

FRIEDLER ENGINEERING, PLLC

Office:

9 Locust Street
Warwick, NY 10990
(845)544-5662
Friedlerengineering@outlook.com

September 11, 2024

Village of Warwick – Planning Board Application
77 Main Street
Warwick, NY 10990
Attention: Jesse Gallo, Planning Board Chairman



RECEIVED
10/11/24

Re: Peruso Property – Site Plan Approval
24 Wheeler Ave
Section 207, Block 2, Lot 24
Job #: FE-22060

Dear Mr. Chairman,

We are enclosing a Planning Board application for site plan approval for an accessory, 1-bedroom, apartment to an existing 3-bedroom dwelling. The property is located on the north side of Wheeler Ave, approximately 100-ft southwest of a municipal parking lot.

We have enclosed the following information for your review:

- Site Plan Application, Checklist and fees.
- Eight sets of the site plan dated 09/11/24.
- Short EAF, dated 09/10/24.

Sincerely
Friedler Engineering, PLLC

Brian Friedler

Brian Friedler, P.E.

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:	10/1/24 \$ 500.00
✓ App. Fee Received:	10/1/24 \$ 2,000.00
✓ Escrow Received:	10/1/24

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 Peruso Property

2. Tax map designation: Section 207 Block 2 Lot 24

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: 3-bedroom dwelling

6. Proposed Type of Use: 3-bedroom dwelling with a 1-bedroom accessory apartment

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

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

9. Proposed Project's Special Conditions: 145-120.4 **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 # 355 \$ 500.00
- Supplementary Final Site Plan Fee: \$150.00 Check # 356
- *Supplementary Fee in combination with initial Preliminary Site Plan Review Application Fee will satisfy Application for Final Site Plan Fee.*
- Application for Final Site Plan Fee: \$500.00 Check #
- Application for Amendment to Site Plan Fee: \$350.00 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 # _____

**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 JOHN A. PERUSO Phone 845-742-9286
Address 24 WHEELER AVE, WARWICK NY 10990 Email perusoj@gmail.com
(Street Number & Name) (Post Office) (State) (Zip Code)

Owner's Name SAME AS THE APPLICANT Phone _____
Address _____ Email _____
(Street Number & Name) (Post Office) (State) (Zip Code)

Applicant's Representative's Name BRIAN FRIEDLER, PE Phone 845-544-5662
Address 9 LOCUST ST., WARWICK NY 10990 Email friedlerengineering@outlook.com
(Street Number & Name) (Post Office) (State) (Zip Code)

Plan Preparer's Name BRIAN FRIEDLER, PE 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 JOHN PERUSO Phone 845-742-9286 Email perusoj@gmail.com

15. Total acreage 0.13 ac. Number of lots 1

16. This application is for the use and construction of A 1-BDRM ACCESSORY APARTMENT

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 0.0 ac.

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, John A. Peruso, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Sworn before me this

1st Day of Oct. 2024
Carolyn Purta
Notary Public

Signature

[Signature]

Title

Carolyn Purta
Notary Public, State of New York
No. 01PU6073570
Qualified in Orange County
Commission Expires April 22, 2026

PROXY STATEMENT (Completion required ONLY if applicable)

COUNTY OF Orange
STATE OF NY SS:

John A. Peruso, being duly sworn, deposes and says that he resides
at 24 Wheeler Ave in the County of Orange and
(Owners Address)
State of New York.

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.
- ☐ ☒ ~~NA~~ 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
- ☐ ☒ ~~NA~~ 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. **EXISTING**
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. NA Sight distances at each proposed driveway or roadway. - EXISTING
37. NA Profiles of all driveways in excess of ten percent slope. - EXISTING
38. NA Maximum number of employees, maximum seating capacity, hours of operation, etc. specific to the proposed use(s).
39. NA Match lines.
40. ☒ 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. ☒ 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: 9/11/24

Printed Name: BRIAN FRIEDLER

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			
Name of Action or Project: PERUSO PROPERTY			
Project Location (describe, and attach a location map): 24 WHEELER AVENUE			
Brief Description of Proposed Action: APPROVAL FOR A ONE-BEDROOM ACCESSORY APARTMENT TO A THREE-BEDROOM PRIMARY RESIDENCE.			
Name of Applicant or Sponsor: JOHN A. PERUSO		Telephone: E-Mail:	
Address: 24 WHEELER AVE			
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 checked="" type="checkbox"/>	YES <input 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.13 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.13 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: _____ _____	<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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input checked="" 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

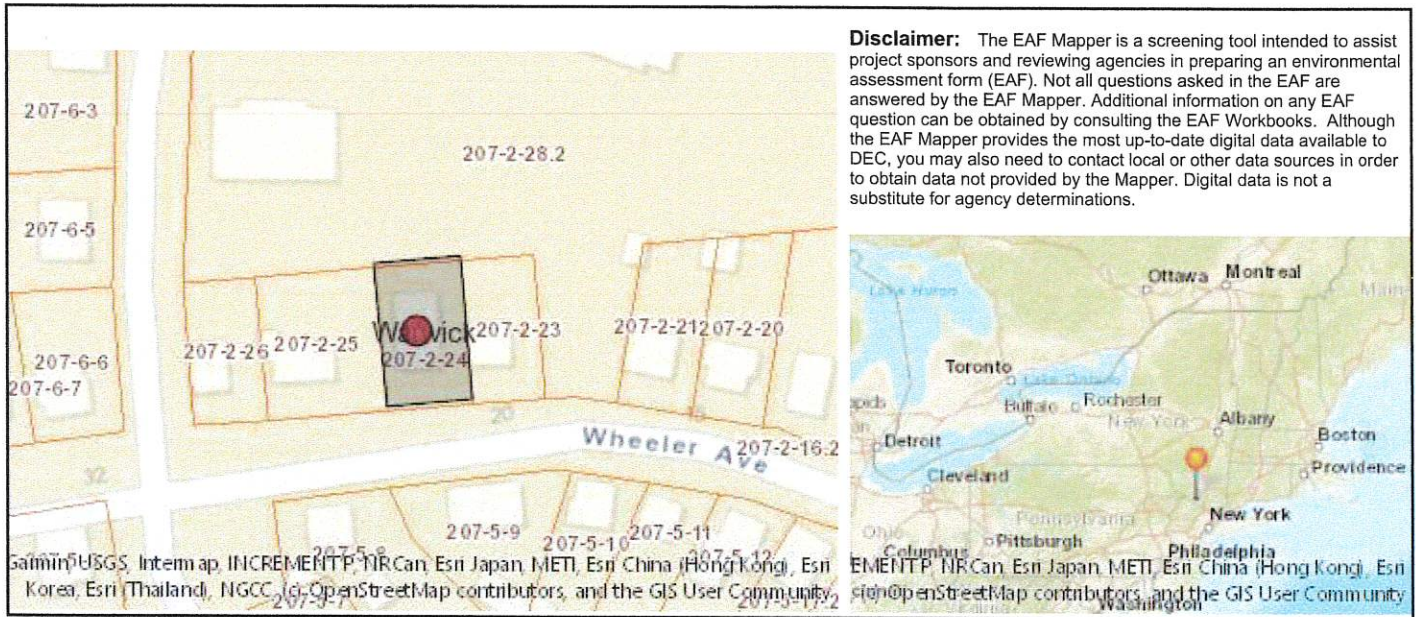
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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? Indiana Bat	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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<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:	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:	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:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>BRIAN FRIEDLER</u> Date: <u>09-10-24</u> Signature: <u></u> Title: <u>PROJECT ENGINEER</u>		

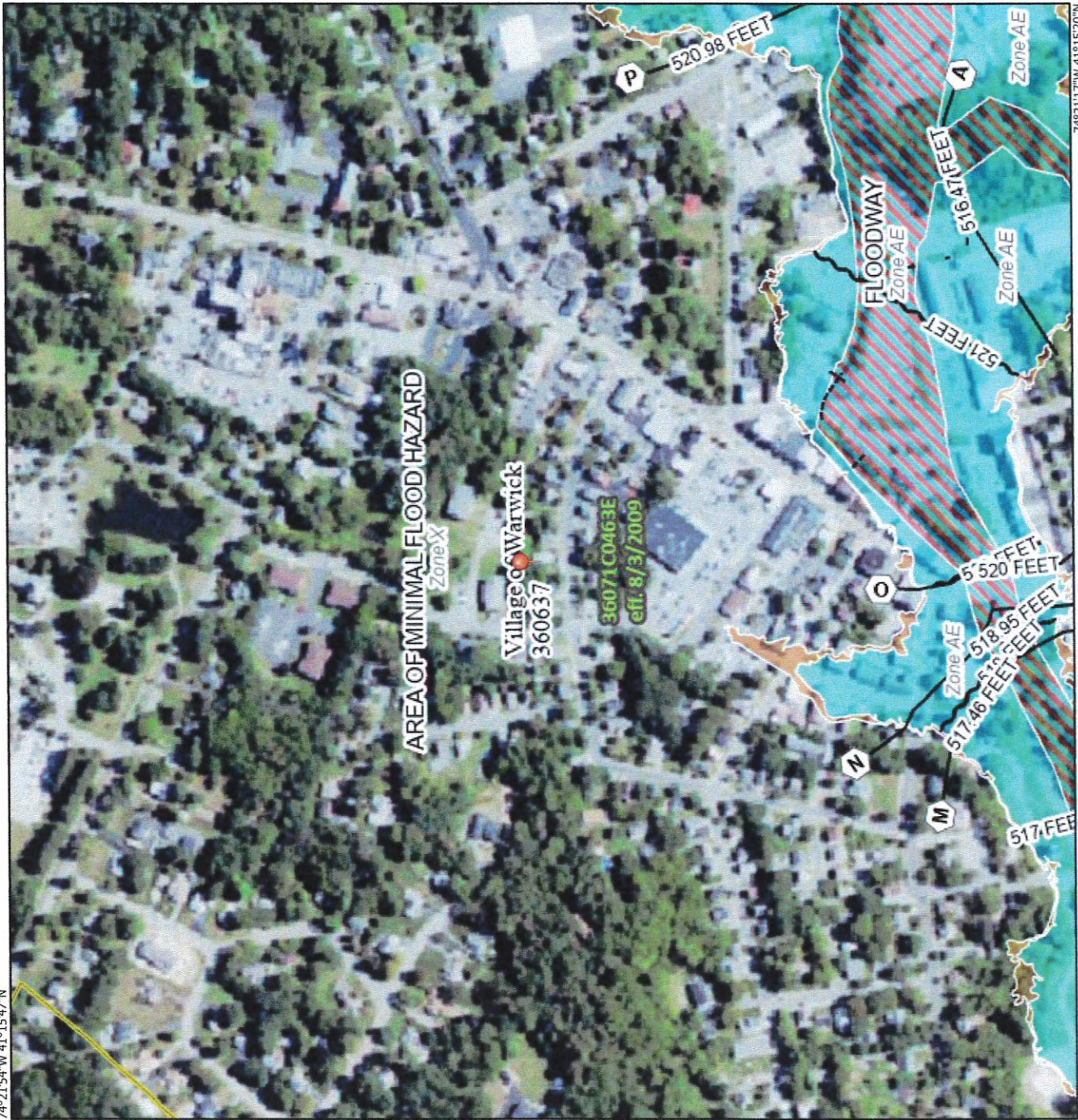


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or 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 FIRMette



74°21'54"W 41°15'47"N



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

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
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

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

MAP PANELS

- Digital Data Available
- 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 9/27/2024 at 7:04 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.

Section 207

Block 2

Lot 24

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

STANDARD NYETSU FORM 8007

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

THIS INDENTURE, made the 14th day of June, two thousand twenty-two

between

LILA BLAKE, residing at 24 Wheeler Avenue, Warwick, NY 10990

party of the first part, and

JOHN A. PERUSO and LAUREN E. MURPHY-PERUSO, husband and wife, residing at
7715 Layton Street, Philadelphia, PA 19128

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and no/100ths (\$10.00) 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, 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 described per the attached Schedule A,

BEING the same premises conveyed by Juan Lopez and Lila Lopez, now known as Lila Blake to Lila Blake by deed dated February 20, 2013 and recorded in the Orange County Clerk's Office on March 7, 2013 in Liber 13520 of Deeds at page 305.

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 has duly executed this deed the day and year first above written.

IN PRESENCE OF


LILA BLAKE

STATE OF NEW YORK)

) ss.

COUNTY OF ORANGE)

On the 2nd day of June, 2022, before me, the undersigned, personally appeared LILA BLAKE 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.

Notary

Record and Return To:

Nancy B. Brenner-DeAngelo, Esq.
35 Oak Street
PO Box 1650
Greenwood Lake, NY 10923

JOHN E. ZIOURO
Notary Public, State of New York
Qualified in Orange County
No. 08215013017
Commission Expires December 11, 2025

Section 207

Block 2

Lot 24

Street Address: 24 Wheeler Avenue, Warwick, NY
Village of Warwick, Town of Warwick

Schedule A Description

ALL that certain plot, place or parcel of land lying, situate and being in the Village of Warwick, Town of Warwick, County of Orange and State of New York, being known as Section 207, Block 2, Lot 24 on the Village of Warwick Tax Maps and being further described as follows:

BEGINNING at a point in the northerly sideline of Wheeler Avenue, where the same is intersected by the dividing line between Section 207, Block 2, Lot 25 (now or formerly Accola) and Section 207, Block 2, Lot 24. Said point being South 85° 20' 00" East 129.28 feet from the intersection of the northerly sideline Wheeler Avenue and the easterly sideline of Cherry Street and running:

1. Along the dividing line between Section 207, Block 2, Lot 24 and Section 207, Block 2, Lot 25 North 4° 40' 00" East 97.68 feet to a point in the dividing line between Section 207, Block 2, Lot 24 and Section 207, Block 2, Lot 23.2 (now or formerly Heritage Green, Inc.); thence,

2. Along the dividing line between Section 207, Block 2, Lot 24 and Section 207, Block 2, Lot 23.2 South 85° 30' 00" East 59.30 feet to a point in the dividing line between Section 207, Block 2, Lot 24 and Section 207, Block 2, Lot 23 (now or formerly Cirillo); thence

3. Along the dividing line between Section 207, Block 2, Lot 24 and Section 207, Block 2, Lot 23 South 4° 40' 00" West 97.85 feet to the northerly sideline of Wheeler Avenue; thence,

4. Along the same North 86° 20' 00" West 59.30 feet to the point or place of BEGINNING.