, and window and door casing.
11. New Siding: Clapboard with board and batton in the gable ends.
12. New soffit material.
13. New business signage, including blade signs and lettering on the entrance doors for each business.

We presented the design to the Village Architectural and Historic District Review Board on October 1, 2024. The renderings herein represent the revised design after the AHDRB comments.

We eagerly anticipate presenting this project to the board and hope you view it as we have: a necessary step toward continuing the revitalization of the side streets of Warwick's charmed shopping district. This renovation will not only enhance the visual appeal of the area but also provide new business opportunities and living spaces for the local community.

**We deeply appreciate your time and dedication to the Village of Warwick. Your commitment to this project is invaluable and we thank you for your service.**

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Collins". The signature is fluid and cursive, with a large initial "C" and a stylized "J" and "P" for the middle initials.

Christopher JP Collins, R.A. LEED<sup>AP</sup>  
Registered Architect, NYS License #028679

**VILLAGE OF WARWICK PLANNING BOARD**  
**APPLICATION FOR SITE PLAN**  
**(Preliminary Review / Final Approval / Amendment to Site Plan)**

Chairperson: Jesse Gallo

Members: Bryan Barber  
Kerry Bolland  
Scot Brown  
Bill Olsen

Alt Member: Vanessa Holland

Secretary: Kristin Bialosky

Planning Board Engineer: Keith Woodruff (Engineering & Surveying Properties)

Planning Board Attorney: Elizabeth Cassidy, Esq.

Contents:

1. Informational Letter
2. Application (Preliminary Review / Final Approval / Amendment to Site Plan)
3. Site Plan Checklist

Other Relevant Information:

1. Visit [www.villageofwarwick.org](http://www.villageofwarwick.org) for:
  - a. Planning Board Meeting Dates
  - b. Code of the Village of Warwick:  
<https://ecode360.com/WA0539>
  - c. Zoning Code of the Village of Warwick:  
<https://ecode360.com/WA0539/document/752979791.pdf>
  - d. Zoning & Historic Districts Maps:  
<https://ecode360.com/WA0539/document/752979789.pdf>
  - e. Schedule of Fees:  
<https://villageofwarwick.org/village-of-warwick-fees/>

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](mailto:planning@villageofwarwick.org)

Dear Applicant:

In order for the Planning Board to adequately review your application, the following items must be received by the Planning Board Secretary ***no later than 4:00 pm, 3 weeks prior to the regular scheduled meeting. If all items are not received by this deadline, the application will be considered incomplete and will not be reviewed.***

1. Project Cover Letter
2. Completed Application(s)  
\*See below for Preliminary Review, Final Review, and Amendments
3. Completed Checklist
4. Environmental Assessment Form
5. 6 collated sets of the Site Plan (4 full size sets, 2 -11"x17" reduced sets, and entire submittal emailed to [planning@villageofwarwick.org](mailto:planning@villageofwarwick.org) in pdf format) bearing the signature and seal of a NYS licensed land surveyor or professional engineer
6. Itemized response to any prior review comments
7. Application Fee(s)
8. Escrow Deposit for Consultant Review & Complete Escrow Account for Review Form

Applicants have the option of choosing between a pre-application informal submission for preliminary review or a formal application for approval.

**(1) PRELIMINARY REVIEW (VC Chapter 145-92 & 145-93)**

An applicant, at his discretion, may submit, prior to a formal application for Final Site Plan approval, an application for Preliminary Site Plan approval.

For purposes of a pre-application informal submission, the applicant should submit an **Application for Preliminary Site Plan Review**, including:

- Application fee
- Escrow fee for services for reviews, including reviews of an informal submission, performed at the direction of the Planning Board by the Village Engineer, Attorney or other consultant.
- Applications to the Planning Board shall be made by the property owner involved or by an applicant with the written consent of the property owner and the property owner's signature shall be notarized.
- provide as much information as he or she can, keeping in mind the specific criteria specified in the Site Plan rules and regulations.
- the applicant should outline any modifications he or she is requesting from the requirements specified in the Site Plan rules and regulations.
- The applicant shall submit all application materials provided for on the Site Plan in as much detail as he/she feels is warranted to enable the Planning Board to come to a preliminary conclusion as to the merits of the proposal.
- Should variances from the requirements of this chapter be contemplated, their nature and degree should be specified.

Such submission shall be submitted to the Planning Board secretary **at least three (3) weeks prior to the Planning Board meeting at which review is sought.**

The Planning Board will determine if referral to the AHDRB is warranted.



## **(2) FINAL SITE PLAN REVIEW & APPROVAL (VC Chapter 145-94)**

For purposes of an application for Final Site Plan Approval, the applicant should complete an **Application for Final Site Plan Approval** in the same manner as prescribed for Preliminary approval as specified in the Site Plan rules and regulations:

- Submit an Application for Final Site Plan Approval, including:
  - Application fee
  - Escrow fee for services for reviews, including reviews of an informal submission, performed at the direction of the Planning Board by the Village Engineer, Attorney or other consultant.
  - Applications to the Planning Board shall be made by the property owner involved or by an applicant with the written consent of the property owner and the property owner's signature shall be notarized.
  - **All items as specified in the attached checklist.**
- The applicant should provide as much information as he or she can, keeping in mind the specific criteria specified in the Site Plan rules and regulations.
- The applicant should outline any modifications he or she is requesting from the requirements specified in the Site Plan rules and regulations.
- The applicant shall submit all application materials provided for on the Site Plan in as much detail as he/she feels is warranted to enable the Planning Board to come to a conclusion as to the merits of the proposal.
- Should variances from the requirements of this chapter be contemplated, their nature and degree should be specified.
- The Final Site Plan and all supporting materials shall be subject to review and consultation in the same manner as the Preliminary Site Plan.

Such submission shall be submitted to the Planning Board secretary **at least three (3) weeks prior to the Planning Board meeting at which review is sought.**

The Planning Board will determine if referral to the AHDRB is warranted.

## **(3) Amendments to Approved Site Plans – See Zoning Code 145-96**

### **Consultant Review & Fees**

All fees for consultant review that the Planning Board incurs during the preliminary or final review of the site plan application will be the responsibility of the applicant. An advanced deposit for these fees will be required to be placed in an escrow account with the Village of Warwick. ***No review of the application will commence until the escrow deposit is received.*** In addition, if the escrow balance falls below 80% of the initial deposit, the applicant will be required to make an additional deposit to bring the balance back to the original amount, prior to any further review of the application by the Planning Board. ***Final plans will not be signed unless the escrow account is current.***

Sincerely,

Jesse Gallo, Chairman  
Village of Warwick Planning Board

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](mailto:planning@villageofwarwick.org)

## OFFICE USE ONLY:

Date Received: 16/16/24App. Fee Received: 1687 ✓Escrow Received: 1688 ✓350-  
2000-**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 &amp; notarized.]

1. Project Name 19 Wellign Place Renovation2. Tax map designation: Section 207-5-25 Block \_\_\_\_\_ Lot \_\_\_\_\_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** <sup>X</sup> 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: Automotive Repair / Apartments6. Proposed Type of Use: Professional Office / Apartments7. Circle Applicable Category for Project's Proposed Use: P\* **C\*** S\* P8. Proposed Project's Use Group(s): J9. Proposed Project's Special Conditions: \$145-120 *\*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: \$350.00 Check # \_\_\_\_\_
- Supplementary Final Site Plan Fee: \$150.00 Check # \_\_\_\_\_
- Application for Final Site Plan Fee: \$500.00 Check # \_\_\_\_\_
- Application for Amendment to Site Plan Fee: \$350.00 Check # \_\_\_\_\_

*\*Supplementary Fee in combination with initial Preliminary Site Plan Review Application Fee will satisfy Application for Final Site Plan Fee.*

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

• Base Escrow (Preliminary/Final /Amendment): \$2,000 Check # \_\_\_\_\_

*\*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 C Bossolina Group LLC Phone 201-481-8766

Address 21 Union Corners Road, Warwick Email cbossolina@yahoo.com

(Street Number & Name) (Post Office) (State) (Zip Code)

Owner's Name Charlie and Patti Bossolina Phone 201-481-8766

Address 21 Union Corners Road, Warwick Email cbossolina@yahoo.com

(Street Number & Name) (Post Office) (State) (Zip Code)

pbossolina@yahoo.com

Applicant's Representative's Name Christopher Collins, RA Phone 845-988-0233

Address 10 Nieland Drive, Warwick NY 10990 Email chris@base10arch.com

(Street Number & Name) (Post Office) (State) (Zip Code)

Plan Preparer's Name Brian Friedler Phone 845-544-5662

Address 9 Locust St, Warwick NY 10990 Email friedlerengineering@outlook.com

(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 0.090 Number of lots 1

16. This application is for the use and construction of Mixed use space: Offices first floor,  
apartments second floor

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 \_\_\_\_\_ (Attach entire ZBA & VB approval.)

19. Estimated area of disturbance none

**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.

Patricia A. Bossolina 50%  
Charles A. Bossolina 50%  
 COUNTY OF Orange  
 STATE OF New York SS:

I, Charles A. Bossolina, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

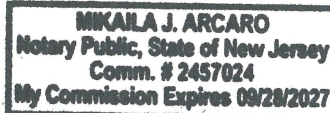
Sworn before me this

8th Day of October 2024

Signature

Title

Mikaila Arcaro  
 Notary Public



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**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  
 State of \_\_\_\_\_  
 (Owners Address)

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

**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, Patricia Bossolina, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Sworn before me this

Signature

Patricia Bossolina

8 Day of OCT 20 24

Title

Veronica Avery  
Notary Public

VERONICA AVERY  
Notary Public, State of New York  
Reg. No. 01AV4808821  
Qualified in Orange County  
Commission Expires 01/31/2027

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

Owner's or Official's Signature

\_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_

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/permits/357.html#EAF_Part_1;);  
[https://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/seafpartone.pdf](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](mailto: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.   X   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.   X   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. ☐ na 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. ☐ na 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. ☐ na 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. na Sight distances at each proposed driveway or roadway.
- 37. na Profiles of all driveways in excess of ten percent slope.
- 38. TBD Maximum number of employees, maximum seating capacity, hours of operation, etc. specific to the proposed use(s).
- 39. na Match lines.
- 40. na Locations of traffic safety devices and directional flow of traffic shown.
- 41. na For projects involving more than one phase, a site plan indicating the ultimate development of the entire property.
- 42. x 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:  Date: October 16, 2024  
Signature of Licensed Professional

Printed Name: Christopher JP Collins, NYS Registered Architect

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S  
ACTS (INDIVIDUAL OR CORPORATION) HN 76142**  
**FORM 8002 (short version), FORM 8007 (long version)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

**THIS INDENTURE**, made the 15 day of July, 2024

**BETWEEN WILLIAM A. MASTANDREA**, Individually, residing at 10 Fawn Hill Court, Warwick, New York 10990

party of the first part, and

**C. BOSSOLINA GROUP LLC**, a New York-Based Limited Liability Company, having an address of 21 Union Corners Road, Warwick, New York 10990,

party of the second part;

**WITNESSETH**, that the party of the first part, in consideration of Four Hundred Forty Thousand Dollars No Cents (\$440,000.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected situate, lying and being in the Village of Warwick, Town of Warwick, County of Orange and State of New York; more particularly described in the Schedule A attached hereto.

Said premises being more commonly known as: "19 Welling Place, Warwick, New York 10990; having a Section, Block & Lot of 207-5-25."

Subject to all covenants, easements and restrictions of record, if any, affecting said premises;

Being and intended to be the same premises conveyed to WILLIAM A. MASTANDREA, who acquired title by Deed dated December 30, 1986, made by RICHARD L. CONKLIN, recorded in the Orange County Clerk's Office on January 7, 1987, in Liber 2638 at Page 237.

**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, the heirs of 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

Section: 207, Block: 5, Lot: 25

# **HILL-N-DALE ABSTRACTERS, INC.**

**As Agent for  
WESTCOR LAND TITLE INSURANCE COMPANY**

## **SCHEDULE A Description**

**Title Number: HN 76142**

**ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Warwick, Town of Warwick, in the County of Orange, State of New York, bounded and described as follows:**

**BEGINNING at a point in the southerly line of Welling Place and in a northerly corner of lands of The Warwick Valley Telephone Company and runs from said point of beginning:**

- 1) Along the lands of said Warwick Valley Telephone Company on the two following courses and distances South 49° 22' 39" West 54.00 feet to a point, thence**
- 2) North 40° 36' 19" West 72.73 feet to a point in the southerly corner of lands now or formerly of the C.G.T. Realty Corporation, thence**
- 3) Along the same North 49° 23' 41" East 54.00 feet to a point in the southerly line of said Welling Place, thence**
- 4) Along the same South 40° 36' 19" East 72.71 feet to the point and place of beginning.**

### **FOR INFORMATION ONLY:**

**TOGETHER with a right of way ten feet (10') in width, adjoining the above described premises on the southeast on lands of first parties, running from Welling Place westerly to the Moses' lands.**

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 improvement 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.

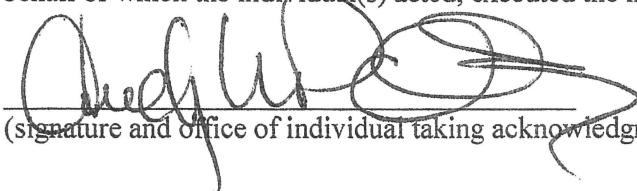
**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

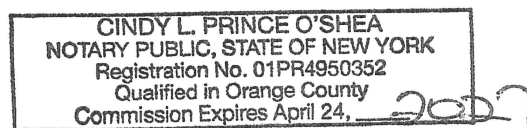
  
WILLIAM A. MASTANDREA

**Acknowledgment by a Person Within of New York State (RPL § 309-a)**

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

On the 15 day of July in the year 2024, before me, the undersigned, personally appeared **WILLIAM A. MASTANDREA**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
(signature and office of individual taking acknowledgment)



RECORD AND RETURN TO:  
Paul S. Shook Esq. ✓  
42 High Street  
Warwick, New York 10990

Section: 207, Block: 5, Lot: 25

# *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.

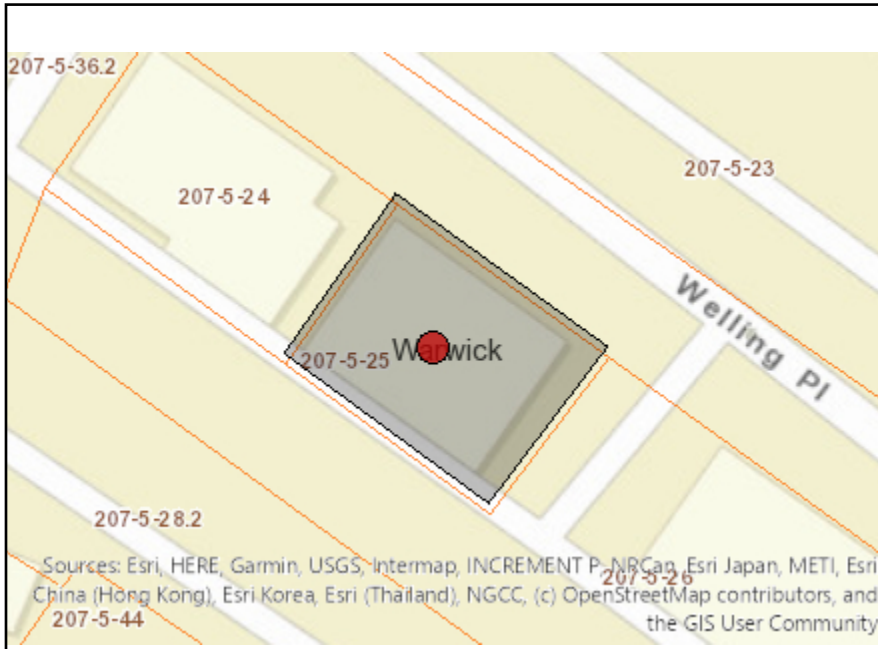
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
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 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:			<input type="checkbox"/>	<input type="checkbox"/>
3.   a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned _____ acres or controlled by the applicant or project sponsor?				
4. Check all land uses that occur on, are adjoining or near the proposed action: 5.     Urban       Rural (non-agriculture)       Industrial       Commercial       Residential (suburban) <input type="checkbox"/> Forest     Agriculture                   Aquatic       Other(Specify): <input type="checkbox"/> Parkland				



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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span><input type="checkbox"/> Shoreline</span> <span><input type="checkbox"/> Forest</span> <span>Agricultural/grasslands</span> <span>Early mid-successional</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Wetland</span> <span><input type="checkbox"/> Urban</span> <span>Suburban</span> </div>		
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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px; margin-top: 10px;">           a. Will storm water discharges flow to adjacent properties?         </div> <div style="margin-left: 20px; margin-top: 10px;">           b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?         </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
<input type="checkbox"/>	<input 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? If Yes, describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
<input type="checkbox"/>	<input 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? If Yes, describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>Applicant/sponsor/name: _____</span> <span>Date: _____</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>Signature: </span> <span>Title: _____</span> </div>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



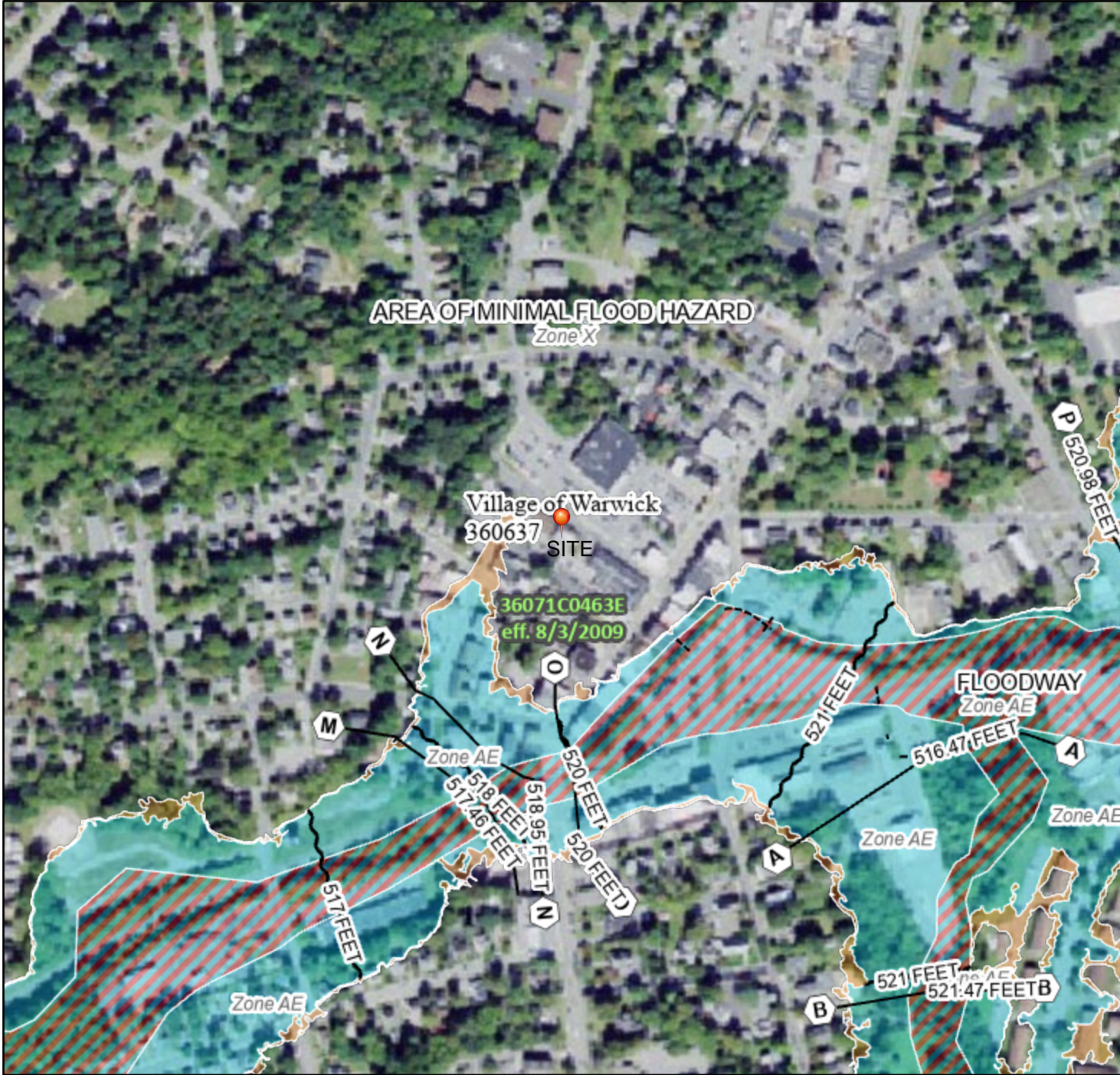
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



# National Flood Hazard Layer FIRMMette



74°21'55"W 41°15'42"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

74°21'18"W 41°15'15"N

Basemap Imagery Source: USGS National Map 2023

## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		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 D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped



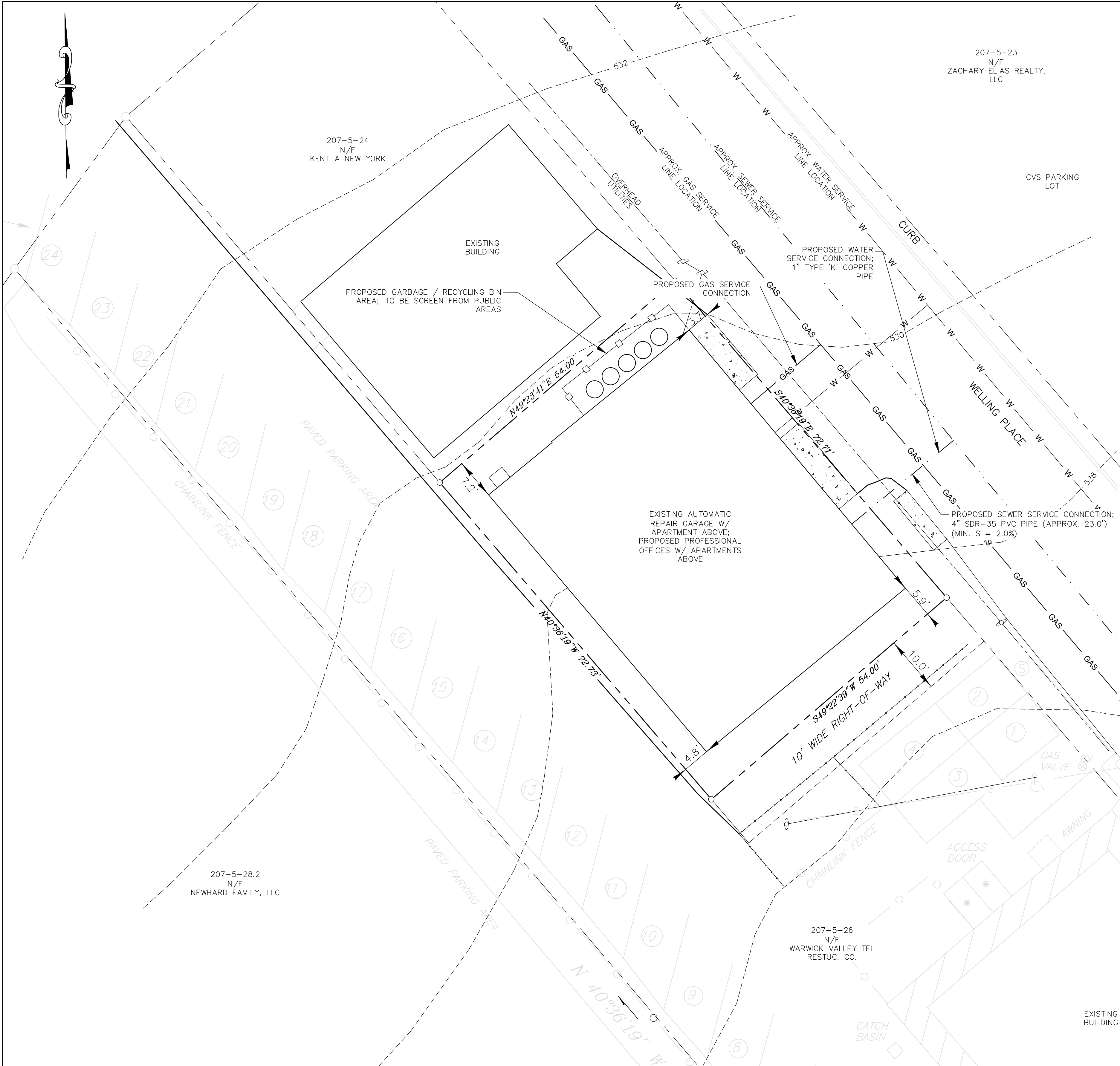
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **10/15/2024 at 11:49 AM** 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 regulatory purposes.





19 Welling Place Bulk Requirements

	CB Zone	Permitted /	Existing	Proposed
	Permitted Uses	Conditional		
	Business / Professional / Government (j)	Permitted *	Automobile sales and service / (o) Gasoline Service Station (o)	Business / Professional / Government (j)
	Residences on 2nd & 3rd Floor of existing bldg. (j)	Conditional *	Residences on 2nd & 3rd Floor of existing bldg. (j)	Residences on 2nd & 3rd Floor of existing bldg. (j)
1	Use Group	J	O, J	J
2	Minimum Lot Area (sq. ft.) (see also Note 4)	5,000	3902	Unchanged
3	Lot Width (ft.)	50	72.71	Unchanged
4	Front Setback (ft.)	Note 1	3.7 feet	Unchanged
5	Front Yard (ft.)	n/a	N/a	N/a
6	Side Setback (ft.)	10	5.9	Unchanged
7	Total Side Setback (ft.)	10	13.1	Unchanged
8	Side Yard (ft.)	10	7.2	Unchanged
9	Side Yards within 25' of Residence District Boundary	15	N/a	Unchanged
10	Rear Setback (ft.)	10	4.8	Unchanged
11	Rear Yard (ft.)	10	4.8	Unchanged
12	Rear Yard within 25' of Residence District Boundary	20	N/a	Unchanged
13	Street Frontage (ft.)	50	72.71 feet	Unchanged
14	Max Height (ft.)	40	31.66 feet lowest grade to ridge	less than 35 feet
15	Development Coverage (%) (see also Note 4)	80	73%	Unchanged
15a	Building Coverage (%) (see also Note 4)	40	67%	Unchanged
16	Floor Area Ratio (F.A.R. )	0.4	1.14	1.34
17	Lot Depth (ft.)	50	54 feet	Unchanged
18	Liveable Floor Area/ Dwelling Unit (sq. ft.)	600		Minimum 815 sq. ft. Maximum 848 sq. ft.
19	Lot Area/ Dwelling Unit (sq. ft.) (see also Note 4)	n/a	N/a	N/a
20	Bedrooms / Acre of Lot Area	n/a	N/a	N/a
	Off-street Parking Mixed-use Dwelling	2 Spaces per 2 or more bedrooms	None	None
Note 1: The required front setback need not be greater than the average setback of the two nearest neighboring structures located on the same side of the street within 150 feet of the proposed building.		Note 3: Efficiency - 400 sq ft. One bedroom - 550 sq ft. Two bedroom - 750 sq ft		Building Area: 2626.21 sq. ft. Lot Area: 0.90 Acres or 3920.4 square Feet Current Floor Area: 4432 sq. ft. Proposed Floor Area: 5252 sq. ft.
Note 2: The maximum building height shall not exceed thirty-five (35) feet, except that new construction may include one building which shall not exceed forty (40) feet in height. Hotels/motels shall not exceed thirty (30) feet in height.		Note 4: Lot area shall be defined in § 145-181 for columns 2, 15, 15A, 19 and 20 per Local Law #1 of 2001.		Lot Area: The total horizontal area included within the property lines of a lot, after it has been adjusted as set forth in § 145-42A.

GENERAL NOTES

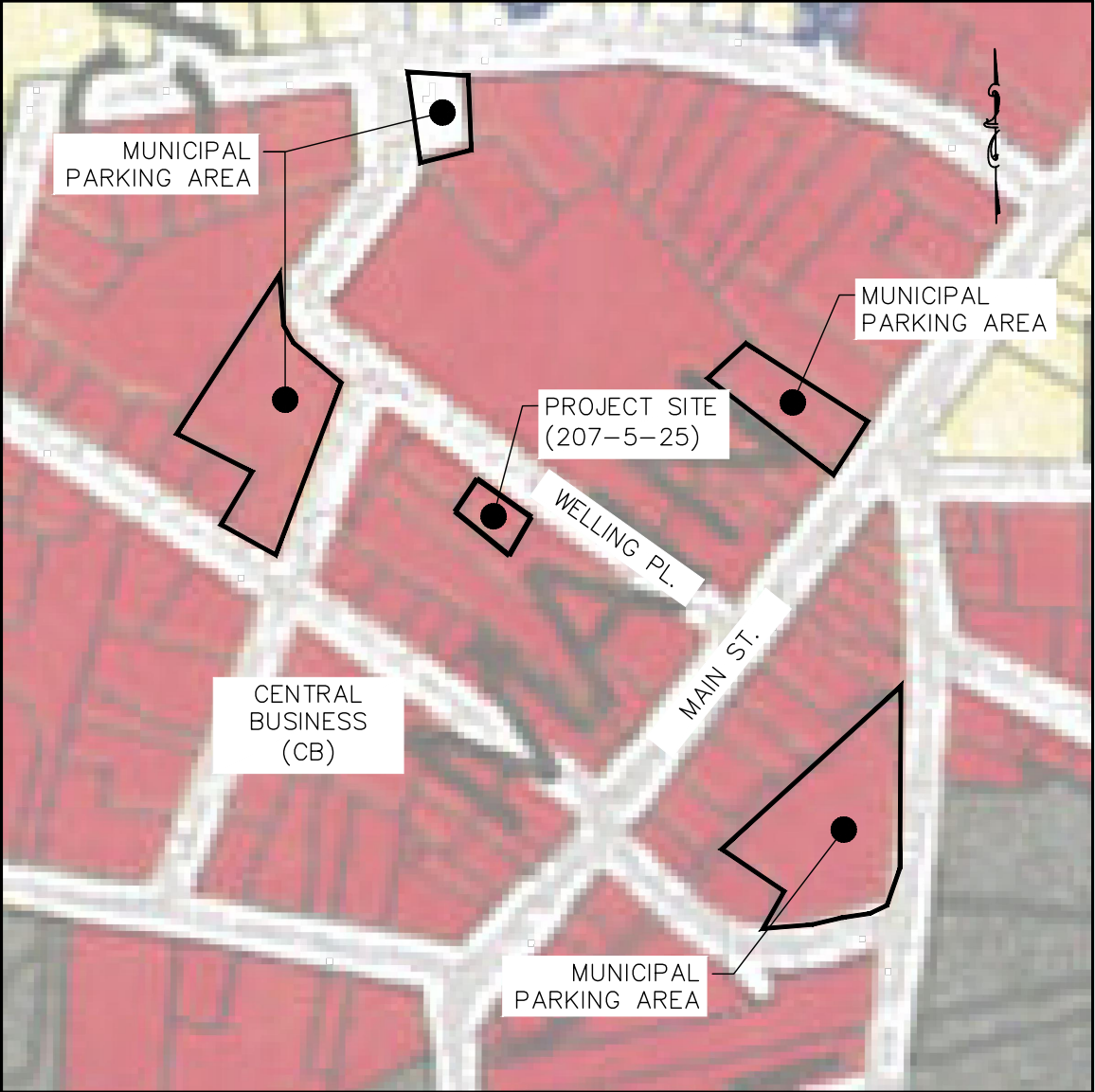
- TAX MAP DESIGNATION: SECTION 207, BLOCK 5, LOT 25
- RECORD OWNER / APPLICANT: CHARLIE & PATTI BOSSOLINA 21 UNION CORNERS ROAD WARWICK, NY 10990
- PROPERTY AREA: 0.09 ± ACRES
- ZONING DISTRICT: CENTRAL BUSINESS (CB)
- EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM
- EXISTING SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM
- SURVEY INFORMATION PROVIDED BY JOHN A. MCGLON, DATED JANUARY 11, 2024. TOPOGRAPHY INFORMATION TAKEN FROM ORANGE COUNTY IMAGE MATE.
- EXISTING USE: AUTOMOTIVE REPAIR GARAGE & APARTMENTS
- PROPOSED USES: PROFESSIONAL OFFICES & APARTMENTS
- NATIONAL FLOOD HAZARD ELEVATIONS TAKEN FROM FEMA FIRMETTE MAP 36071C0463E, EFF. 08/03/2009. 100-YEAR FLOOD ELEVATION 520.0. VERTICAL DATUM IS THE N.A.V.D.88

OFF-STREET PARKING:

SEVERAL MUNICIPAL PARKING AREAS AVAILABLE WITHIN 300'-FT OF THE PROPERTY.

VICINITY MAP

SCALE: 1" = 200'±



1	10/15/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION

SITE PLAN

BOSSOLINA PROPERTY

SECTION 207 BLOCK 5 LOT 25  
VILLAGE OF WARWICK  
ORANGE COUNTY, NEW YORK

FRIEDLER ENGINEERING, PLLC

PH. 845.544.5662  
9 LOCUST STREET WARWICK, NEW YORK 10990  
FRIEDLERENGINEERING@OUTLOOK.COM

DRAWN BY BJF	CHECKED BY BJF	SCALE AS SHOWN	JOB NO. FE-24148	SHEET NO. 1 OF 2
-----------------	-------------------	-------------------	---------------------	---------------------

LIST OF DRAWINGS:

- SITE PLAN
- DETAILS

LEGEND

---	EXISTING PROPERTY LINE
--- 526 ---	EXISTING CONTOUR

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINES, WHETHER IN THE PUBLIC RIGHT-OF-WAY, IN EASEMENTS, OR IN PRIVATE PROPERTY PRIOR TO STARTING ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES THROUGHOUT THE COURSE OF CONSTRUCTION. PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION 2 FULL WORKING DAYS BEFORE YOU DIG AT 1-800-962-7962.

APPROVED FOR FILLING:

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

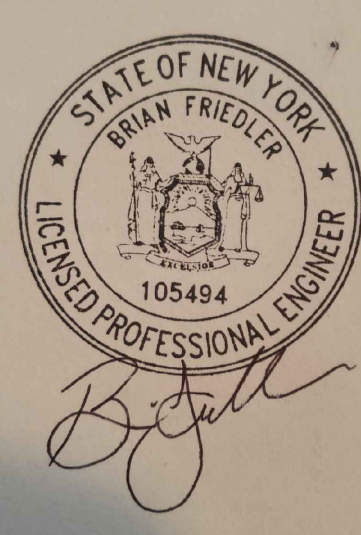
APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

VILLAGE ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

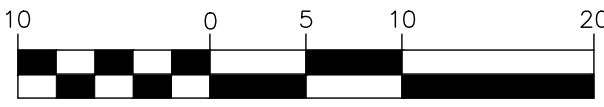
COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP OR EMBOSSED SEAL SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.



BRIAN FRIEDLER, P.E.  
NEW YORK LICENSE # 105494

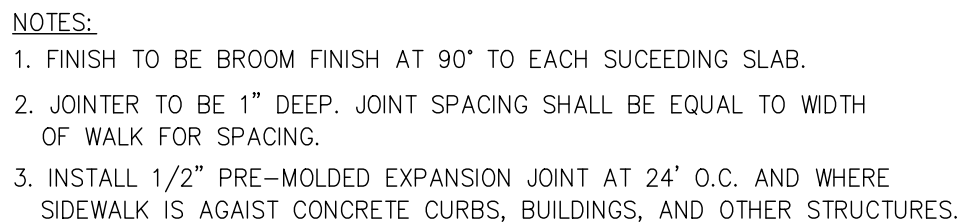
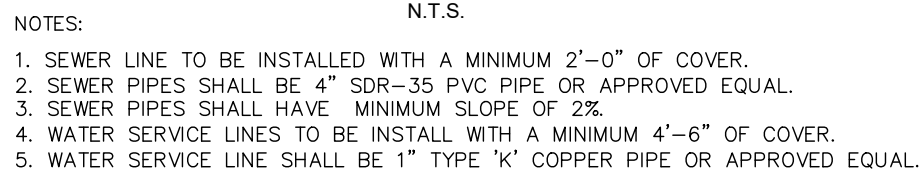
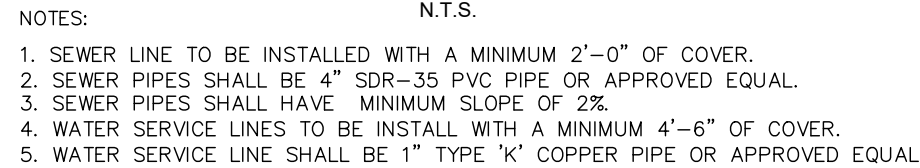
GRAPHIC SCALE



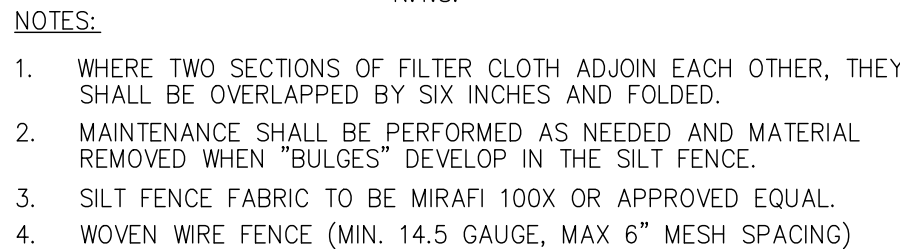


1. CONTRACTOR TO VERIFY LOCATION, LENGTHS, INVERTS, FEATURES AND CONDITIONS OF ALL SANITARY MANHOLES, PIPELINES, ETC AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND APPLICANT OF ANY DISCREPANCIES.
2. ALL SANITARY SEWER LATERALS, MATERIALS, AND PROCEDURES OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE VILLAGE OF WARWICK SEWER DEPARTMENT. NO INSTALLATION OF PIPE LINES OR RELATED EQUIPMENT SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WARWICK.
3. ALL PIPES SHALL BE INSTALLED IN CONFORMANCE WIT THE PLANS AND FIELD CONDITIONS. ALL NEW SEWER PIPES SHALL BE A MINIMUM 4" SDR-35 PVC PIPE OR APPROVED EQUAL.
4. ALL TESTING SHALL BE ACCORDING TO THE VILLAGE OF WARWICK SEWER DEPARTMENT REQUIREMENTS.

1. CONTRACTOR TO VERIFY LOCATION, LENGTHS, INVERTS, FEATURES AND CONDITIONS OF ALL SANITARY MANHOLES, PIPELINES, ETC AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND APPLICANT OF ANY DISCREPANCIES.
2. ALL WATER MAIN LATERALS, MATERIAL AND PROCEDURES OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE VILLAGE OF WARWICK WATER DEPARTMENT. NO INSTALLATION OF PIPE LINES OR RELATED EQUIPMENT SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WARWICK.
3. ALL PIPES SHALL BE INSTALLED WITH A MINIMUM 4'-6" OF COVER. PIPES SHALL BE TYPE 'K' COPPER PIPE.
4. INSTALLATION AND PROCEDURES FOR COPPER WATER SERVICE PIPE WILL CONFORM WITH THE AMERICAN WATER WORKS ASSOCIATION.
5. ALL TRENCHES SHALL BE BACKFILLED ACCORDING TO THE PROVIDED DETAIL.
6. ALL BENDS AND TEES INSTALLATIONS SHALL BE SUITABLY RESTRAINED BY THE USE OF ADEQUATE THRUST BLOCKS, RODDING, RETAINER RINGS AND/OR THE USE OF SPECIAL GASKETS.
7. ALL TESTING AND DISINFECTION SHALL BE IN ACCORDANCE TO THE VILLAGE OF WARWICK WATER DEPARTMENT OR ORANGE COUNTY DEPARTMENT OF HEALTH.
8. PROPOSED WATER SERVICE LINE TO BE 1" TYPE 'K' COPPER PIPE.



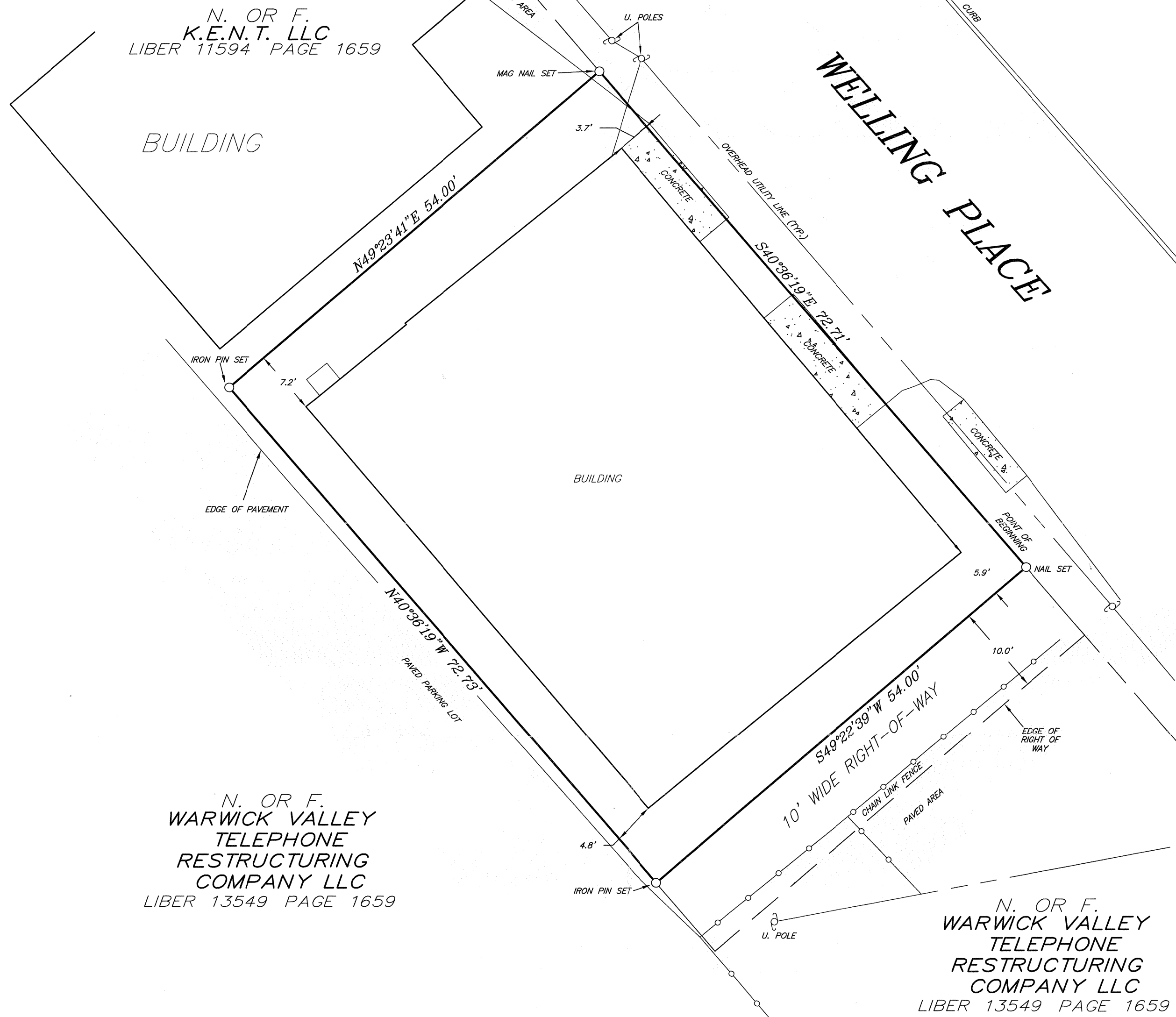
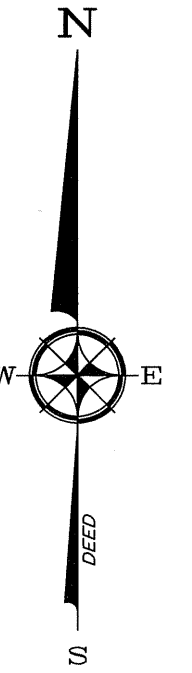
1. SILT FENCE BARRIERS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. DISTURBANCE TO BE LIMITED TO THE MINIMUM NECESSARY FOR THE GRADING AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
3. TEMPORARY SEEDING WITH ANNUAL RYE GRASS OR OTHER RAPID GROWING MIXTURE SHALL BE PERFORMED ON DISTURBED SOIL REMAINING VACANT FOR MORE THAN ONE MONTH AS FOLLOWS:
  - a. LOOSEN SEEDED BY DISCING TO 4" DEPTH.
  - b. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER (20 lbs. per 1000 s.f.)
  - c. SEED WITH PERENNIAL RYEGRASS (20 lbs. per 1000 s.f.)
  - d. MULCH WITH STRAW MULCH (90 lbs. per 1000 s.f.)
4. ALL DISTURBED AREAS TO BE MULCHED TO PREVENT EROSION. THE CONTRACTOR SHALL COMPLY WITH ALL REQUESTS OF THE TOWN ENGINEER OR BUILDING INSPECTOR DURING CONSTRUCTION WITH REGARD TO EROSION CONTROL DEVICES.
5. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED.



N.T.S.

Page 22 of 26





SURVEY OF PROPERTY  
FOR

## C. BOSSOLINA GROUP, LLC

VILLAGE OF WARWICK  
SCALE: 1" = 10'

ORANGE COUNTY, N.Y.  
AREA = 0.090±ACRES

JANUARY 11, 2024

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 10, 2023

\* C. BOSSOLINA GROUP, LLC  
\* WILLIAM A. MASTANDREA  
\* WESTCOR LAND TITLE INSURANCE COMPANY

### MAP NOTES:

1. TAX MAP DESIGNATION: SECTION 207, BLOCK 5, LOT 25
2. DEED REFERENCE: LIBER 2638, PAGE 237
3. UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
4. SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
5. DUE TO THE PRESENCE OF LARGE AMOUNTS OF ICE AND SNOW, ONLY SURFACE IMPROVEMENTS VISIBLE AT THE TIME OF THE SURVEY ARE SHOWN HEREON.

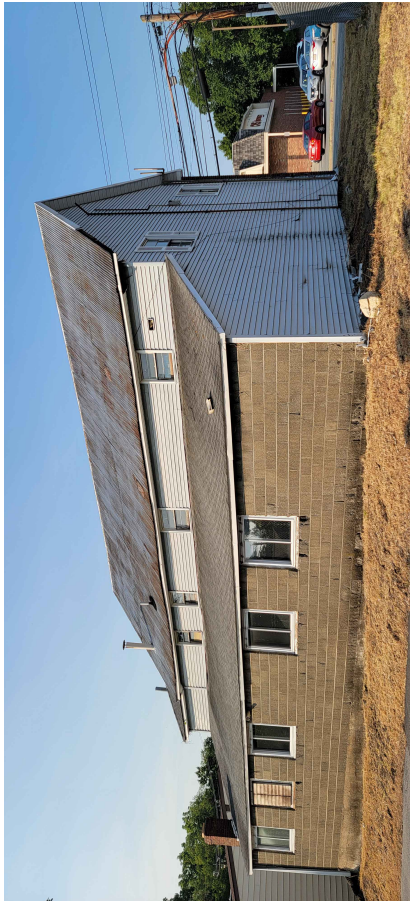
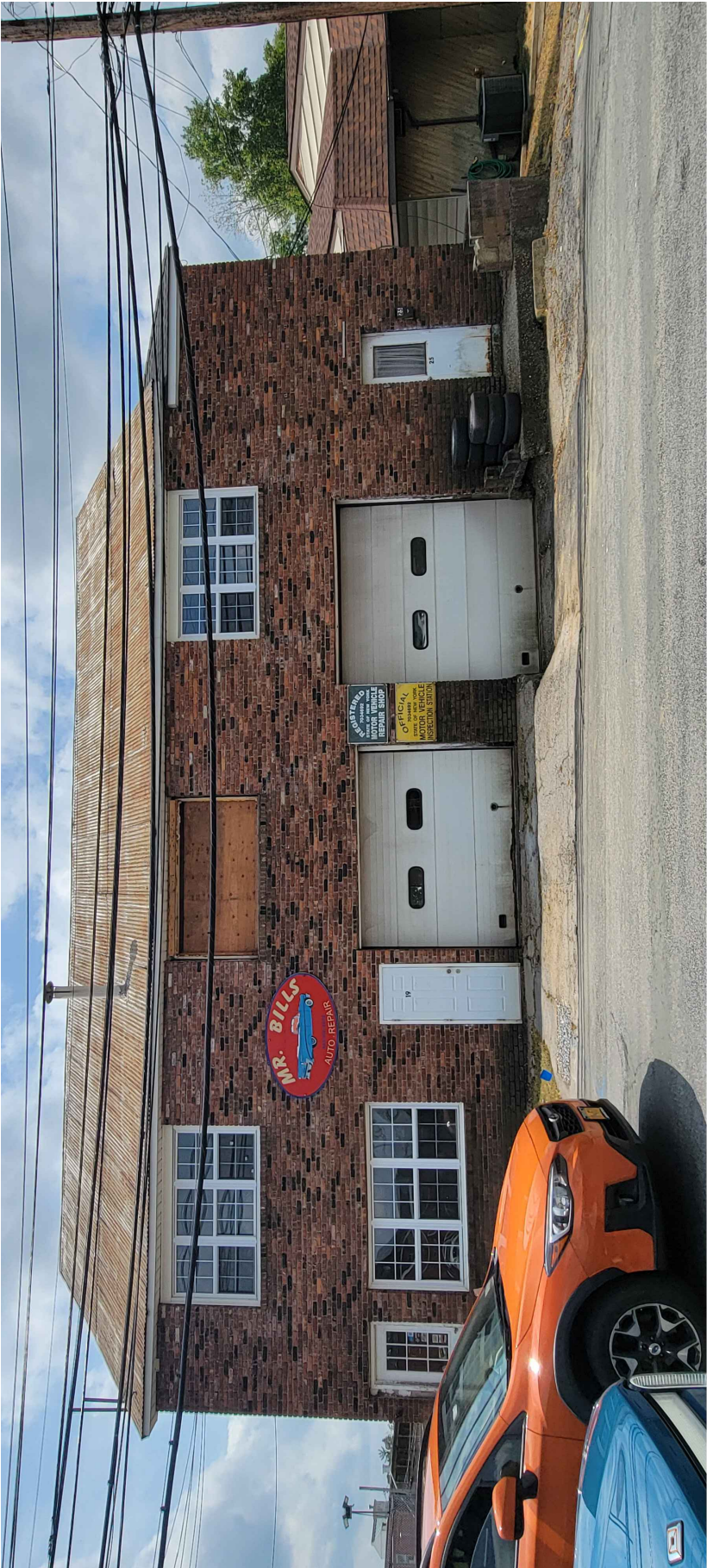
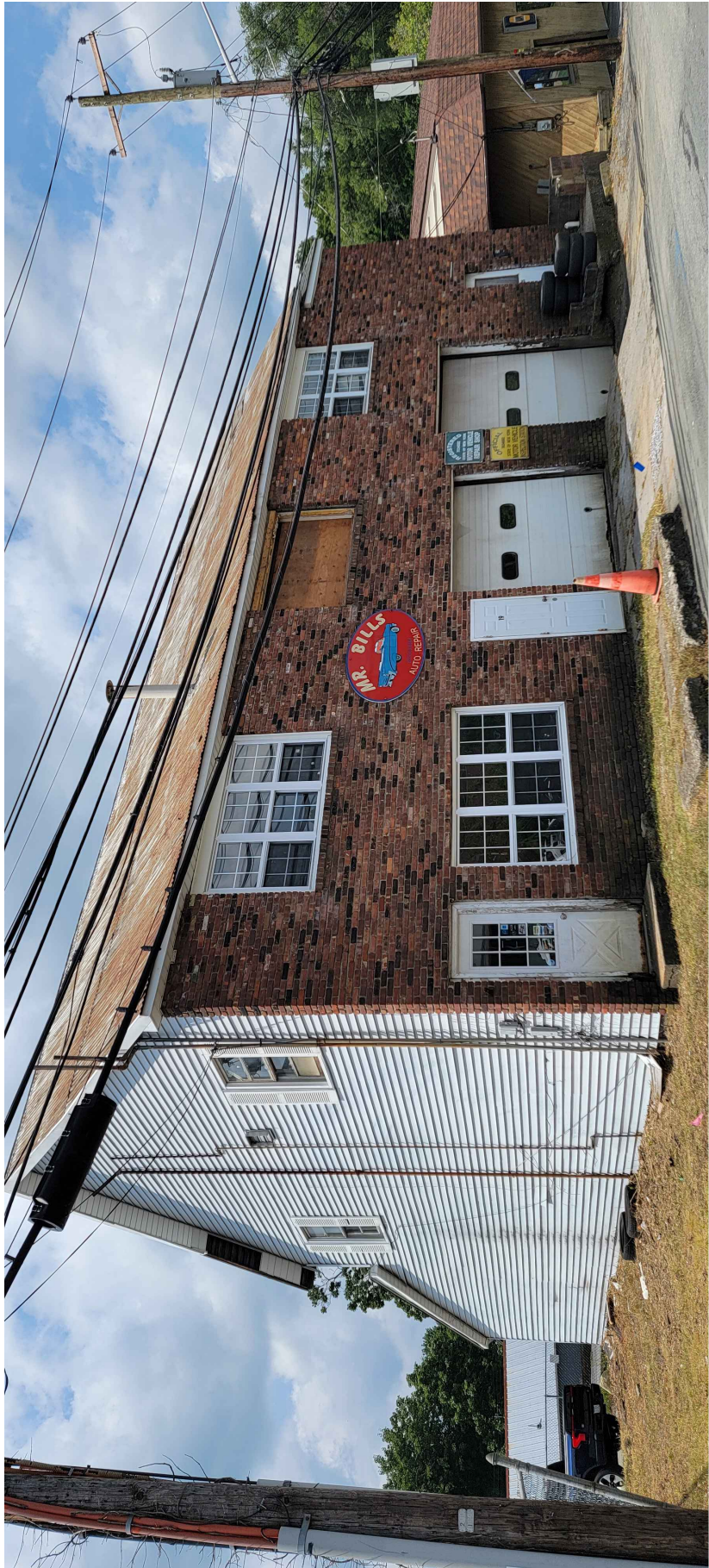
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