

24 Howe Street Shed



David and Cecille Jones
24 Howe Street
Warwick, NY 10990

Cell: 914 469 2958
email: DLJones@bestweb.net

24 Howe Street is a single family residence built in 1894 on an existing lot size of 7,130 sq. ft. There is a pre-existing storage shed on the property that measures approximately 9' X 10'. We would like to replace this pre-existing shed with a manufactured shed 10' X 24' purchased from Grey's Woodworks Inc. located at 1A Matthews Street Goshen, NY 10924. The model will be the "Patriot Quaker" using vinyl siding matching as close as possible the existing siding on the current house.

The desire is to place the new shed three feet from the rear and side property line in order to maintain more open space in the back yard given the small foot print of the property. Placing the shed with the current ten feet set-back code requirements would encroach excessively into the small back yard space that this property contains. The three feet would provide enough space to properly maintain or repair this shed in the future while still allowing for proper yard maintenance in keeping with the neighborhood ambiance.

The only site disturbance will be lawn. There will be no change in use function on this property.

David L. Jones
7-May-2025

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: 5/12/25
App. Fee Received: 500 — #618
Escrow Received: 2000 #619

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 24 Howe St. shed
2. Tax map designation: Section 210 Block 14 Lot 13

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 X
**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: Single Family Residence
6. Proposed Type of Use: same
7. Circle Applicable Category for Project's Proposed Use: (P*) C* S* P
8. Proposed Project's Use Group(s): Accessory Structure (SHED)
9. Proposed Project's Special Conditions: N/A **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>500.00</u>
• Supplementary Final Site Plan Fee:	<u>\$150.00</u>	Check # <u>500.00</u>
<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 # _____

#CHK
#618

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

- Base Escrow (Preliminary/Final /Amendment):

\$2,000

✓ Check # 619

*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 David & Cecille Jones Phone 914 469 2958
 Address 24 Howe Street Warwick NY 10990 Email DLJones@Bestweb.net
 (Street Number & Name) (Post Office) (State) (Zip Code)

Owner's Name same 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 Cecelia Lillard Phone 845 651 7414
 Address 9 Roe St. Florida, NY 10921 Email Cecelia.lillard20 @ 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 _____ Number of lots _____

16. This application is for the use and construction of a storage shed

17. Is any variance from Article IV Bulk Requirements requested? (Yes)/ No

If so, for what? Set-backs from Property line

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 Many Warrener (From 2013 -) (Attach entire ZBA & VB approval.)

19. Estimated area of disturbance 0.005 acres

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 _____
STATE OF _____ SS:

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

Sworn before me this _____ Day of _____ 20____ Signature _____
Title _____

Notary Public

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. *N/A*
- ☒ 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. *N/A* 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. *N/A* 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: 17-May-2025

Printed Name: David L. Jones

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			
David L. Jones 24 Howe Street Warwick NY			
Name of Action or Project: 24 Howe Street Shed			
Project Location (describe, and attach a location map): 24 Howe Street Warwick, NY 10990			
Brief Description of Proposed Action: Replace small existing storage shed 9' X 10' with larger pre-manufactured storage shed 10' X 24'			
Name of Applicant or Sponsor: David and Cecille Jones		Telephone: 914 469 2958 E-Mail: DLJones@bestweb.net	
Address: 24 Howe Street			
City/PO: Warwick		State: NY	Zip Code: 10990
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.16 acres	
b. Total acreage to be physically disturbed?		0.005 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.16 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>			

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 checked="" type="checkbox"/> <input type="checkbox"/>	N/A <input type="checkbox"/> <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" 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: Storage shed with no heat or insulation _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ No connection to any water supply _____ _____	NO <input checked="" 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 connection to any waste water supply _____ _____	NO <input checked="" 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 checked="" type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> <input checked="" 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: <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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" 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;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" 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; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<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? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<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? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>David L. Jones</u> Date: <u>7 - May 2025</u></p> <p>Signature: _____ Title: <u>Owner</u></p>		



ORANGE COUNTY – STATE OF NEW YORK
KELLY A. ESKEW, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 15290 / 521
INSTRUMENT #: 20220059728

Receipt#: 3067885
Clerk: BR
Rec Date: 08/12/2022 03:49:08 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: HILL N DALE ABSTRACTERS INC

Party1: WARRENER MARY A
Party2: JONES DAVID
Town: WARWICK (VLG)
210-14-13

Payment Type: Check ☐
Cash ☐
Charge ☐
No Fee ☐

Comment: _____

Kelly A. Eskew

Kelly A. Eskew
Orange County Clerk

Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Community Preservation Fu	5.00
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 205.00

Transfer Tax	
Transfer Tax - State	1100.00
Transfer Tax - Warwick	1312.50

Sub Total: 2412.50

Total: 2617.50
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 513
Warwick Improved
Consideration: 275000.00

Transfer Tax - State	1100.00
Transfer Tax - Warwick	1312.50

Total: 2412.50

STATE OF NEW YORK, COUNTY OF ORANGE ss:
I, Kelly A. Eskew, County Clerk and Clerk of the Supreme
and County Courts, Orange County, do hereby certify that I
have compared this copy with the original thereof filed or
recorded in my office 8/12/2022 and the same is a correct
transcript thereof in witness whereof, I have hereunto set my
hand and affixed my official seal 05/06/2025.

Kelly A. Eskew

County Clerk & Clerk of the Supreme County Courts
Orange County

Record and Return To:

JOHN E BACH JR ESQ
POB 61
GOSHEN, NY 10924

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS
(INDIVIDUAL OR CORPORATION)

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 26th day of July, 2022,

BETWEEN MARY A. WARRENER, 112 Eileen Street, Albany, NY 12203, party of the first part and DAVID JONES and CECILLE JONES, Husband and Wife, 13 Willard Place, Monroe, New York 10950, party of the second part

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), 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,

210
14
13
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 being more accurately described in Schedule A attached hereto and made a part hereof.

BEING the same lands and premises described in a deed dated October 22, 2009 from Elaine E. Freeman as Executrix to Mary A. Warrener, recorded in the Orange County Clerk's Office in Liber 12934 page 200 on December 3, 2009.

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 or 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 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 and party of the second part have duly executed this deed the day and year first above written.


MARY A. WARRENER

STATE OF NEW YORK
COUNTY OF ORANGE

)
) ss.:
)

On the ^{26th} Day of July, 2022, before me, the undersigned, personally appeared MARY A. WARRENER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity(ies), and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


CATHERINE BENNETT
Notary Public, State of New York
No. 4768825
Qualified in Orange & Ulster Counties
Commission Expires Sept. 30, 2022

RECORD & RETURN TO:

JOHN E. BACH, ESQ.
PO BOX 61
Goshen, New York 10924

Schedule A Description

Title Number HN 73282

ALL that certain piece or parcel of land situate in the Village of Warwick, Town of Warwick, County of Orange, State of New York, being described as follows:

Beginning at a point in the northerly line of Factory Street, said point also being the southeasterly most corner of lands now or formerly Zajac, Liber 1527 page 12 said point also being the westerly most corner of the herein described parcel and said point also being located South $51^{\circ} 14'$ East 0.5' from a found square iron bolt;

Thence along said lands now or formerly Zajac, Liber 1527 page 12, North sixteen degrees forty seven minutes zero seconds East seventy five feet (N $16^{\circ} 47' 00''$ E 75.00') passing through a found $1 \frac{1}{4}''$ iron pipe on line 0.6' from the terminus;

Thence along lands now or formerly Sherer, Liber 2056 page 1132 South seventy six degrees twenty eight minutes zero seconds East ninety four and sixty hundredths feet (S $76^{\circ} 28' 00''$ E 94.60') partially through a hedge row to a point in the westerly line of Howe Street;

Thence along the westerly line of said Howe Street South fifteen degrees fifty minutes zero seconds West seventy four and ninety four hundredths feet (S $15^{\circ} 50' 00''$ W 74.94') to a point at the northwesterly intersection of Howe Street with Factory Street;

Thence along the northerly line of said Factory Street, North seventy six degrees twenty eight minutes zero seconds West ninety five and eighty four hundredths feet (N $76^{\circ} 28' 00''$ W 95.84') to the point or place of beginning.

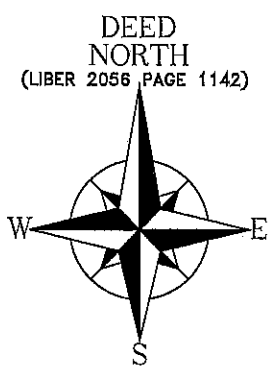
HILL N DALE ABSTRACTERS, INC.

PO BOX 547

GOSHEN, NEW YORK 10924

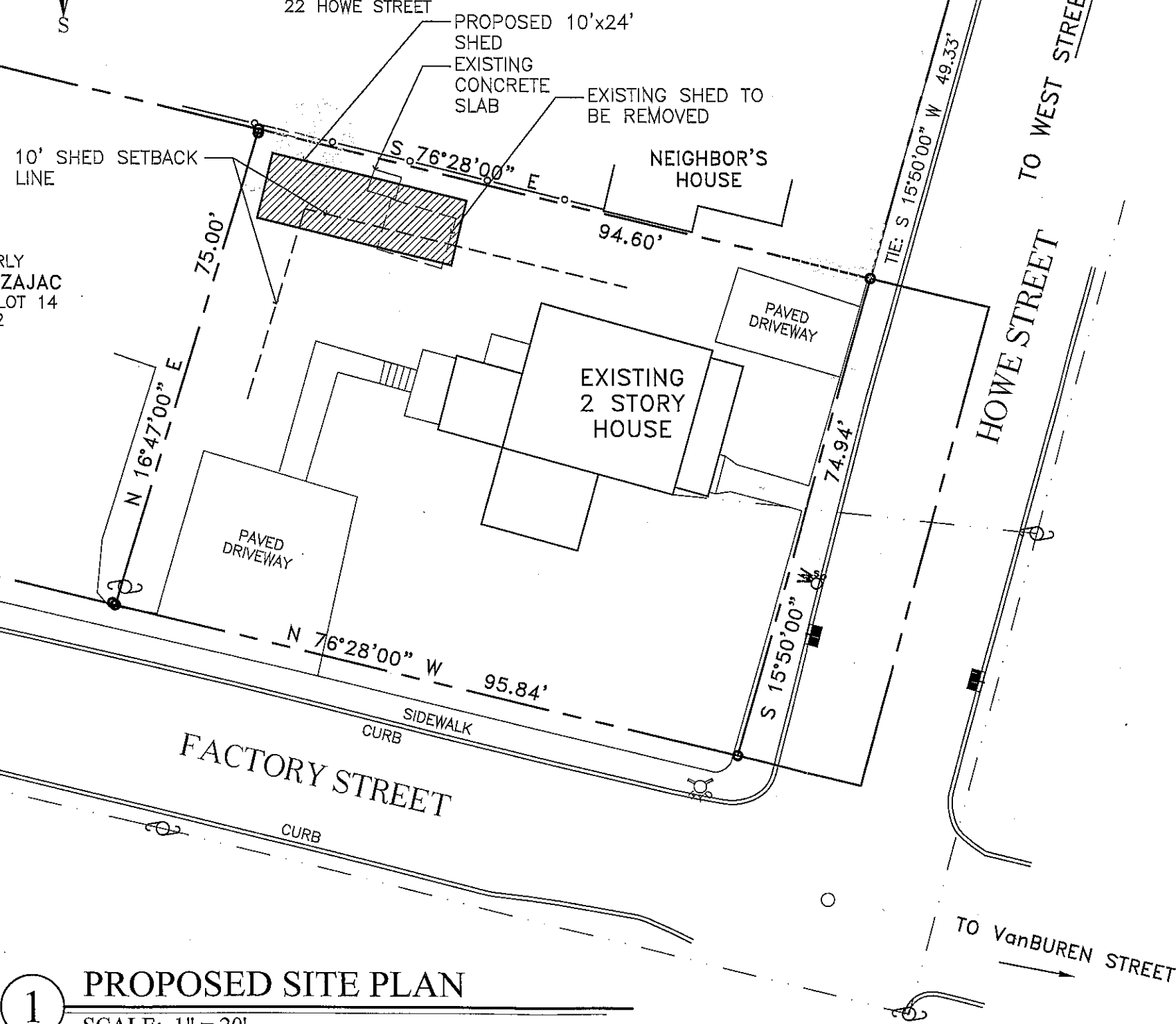
845-294-5110

845-294-9581 FAX



LANDS NOW OR FORMERLY
ROBERT & KATHERINE SHERER
SECTION 210, BLOCK 14, LOT 12
LIBER 2056 PAGE 1142
22 HOWE STREET

LANDS NOW OR FORMERLY
GENOWEFA & ADOLPH ZAJAC
SECTION 210, BLOCK 14, LOT 14
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31 JOHN STREET



1 PROPOSED SITE PLAN
SCALE: 1" = 20'

TABLE OF BULK REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	20,000	7,130	7,130
LOT WIDTH (FT.)	100	89.16	89.16
FRONT SETBACK (FT.) (HOWE STREET)	35	14.8	14.8
FRONT YARD (FT.)	35	14.8	14.8
FRONT SETBACK (FT.) (FACTORY STREET)	35	24.5	24.5
FRONT YARD (FT.)	35	24.5	24.5
SIDE SETBACK (FT.)	20	14.9	14.9
REAR SETBACK (FT.)	35	38.2	38.2
REAR YARD (FT.)	35	38.2	38.2
STREET FRONTAGE (FT.)	80	74.94	74.94
MAX. HEIGHT (FT.)	35	24.5	24.5
DEVELOPMENT COVERAGE (%)	35	15.1	15.1
FLOOR AREA RATIO	0.25	0.26	0.26
LOT DEPTH (FT.)	125	94.6	94.6
LIVABLE FLOOR AREA / DWELLING UNIT	1,250	1,677	1,677
SHED SETBACK	10'	5.5'	*3'

*VARIANCE REQUEST: SHED SETBACK BE REDUCED FROM 10' TO 3' AT SIDE AND REAR YARDS

PROPOSED SITE PLAN BASED ON SURVEY PERFORMED BY MARGARET M. HILLRIEGEL, LICENSED LAND SURVEYOR, PINE BUSH, NEW YORK, N.Y. LIC. # 50253 CERTIFIED TO MARY WARRENER, ESTATE OF DOROTHY L. FREEMAN, LAWYER'S TITLE INSURANCE COMPANY, AND ULSTER SAVINGS BANK.

SECTION 210 BLOCK 14 LOT 13 USE GROUP B

JONES SHED

24 HOWE STREET
WARWICK, NY 10990

DATE: 4/22/2025

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