



**Subject:** Inquiry Regarding Event Space Rental Business in Warwick, NY

To Whom It May Concern,

I am writing to introduce my business and discuss my plans for operating an event space rental service within the town of Warwick, NY, with the proposed location of 25 Elm Street (storefronts 5 & 6).

The business, with the proposed name of Elm & Orchard Event Space, specializes in providing an event space for various occasions such as small weddings, corporate events, birthdays, baby and bridal showers. I aim to offer a unique and versatile venue that can accommodate up to 125 guests at one time. The space will be designed to create memorable experiences for clients and their guests.

In terms of operation, the hours and days of operation vary based on when the space is rented. I strive to be flexible and accommodating to meet the needs of our clients, offering availability throughout the week and weekends as required.

It's important to note that cooking on the premises will not be permitted, food & beverages will be brought in by the client, or caterer. I prioritize the safety and cleanliness of the facility and adhere to strict guidelines to ensure the well-being of my guests.

I am excited about the opportunity to contribute positively to the local community and provide a space where people can come together to celebrate special moments. I am committed to upholding the values and regulations of the town of Warwick and welcome any guidance or feedback you may have regarding my business operations.

Thank you for considering my proposal. I look forward to the possibility of establishing my business in Warwick and contributing to its vibrant cultural scene.

Warm regards,

Nikki walker

Owner

Cell: 908-358-3082

Email: [tabulanj@gmail.com](mailto:tabulanj@gmail.com)

Village of Warwick Planning Board  
Change of Use Waiver Application

~~\$1400.00~~  
\$150.00

For Office Use Only:

Action Date: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Fees Paid/Amt: \_\_\_\_\_ Received By: \_\_\_\_\_

Has the ZBA granted any variances or special permits for this property?: \_\_\_\_\_  
(Attach a copy of any variance or special permit to this application)

Please include a copy of the most recent or previously approved Site Plan.

Owner's Name: \* Mitchell's Corner \*

Address: \_\_\_\_\_

Telephone: Home: \_\_\_\_\_ Business: \_\_\_\_\_

Applicant's Name: Nikki Walker TABULANJ@gmail.com

Address: 5 Gnomes Knoll Trail

Vernon NJ 07462  
Telephone: Home: 908 358 3082 Business: \_\_\_\_\_

Tax Map ID:  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Project Location: 25 Elm Street (#5 & #6)

Zoning District: \_\_\_\_\_ Parcel Area (SF/Acres): \_\_\_\_\_

Applicant to complete the following questions:

1. Identify the EXISTING & PROPOSED category of use(s) of the property & building (Check all that apply):

**\*\*See Section 145-30 Use Table for uses within each category (Included as Attachment 1\*\***

EXISTING

Type of Use

Residential	
Mixed Uses	
General Uses	
Business and Service Uses	

PROPOSED

Type of Use

Residential	
Mixed Uses	
General Uses	
Business and Service Uses	<input checked="" type="checkbox"/>

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2. Identify the EXISTING & PROPOSED use(s) of the property and building (Complete the following table):

Building Story	Existing Use	Existing Area (SF)	Proposed Use	Proposed Area (SF)
First Floor	(Empty.)		Event Space	
Second Floor				
Third Floor				

Describe the PROPOSED use(s): Event space for social and corporate events.

3. Identify the Specific Use and Use Group that applies to the proposed use(s):  
(See Section 145-31 for the Use Table and specific uses - Included with this form as Attachment 1)

4. Is the property located within the Historic District? (Y/N): (N)

5. Are there any physical changes proposed to the property or exterior of the building? (Y/N) (If Yes, Describe. If No, skip Questions 6, 7, & 8): NO

6. Complete the following table for the applicable Bulk Zoning Requirements for the proposed use/use group:  
(See Chapter 145 ZONING, Article IV BULK REQUIREMENTS of the Village of Warwick Code - Attachment 2)

	Required	Existing	Proposed
Min Lot Area (SF)			
Lot Width (FT)			
Front Setback (FT)			
Side Setback (FT)			
Total Side Setback (FT)			
Side Yard (FT)			
Side Yard w/in 25' of a R Zone			
Rear Setback (FT)			
Rear Yard (FT)			
Rear Yard w/in 25' of a R Zone			
Street Frontage (FT)			
Max Height (FT)			
Development Coverage (%)			
Building Coverage (%)			
Floor Area Ratio (F.A.R.)			
Lot Depth (FT)			
Livable Floor Area/Unit (SF)			
Lot Area/Dwelling Unit (FT)			
Bedrooms/Acre Lot Area			

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7. Are there any EXISTING easements for access, drainage, sewer/water utility lines, underground/above ground utility rights-of-way, street rights-of-way, etc.? (Y/N) If yes, identify each by type, size, and location:

**(\*\*All existing easements & ROWs should be shown on the property survey submitted with this application\*\*)**

8. Will any of the EXISTING easements identified above be altered, changed, or effected by the proposed change of use? (Y/N): \_\_\_\_\_

**If the project is located within the Historic District it must be referred to the Village of Warwick AHDRB**

9. Are there any physical changes proposed to the interior of the building? (Y/N) (Describe): YES, painting  
Adding new flooring and ceiling tiles.

10. Is the property located wholly or partially within a FEMA designated Floodplain (Y/N)? \_\_\_\_\_  
(FEMA Floodplain maps available for review at Village Hall)

11. Identify the total EXISTING and PROPOSED water and sewer usage rates for each use in gallons per day (GPD):  
(See Water Billing Clerk for past data) (See Attachment 3 for standard usage rates)

	Existing Use	Proposed Use
Water Use (GPD)		
Sewer Use (GPD)		

12. Is on-street parking available near the site? (Y/N): YES.

13. Is a Municipal Parking Lot available within 300-FT of the site? (Y/N) Identify Location: \_\_\_\_\_

14. Identify the number of on-site parking spaces Provided for the EXISTING and PROPOSED use(s):

	Existing Use	Proposed Use
# Spaces Provided		

15. Identify the total EXISTING and PROPOSED number of persons occupying the site as employees, customers, or otherwise:

	Existing Use	Proposed Use
# Employees		
# Customers		
# Other Users		

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16. Identify the number of deliveries per day for the EXISTING and PROPOSED use(s):

	Existing Use	Proposed Use
# Deliveries/Day		Possibly 1 per event (food)

17. Identify the number, location, and size of loading spaces for the EXISTING and PROPOSED use(s):

	Existing Use	Proposed Use
# Loading Areas		
Loading Area Size		
Loading Location		

18a. Identify the amount of solid waste/garbage generated by the EXISTING and PROPOSED use(s):

	Existing Use	Proposed Use
Cans of Waste Generated/Wk.		Garbage Bags 2 Bags Per event

18b. Identify the method of solid waste disposal for the EXISTING and PROPOSED use(s):

	Existing Use	Proposed Use
Waste Disposal Method		

(i.e. How often is waste collected?  
Will individual cans or a dumpster  
be used?)

18c. Identify the location of any outdoor storage of solid waste for the EXISTING and PROPOSED use (s):

	Existing Use	Proposed Use
Outdoor Waste Storage Location		

19. Will the PROPOSED use increase the location, amount of, and intensity of exterior lighting? (Y/N): NO

If YES, Describe:

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20. Will there be any change in the existing drainage or stormwater detention areas? (Y/N) If YES, Describe: NO

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21. Will there be any Increase in demand of municipal services such as fire, police, ambulance, school services, etc? (Y/N): NO If yes, please describe: \_\_\_\_\_

22. Will the proposed use routinely produce odors? (Y/N) If YES, Describe: NO

23. Will the proposed use produce operating noise exceeding the local ambient noise levels? (Y/N)

If YES, Describe: \_\_\_\_\_

24. Identify the hours of operation for the EXISTING and PROPOSED use(s):

	Existing Use	Proposed Use
Hours of Operation		VARIOUS. Between 9am-12am. LAST HOUR FOR CLEAN UP.

26. Are any other outside agency approvals required for the PROPOSED use? (Y/N) If yes, list all approvals:

NO

**\*\*Applicant to certify that the above information is complete and correct. All required information must be completed in order for the Change of Use Waiver Application to be heard at a Planning Board meeting\*\***

Signature of Applicant: \_\_\_\_\_

Nikki Walker

Date: \_\_\_\_\_

4.25.2024.

Signature of Owner/Agent: \_\_\_\_\_

Date: \_\_\_\_\_

**To be completed by the Village of Warwick Planning Board Secretary:**

**\*\*Note: The Planning Board Secretary is authorized to review this application for completeness purposes only. Once the application has been deemed complete it will be forwarded to the Planning Board for formal action.\*\***

1. Has the information in this Waiver Application been reviewed for completeness? (Y/N): \_\_\_\_\_

2. Has the Applicant submitted a current certified property survey? (Y/N): (N)

\_\_\_\_\_  
Signature of Planning Board Secretary

\_\_\_\_\_  
Date

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**Village of Warwick Planning Board  
Change of Use Waiver Application**

**To be completed by the Village of Warwick Planning Board:**

1. Has the information in this Waiver Application been reviewed by the Planning Board for completeness and accuracy? (Y/N): \_\_\_\_\_

2. Does this application require formal Site Plan Review/Approval by the Planning Board? (Y/N) (Describe): \_\_\_\_\_

Waiver Approval:

YES

☐

NO

☐

Date:

Does the Planning Board have any specific comments or conditions on this Waiver Approval? \_\_\_\_\_

\_\_\_\_\_  
Signature of Planning Board Chairman

\_\_\_\_\_  
Date

# ATTACHMENT 1 - USE REGULATIONS

Village of Warwick Zoning Law

## ARTICLE III Use Regulations

### 145-30 General Requirements

The general requirements affecting the use of buildings, structures and land for each of the districts established by Article II are hereby established and set forth in this Article.

### 145-31 Use Table

The accompanying table entitled "Table of General Use Requirements" shall be deemed part of this chapter and is referred to herein as the "Use Table".

### 145-32 Utilization of Use Table

- A. The Use Table, included herein, is divided into columns with each column headed by a capital letter(s) represent the respective Zoning Districts for reference. Vertical lines divide the requirements for one (1) district from those of another.
- B. In the Use Table, all uses are indicated as follows:
  - P Uses permitted by right and subject to the bulk and supplemental requirements as applicable.
  - C Uses permitted only upon approval of the Planning Board and are conditional thereon pursuant to Article XI and Article XII of this Zoning Law.
  - S Special uses permitted on approval of the Village Board in accordance with Article XVI.
  - \* All uses denoted by an asterisk (\*), including all special permit uses and conditional uses, also require Site Plan approval by the Planning Board in accordance with Article IX.
- C. The uses identified in Structure/Land Use column have a corresponding letter designating a Use Group for reference to the Table of Bulk Requirements. Certain uses do not have respective Bulk Requirements and are designated with "n/a" in the Use Group column. For uses where there is no respective Use Group identified, applicants are encouraged to provide the Planning Board with a proposal for a Use Group related to a similar structure or use as the one being proposed.
- D. Any use not identified in the Use Table shall be deemed prohibited. Any use indicated as conditional shall be deemed prohibited unless approved in a manner specified by this chapter. Where conditional uses are identified by generic word or description, the Planning Board shall determine whether a specific use shall be construed to be part of such generic class. In making such determination, the Planning Board shall consider to



what extent the proposed use is alike, in land use impacts, the class of use indicated in the Use Table.

### 145-33 Prohibited Uses

The uses which are listed in this section are prohibited in the Village, subject to the qualifications set forth in § 145-23D.

- A. Manufacturing uses involving primary production of the following products from raw materials:
  - 1. Asphalt, cement, charcoal and fuel briquettes.
  - 2. Chemicals: aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates (manufactured and natural) of an explosive nature, potash, plastic materials and synthetic resins, pyroxilin, rayon yarn and hydrochloric, nitric, phosphoric, picric and sulfuric acids.
  - 3. Coal, coke and tar products, including gas manufacturing; explosives; fertilizers; gelatin, glue and size.
  - 4. Linoleum and oilcloth; matches; paint; varnish and turpentine.
  - 5. Rubber (natural and synthetic); soaps, including fat-rendering; starch.
- B. The following processes: nitrating of cotton or other materials; milling or processing of flour, feed or grain; magnesium foundry; reduction, refining, smelting and alloying of metal or metal ores; refining secondary aluminum; refining petroleum products, such as gasoline, kerosene, naphtha, lubricating oil; distillation of wood or bones; and reduction and processing of wood pulp and fiber, including paper mill operations.
- C. Operations involving stockyards and slaughterhouses, grain elevators, slag piles and keeping, breeding and raising of pigs for commercial purposes.
- D. Storage of explosives, except under license from the State of New York and in a manner and place conforming to the laws of the State of New York and the American Table of Distances and provided that no more than five thousand (5,000) pounds is stored in any one (1) magazine.
- E. Bulk or wholesale storage of gasoline above ground.
- F. Dumps, sanitary landfills and junkyards, except those operated by the Village.
- G. Quarries, stone crushers, screening plants and storage of quarry screening.
- H. Incineration of waste materials except in a plant owned and operated by the Village, or a health facility approved by the N.Y.S. D.E.C.
- I. Disposal of septic or sewage wastes except in a plant owned and operated by the Village, or a health facility approved by the N.Y.S. D.E.C.

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- J. Any other use, whether specified above or not, that is of such a nature as to be detrimental to neighboring properties by reason of emission of odor, dust, refuse matter, garbage, vibration, smoke, gas, radiation, noise or any other factor that is dangerous to the comfort, peace, enjoyment, health or safety of the area or community.
- K. Freestanding water towers and freestanding water tanks, located below, on or above ground are not permitted, except that such a tower or tank, owned and operated by a public utility shall be allowed, as a conditional use of the Planning Board, on plots of three (3) acres or more, subject to approval of the Village Board.
- L. No commercial vehicles in excess of twenty-six feet (26') in length shall be parked in a residential district.
- M. No animal kennels.
- N. Amusement parks and circuses and related activities except for a temporary permit or special license from the Village Board.
- O. No drive-in or drive-thru restaurants.

Table of Use Requirements												
Land Use District	R	LO	MR-BC	CORC	CB	GC	LI	TND <sup>1</sup>	PAC <sup>2</sup>	AD <sup>3</sup>	Use Group <sup>4</sup> (See Bulk Table)	Special Conditions <sup>5</sup>
<b>Residential Uses</b>												
One family residence	P*	P*			P*						b	
One-family residence semi-attached/lot	C*	C*			C*						h	\$145-128
Two-family detached residence <sup>6</sup>	P*	P*			P*						g	
Community residence facilities <sup>6</sup>	P*	P*			P*						c	
Multiple Residence	S*	S*			S*						g	\$145-127
Senior Citizen Housing Development	C*	C*	C*		C*						i	\$145-124
Accessory Apartment (one)	C*	C*			C*						b	\$145-120.4
Guesthouse/Servant Caretaker Dwelling	C*	C*			C*						n/a	\$145-120
Apartment	S*	S*			S*						g	\$145-120
Family/Group Care Facilities	C*	C*			C*						c	\$145-120
<b>Mixed Uses</b>												
Residential Professional Office	C*	C*									p	\$145-120
Bed & Breakfast Establishments	C*	C*									n/a	\$145-120.2
Home Occupation	C*	C*			C*	C*					b	\$145-120.3
Residences on 2nd & 3rd Floor of existing bldg.					C*	C*					j	\$145-120
<b>General Uses</b>												
Public utility facilities <sup>7</sup>	P*	P*					P*				n/a	\$145-120
Public utility buildings	C*	C*			C*	C*	P*				n/a	\$145-110.1
Wireless telecommunication facilities					S*	S*	S*				n/a	\$145-110.1
Village of Warwick uses and buildings	P	P			P	P	P				n/a	\$145-120
Churches/Places of worship	C*	C*			C*	C*	C*				d	\$145-120

Table of Use Requirements

Land Use District	R	LO	MR-SG	CCRC	CB	GC	LH	TND <sup>1</sup>	PAC <sup>2</sup>	AD <sup>3</sup>	Use Group <sup>4</sup> (See Bulk Table)	Special Conditions <sup>5</sup>
Educational Facilities	S*	S*			S*	S*	S*				d	\$145-120
Annual membership clubs/outdoor recreation	C*	C*			C*	C*					d	\$145-120
Fraternal Organization	C*	C*			C*	C*					k	\$145-120
Cemeteries	S*	S*	S*		S*	S*					e	\$145-120
Volunteer ambulance service facilities	S*	S*	S*		S*	S*					b	\$145-120
Hospitals/Nursing homes	S*	S*	S*		S*	S*					e	\$145-120
Ambulatory Care Center	S*	S*	S*		S*	S*					e	\$145-120
Fire stations	S*	S*		S*							c	\$145-120
Health club/spa	S*	S*			S*	S*					n/a	\$145-120
Medical offices/medical facilities							P*				c	\$145-120
Skilled Nursing/Rehabilitation Facility				S*			S*				c	\$145-120
Adult home/Assisted living facilities				S*							e	\$145-120
Congregate housing				S*							c	\$145-120
Adult day care				S*							c	\$145-120
Libraries/Museum/Art galleries	S*			S*							c	\$145-120
Business & Service Uses												
Agriculture	P	P										
Nursery school	C*	C*	S*	S*	C*	C*					a	\$145-120
Day care	C*	C*	S*	S*	C*	C*					b	\$145-120
Buildings or stands for agricultural product sales <sup>6</sup>	P*	P*			P*	P*					n/a	\$145-120
Business/Professional/Government offices	P*	P*			P*	P*	P*				j	
Funeral homes/Mortuaries	P*	P*			P*	P*	P*				j	
Banks					P*	P*	P*				j	
Retail stores					P*	P*	P*				k	
Personal service stores					P*	P*	P*				k	

Village of Warwick Zoning Law

Table of Use Requirements

Land Use District	R	LO	MR-SC	CCRC	GB	GC	ET	TND <sup>1</sup>	PAC <sup>2</sup>	AD <sup>3</sup>	Use Group <sup>4</sup> (See Bulk Table)	Special Conditions <sup>5</sup>
Eating/Drinking establishments					P*	P*	P*				k	
Service establishment other than of a personal nature												
Theatres/Cinemas					P*	P*	P*				k	
Outlets for laundries/cleaning					P*	P*	P*				k	
Newspaper printing					P*	P*	P*				k	
Manufacturing for sale on premises					P*	P*	P*				k	
Hotels/Motels					C*	C*					k	\$145-120
Gasoline service station					C*	C*	C*				m	\$145-121
Automobile sales and service, including repairs					C*	C*	C*				o	\$145-122
Car washes					C*	C*	C*				o	\$145-122
Manufacturing/assembly/finishing						C*	C*				o	\$145-123
Research and design facilities							P*				m	
Contractor's storage yard							P*				m	
Indoor Recreation (e.g. batting cages, tennis courts)							C*				m	\$145-126
Warehouse							P*				m	
							S*				m	\$145-120

1. For allowable uses in the TND District, please see \$145-28.
2. For allowable uses in the PAC District, please see \$145-26.
3. For allowable uses in the AD District, please see \$145-27.
4. For uses which contain "n/a" in this column, applicants should provide the Planning Board or Village Board with a proposal for a Use Group related to a similar structure or land use.
5. Not more than one principal residential building per lot.
6. Subject to Village Board approval as to site selection pursuant to §41.34 of NYS Mental Hygiene Law.

Village of Warwick Zoning Law

7. Rights of way, transmission lines, or unmanned structures (e.g. substation, pumping station) serving the Village.
8. Buildings or stands for the display or for sale of agricultural products all of which are grown on the same premises.
9. In districts where certain uses are permitted, they are not subject to the special conditions identified in this column.

## ATTACHMENT 2 - BULK REQUIREMENTS

### ARTICLE IV Bulk Requirements

#### 145-40 General Requirements

The general requirements relating to the arrangements of buildings, structures and uses occupying a lot for the zoning districts established by Article II are hereby established.

#### 145-41 Bulk Table

The accompanying table entitled "Table of Bulk Requirements" shall be a part of this chapter and is referred to herein as the "Bulk Table" setting forth the minimum bulk requirements of this chapter.

- A. The Bulk Table is divided into columns, each column headed by a number for reference. The Bulk Table is divided by single horizontal lines into groups, each group being identified by a letter corresponding to the letter symbol appearing in the Use Table adjacent to each use or combination of uses. Each of the uses within each group is regulated by the bulk regulations for the indicated use group.
- B. Other articles herein contain supplemental requirements applying to bulk, setback and coverage of specified uses.
- C. In accordance with § 7-730 of New York State Village Law, lots in a conventional subdivision shall at least comply with the requirements of the Table of Bulk Requirements. The Planning Board has the authority to impose higher planning and design standards than otherwise provided for lots in a conventional subdivision, where there exists good reason in the nature of the land, including but not limited to topography, location, shape, size, drainage, surface and ground water resources and other physical features of the site as well as the character of the surrounding community.

# TABLE OF BULK REQUIREMENTS

TABLE OF BULK REQUIREMENTS																			
	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Use Group	Minimum Lot Area (sq. ft.) (see also Note 4)	Lot Width (ft.)	Front Setback (ft.)	Front Yard (ft.)	Side Setback (ft.)	Total Side Setback (ft.)	Side Yard (ft.)	Side Yards within 25' of Residence District Boundary	Rear Setback (ft.)	Rear Yard within 25' of Residence District Boundary	Street Frontage (ft.)	Max. Height (ft.) (see also Note 4)	Development Coverage (%) (see also Note 4)	Building Coverage (%) (see also Note 4)	Floor Area Ratio (F.A.R.)	Lot Depth (ft.)	Liveable Floor Area/ Dwelling Unit (sq. ft.)	Lot Area/ Dwelling Unit (sq. ft.) (see also Note 4)	Bedrooms /Acre of Lot Area
a	200,000	400	100	100	100	200	75	100	100	75	100	300	35	25	n/a	500	n/a	n/a	n/a
b	20,000	100	35	35	20	50	10	n/a	35	10	n/a	80	35	35	n/a	125	1,250	n/a	n/a
c	40,000	150	50	50	30	80	20	20	30	30	100	35	20	n/a	0.25	200	600	n/a	n/a
d	40,000	100	100	20	20	50	20	40	45	20	100	40	n/a	25	0.20	200	n/a	4,000	12
e	80,000	200	50	20	20	40	10	10	20	10	200	35	n/a	n/a	0.20	200	n/a	n/a	n/a
f	17,500	100	35	35	20	50	10	n/a	35	10	75	35	35	n/a	0.25	125	1,200	n/a	n/a
g	22,500	125	40	40	25	60	15	n/a	35	10	90	35	35	n/a	0.25	125	900	n/a	n/a
h	40,000	20	20	20	5	5	5	n/a	35	35	20	35	20	n/a	0.20	100	600	n/a	n/a
i	40,000	150	50	25	30	60	20	20	30	30	100	35	40	n/a	n/a	200	600	4,000	12
j	5,000	50	Note 1	n/a	10	10	10	15	10	10	50	40	80	40	0.40	50	600	2,000	24
k (see 6)	5,000	50	Note 1	n/a	10	10	10	n/a	10	10	50	40						n/a	n/a
l	5,000	50	Note 1	n/a	10	10	10	n/a	10	10	50	40	100	n/a	n/a	50	n/a	n/a	n/a
m	40,000	100	40	15	20	n/a	20	40	40	20	50	40	n/a	40	n/a	100	n/a	n/a	n/a
n	20,000	100	40	15	20	50	10	20	40	20	100	40	n/a	40	n/a	150	n/a	n/a	n/a
o	10,000	100	Note 1	n/a	10	10	10	20	10	10	100	35	n/a	60	0.20	200	n/a	n/a	n/a
p	20,000	100	35	35	20	50	10	n/a	35	10	80	35	70	n/a	0.25	100	n/a	n/a	n/a
q	400,000	800	100	50	75	150	50	50	75	50	800	Note 2	40	20	0.45	400	Note 3	2,000	24

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 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 3 - Efficiency - 400 sq ft, One bedroom - 550 sq ft, Two bedroom - 750 sq ft

Note 4 - Lot area shall be defined in § 145-181 for columns 2, 15, 15A, 19 and 20 per Local Law #1 of 2001.

Note 5 - See § 145-128.

Note 6 - 100% development coverage permitted only when project incorporates a "green roof".

February 17, 2009



# ATTACHMENT 3

## NYSDEC DESIGN OF WWTW

### STANDARD SEWAGE USAGE RATES

- 6) Repeat the test a minimum of three times, until the time for the water to drop one inch for two successive tests yields approximately equal results. The last test will then be taken as the stabilized rate for percolation. If different results are obtained from separate pits in the same general area, the slowest percolation rate is used in design.

**Note:** A percolation test whose results are inconsistent with the soil evaluation shall be disregarded, and the percolation test (s) shall be performed again.

#### DESIGN FLOW

Information on flow rate is necessary for the design of effective wastewater treatment and disposal system. The wastewater flow rates of existing facilities can often be measured. Table 3 can be used as a basis for the design of sewage treatment and disposal facilities for new developments, and for existing establishments when the hydraulic loading cannot be measured. Alternatively, water-usage data can be used to estimate wastewater flow, if it is available for an establishment. Adjustments should be made for infiltration, and for water that will not reach the sewer (ex. boiler water).

For commercial establishments variations in flow may be extreme. In these cases it is necessary to examine the significant delivery period of the wastewater and base the peak design flow upon this information to prevent an excessive rate of flow through the treatment system. It may be desirable to include an equalization basin prior to the treatment system.

Section 15-0314 of the Environmental Conservation Law mandates the use of water-saving plumbing facilities in new and renovated buildings. Hydraulic loading, as determined from reference to Table 3 may be decreased by 20 percent in those installations serving premises equipped with certified water-saving plumbing fixtures. A combination of new and old fixtures can be considered on a pro rata basis.

New toilets which use as little as 0.5 gallons of water per flush are becoming available on the market and the reduction of wastewater flow attributable to these and other new technologies shall be considered on a case-by-case basis. The reduction allowance shall depend in part upon the ability of the builder or owner to ensure adequate maintenance and/or replacement in kind when necessary.

**Table 3. Expected Hydraulic Loading Rates**

Type of Facility	Flow Rate Per Person (gal./day)	Flow Rate Per Unit (gal./day)
Airports		
(Per Passenger)	3	
(Per Employee)	15	

<b>Apartments</b>	<b>75</b>	
1 Bedroom		150
2 Bedroom		300
3 Bedroom		400
<b>Bathhouse</b>		
(Per Swimmer)	10	
<b>Boarding House</b>	<b>75</b>	
<b>Bowling Alley</b>		
(Per Lane - No Food)		75
(With Food - Add Food Service Value)		
<b>Campgrounds (Recreational Vehicle - Per Site)</b>		
Sewered Sites		100
Central Facilities		
Served Sites, 300' Radius		100
Peripheral Sites, 500' Radius		75
Subtractions From Above		
No Showers		25
Dual Service (Central Facilities and Sewered Facilities Overlapping the Central)		25
<b>Campground (Summer Camp)</b>		
Central Facilities	50	
Separate Facilities		
Toilet	10	
Shower	25	
Kitchen	10	
<b>Campground Dumping Stations</b>		
(Per Unsewered Site)		10
(Per Sewered Site)		5
<b>Camps, Day</b>	<b>13</b>	
Add for Lunch	3	
Add for Showers	5	
<b>Carwashes, Assuming No Recycle</b>		
Tunnel, Per Car		80
Rollover, Per Car		40
Handwash, Per 5 Minute Cycle		20
<b>Type of Facility</b>	<b>Flow Rate Per Person (gal./day)</b>	<b>Flow Rate Per Unit (gal./day)</b>
<b>Churches - Per Seat</b>		<b>3</b>
( With Catering - Add Food Service Value)		

<b>Clubs</b>		
Country		
Per Resident Member		75
Per Non-Resident Member		25
Racquet (Per Court Per Hour)		80
<b>Factories</b>		
Per Person/Shift	25	
Add for Showers	10	
<b>Food Service Operations (Per Seat)</b>		
Ordinary Restaurant		35
24 - Hour Restaurant		50
Restaurant Along Freeway		70
Tavern (Little Food Service)		20
Curb Service (Drive-In, Per Car Space)		50
Catering, or Banquet Facilities	20	
<b>Hair Dresser (Per Station)</b>		170
<b>Hospitals (Per Bed)</b>		175
<b>Hotels (Per Room)</b>		120
Add for Banquet Facilities, Theatre, Night Club, as Applicable		
<b>Homes</b>		
1 Bedroom		150
2 Bedroom		300
3 Bedroom		400
4 Bedroom		475
5 Bedroom		550
<b>Institutions (Other Than Hospitals)</b>	125	
<b>Laundromats (Per Machine)</b>		580
<b>Mobile Home Parks</b>		
Less Than 5 Units: Use Flow Rates for Homes		
Twenty or More Units		
Per Trailer		
Double Wide		200
Five to Twenty Units - Use Prorated Scale		300
<b>Motels</b>		
Per Living Unit		100
With Kitchen		150

Type of Facility	Flow Rate Per Person (gal./day)	Flow Rate Per Unit (gal./day)
Office Buildings		
Per Employee	15	
Per Square Foot		0.1
Dentist - Per Chair/Day		750
Parks (Per Picnicker)		
Restroom Only	5	
Showers and Restroom	10	
Schools (Per Student)		
Boarding	75	
Day	10	
Cafeteria - Add	5	
Showers - Add	5	
Service Stations		
Per Toilet (Not Including Car Wash)		400
Shopping Centers (Per sq. ft. - Food Extra)		0.1
Per Employee	15	
Per Toilet		400
Swimming Pools (Per Swimmer)	10	
Sports Stadium	5	
Theatre		
Drive-In (Per Space)		
Movie (Per Seat)		
Dinner Theatre, Individual (Per Seat)	20	
with Hotel	10	

### TREATMENT CONSIDERATIONS

Detailed data regarding the character and quantity of the wastewater flow is necessary to facilitate the effective design of wastewater treatment and disposal systems.

Many commercial institutional facilities generate wastewater similar in character to residential wastes. For other facilities consideration of the waste-generating sources will allow an estimate of the character of the wastewater. This will also serve to indicate the presence of any problem constituents in the wastewater such as high grease levels from restaurants and lint fibers from laundromats.