

FRIEDLER ENGINEERING, PLLC

Office:
30 Warwick Lake Parkway
Warwick, NY 10990
(845)544-5662
Friedlerengineering@outlook.com

February 18, 2026

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

Re: 28 Wheeler Ave - Proposed Addition
Section 207, Block 2, Lot 26
Job #: FE-25045

Dear Mr. Chairman,

We are enclosing a Planning Board application for site plan approval for an addition to an existing dwelling, located at 28 Wheeler Ave.

We have enclosed the following information for your review:

- Four sets of the site plan dated 02/18/26.
- Application for Site Plan, dated 02/18/26.
- Short Environmental Assessment Form, dated 02/18/26.
- ZBA Resolution, granted on January 27, 2026.

Sincerely
Friedler Engineering, PLLC



Brian Friedler, P.E.

Handwritten notes:
Sent to
Board
02/18/26
02/18/26
02/18/26

UPDATED

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:	2/18/26
App. Fee Received:	<input checked="" type="checkbox"/>
Escrow Received:	<input checked="" type="checkbox"/>

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.]

- Project Name PROPOSED DWELLING ADDITION - 28 WHEELER AVE
- Tax map designation: Section 207 Block 2 Lot 26
- 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.*
- 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

- Type of Existing Use: RESIDENTIAL - 1 FAMILY
- Proposed Type of Use: RESIDENTIAL - 1 FAMILY
- Circle Applicable Category for Project's Proposed Use: **P*** C* S* P
- Proposed Project's Use Group(s): b
- Proposed Project's Special Conditions: ---- **last column in Table of General Use Requirements*

10. Per Article III Use Regulations of the Village of Warwick Zoning Code, Table of General Use Requirements, does the project additionally require:

- Conditional Use Permit: Yes **No**
**If 'yes' applicant must complete a Conditional Use Permit Application.
Applicants to review ARTICLE XI Conditional Use Review and Approval & Article XII Conditional Use & Special Use Permit Use Standards.
- Special Use Permit: Yes **No**
**If 'yes' applicant must complete a Special Use Permit Application
Applicants to review Article XII Conditional Use & Special Use Permit Use Standards.

11. Type of Project: check one
- Preliminary Site Plan Review
 - Final Site Plan Review
 - Amendment to Approved Site Plan

12. Application Fee(s), payable to the Village of Warwick, submitted as separate checks with the application:

- Application for Preliminary Site Plan Review Fee: \$350.00 Check # _____
 - Supplementary Final Site Plan Fee: \$150.00 Check # _____
 - Application for Final Site Plan Fee: \$500.00 Check # _____
 - Application for Amendment to Site Plan Fee: \$350.00 Check # _____
- *Supplementary Fee in combination with initial Preliminary Site Plan Review Application Fee will satisfy Application for Final Site Plan Fee.*

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

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

*Applicants must also complete the attached Escrow Account for Consultant Review Form.
*Base escrow for Preliminary Site Plan Review will be applied toward Final Site Plan escrow.
JAMES McATEER

14. Applicant's Name CHRISTOPHER KIMIECIK Phone 845-442-0479
Address 802 UNION CORNERS RD, WARWICK NY 10990 Email chriskimiecik@gmail.com
(Street Number & Name) (Post Office) (State) (Zip Code)

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

Applicant's Representative's Name BRIAN FRIEDLER, P.E. Phone 845-544-5662
Address 30 WARWICK LAKE PKWY, WARWICK NY 10990 Email friedlerengineering@outlook.com
(Street Number & Name) (Post Office) (State) (Zip Code)

Plan Preparer's Name FRIEDLER ENGINEERING, PLLC Phone 845-544-5662
Address 30 WARWICK LAKE PKWY, 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 BRIAN FRIEDLER Phone _____ Email _____

15. Total acreage 0.1117 +/- AC. Number of lots 1

16. This application is for the use and construction of A 2-STORY, ONE-BEDROOM ADDITION.

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

If so, for what? F.A.R.

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 800 +/- SQ.FT.

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 NY SS:

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

Sworn before me this

18th Day of FEB. 2026

Signature

Title OWNER

Notary Public

KRISTIN A. BIALOSKY
A Notary Public of New Jersey
ID# 50208896
My Commission Expires April 10, 2028

PROXY STATEMENT (Completion required ONLY if applicable)

COUNTY OF _____
STATE OF _____ SS:

_____, being duly sworn, deposes and says that he resides at _____ in the County of _____ and State of _____
(Owners Address)

And that he is the (owner in fee) _____ of the _____
(Official Title)

(corporation which is the owner in fee) of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Planning Board approval as described herein and to represent him on all Planning Board matters.

Sworn before me this _____ Day of _____ 20____

Owner's or Official's Signature

Notary Public

**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:

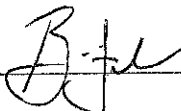
12. Existing contours, at intervals of two feet or less, extending at least 50 feet beyond the property boundary.
13. Existing watercourses, intermittent streams, wetland areas, rock outcrops, trees with a diameter of 8 inches or more 3 feet above ground level, wooded areas, and any other significant 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.
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: BRIAN FRIEDLER, P.E.  Date: 02/18/26
Signature of Licensed Professional

Printed Name: BRIAN FRIEDLER

VILLAGE OF WARWICK
ZONING BOARD OF APPEALS

RESOLUTION of Variance Determination upon Application
of JAMES MCATEER and CHRIS KIMIECIK

Decision and Order

28 Wheeler Avenue
Tax Map SBL 207-2-26

At a meeting of the Village of Warwick Zoning Board of
Appeals duly convened on January 27, 2026 at 7:00 p.m.

Present: John Graney, Chairman
Wes Burley, Member
Nikki DeLille, Member
Margaret Politoski, Member

Absent: John Prego, Member

MOTION made by J. Graney, seconded by W. Burley, and the following voting in favor:

ALL members present, and the following voting in opposition: NONE, to open the public
hearing in the above-referenced matter:

This is an application filed by James McAteer and Chris Kimiecik ("Applicants") for an
area variance from the Village Zoning Code with respect to the property located at 28 Wheeler
Avenue, Warwick, New York, designated on the Village tax map as Section 207, Block 2, Lot
26, and located in the Residential Zoning District to:

A. Allow a Floor Area Ratio of 33%, increased from the cap of 25%

The variance is sought for the purpose of constructing an addition to the existing home in
place of a previously existing deck.

RESOLUTION of Variance Determination upon
Application of James McAteer and Chris Kimiecik

Chris Kimiecik appeared on behalf of both Applicants and presented their proposal for the expansion of the Floor Area Ratio. The proposal is to remove an existing wood deck and to replace it with a 2-story one-bedroom addition and an enclosed porch. The overall footprint of the property would actually be less than half of the original wood deck, but it would result in the interior Floor Area Ratio increasing over the current cap of 25% to 33%. The proposal would add a third bedroom and second bathroom to the existing single-family residence, would square off the rear of the residence and include the removal of an existing portion of the house with a failing foundation.

The Board and attendees were invited to ask further questions or share comments, and no objections or comments were made by the public. No correspondence was received by the Board in connection with the instant application.

MOTION made by J. Graney, seconded by W. Burley, and the following voting in favor: ALL members present, and the following voting in opposition: NONE, with J. Prego absent, to close the public hearing.

The Board discussed the level of SEQRA review and determined that the application was previously determined by the Village Planning Board to be a Type II action and no further review was required.

MOTION made by N. Delille, seconded by J. Graney, and the following voting in favor: ALL members, and the following voting in opposition: NONE, with J. Prego absent, the following resolution was adopted:

Following the conclusion of the public hearing, the Board makes the following findings:

RESOLUTION of Variance Determination upon
Application of James McAteer and Chris Kimiecik

RESOLVED, that this application has previously been designated as a Type II under the State Environmental Quality Review Act and no further environmental review is necessary; and it is further

RESOLVED, that with regard to requested area variance to increase the Floor Area Ratio for the property from 25% to 33%, the following findings are hereby made:

A. Pursuant to proper notice, a public hearing was convened at the Warwick Village Hall on the 27th day of January, 2026 at 7:00 p.m. Kristin Bialosky, Secretary of the Zoning Board of Appeals, confirmed that she had received proof that the necessary notices of the public hearing had been mailed to the neighboring property owners, and that the required newspaper publications and conspicuous postings of the notice had timely occurred.

B. Following the motion to close the public hearing, the Board proceeded to deliberate in open session on the Application.

C. Based upon the oral testimony and evidence in the record, the Board renders the following conclusions with respect to the area variance sought in the instant application:

i. that the benefit to the Applicants cannot be achieved by other means feasible to the Applicants due to the layout of the Property;

ii. that there will be no undesirable change in neighborhood character or detriment to nearby properties;

iii. that the requested area variance is substantial with respect to the increase in the Floor Area Ratio;

iv. that the request does not have any adverse physical or environmental effects;

v. that the alleged difficulty to the Applicants is self-created; and

RESOLUTION of Variance Determination upon
Application of James McAteer and Chris Kimiecik

vi. that the benefit of the requested relief to the Applicants would outweigh the potential detriment, if any, to the health, safety, and general welfare of the community.

Based on the foregoing, it is hereby

RESOLVED, that the requested Area Variance is hereby **GRANTED**.

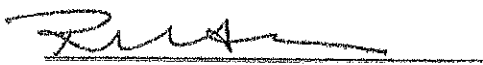
The foregoing is the Decision and Order of the Zoning Board of Appeals.

Dated: February 9, 2026
Resolution Approved:

BY ORDER OF THE ZONING
BOARD OF APPEALS OF THE
VILLAGE OF WARWICK


JOHN GRANEY, CHAIRMAN

I, Raina Abramson, Village Clerk, do hereby certify that the foregoing Determination was filed in the Office of the Village Clerk on February 9, 2026, and copies provided to the Building Inspector and emailed to the Applicant.


RAINA ABRAMSON, CLERK
VILLAGE OF WARWICK, NEW YORK

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: PROPOSED DWELLING ADDITION			
Project Location (describe, and attach a location map): 28 WHEELER AVE, WARWICK, NY			
Brief Description of Proposed Action: PROPOSED ADDITION TO AN EXISTING 2-BEDROOM DWELLING. THE EXPANDED DWELLING WILL INCLUDE AN ADDITIONAL BEDROOM.			
Name of Applicant or Sponsor: CHRISTOPHER KIMIECIK		Telephone: XXXXXXXXXX	
		E-Mail: CHRISTOPHER.KIMIECIK@XXXXXX.COM	
Address: 802 UNION CORNERS ROAD			
City/PO: FLORIDA		State: NY	Zip Code: 10921
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 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: PLANNING & ZONING BOARD, BLDG. DEPT.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.1117 acres	
b. Total acreage to be physically disturbed?		0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.1117 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 checked="" 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban 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"/>

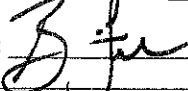
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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"/>
THIS PROPERTY HAS NOT BEEN A SUBJECT OF REMEDIATION OF HAZARDOUS WASTE		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: BRIAN J. FRIEDLER P.E. Date: 2/13/26

Signature:  Title: PROF. ENGINEER

National Flood Hazard Layer FIRMette



7°42'15"W 41°15'47"N



Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, AE
- With BFE or Depth Zone AE, A, AH, VE, AP
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chances 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 Traverset
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Traverset 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.



51-141303

Village of Warwick and
Town of Warwick
Section: 207
Block: 2
Lot: 26

Record and Return to:
Michele Rametta, Esq.
Rametta & Rametta, LLC
30 Matthews St., Suite 104
Goshen, NY 10924

ADMINISTRATOR'S DEED

FORM 8005-B

CAUTION: CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT. THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 18 day of October, 2024,

Between

SANDRA L. HYMAN, residing at 2 Village Court, Coram, NY 11727, as Administratrix of the Estate of Michael Klimek, Deceased, pursuant to Letters of Administration dated March 8, 2024, under Orange County Surrogate's Court File No. 2024-15/A (AS TO 50% INTEREST)

AND

GLENNA KLIMEK, residing at 28 Wheeler Avenue, Warwick, NY 10990 (AS TO 50% INTEREST)

party of the first part, and

JAMES McATEER residing at 802 Union Corners Rd Florida NY 10921 and CHRISTOPHER KIMIECIK, residing at 100 East Ridge Rd, Warwick NY, as Joint Tenants with Rights of Survivorship 10990

party of the second part,

WITNESSETH, that whereas letters of administration were issued to the party of the first part by the Surrogate's Court, Orange County, New York on February 26, 2024, and by virtue of the power and authority given by Article 11 of the Estates, Powers and Trusts Law, and in consideration of Two Hundred Seventy Five Thousand and 00/100 (\$275,000.00) Dollars, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees 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 Town of Warwick and Village of Warwick, County of Orange, State of New York;

BEING AND INTENDED TO BE the same premises conveyed on November 6, 1997 and recorded on November 20, 1997 in Liber 4669, page 71 in the Office of the Orange County Clerk.

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or otherwise,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees 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,

Subject to the trust fund provisions of section thirteen of the Lien Law.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

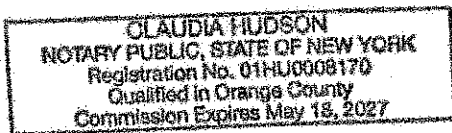
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

By: Sandra L. Hyman
Sandra L. Hyman, as Administratrix of the Estate of
Michael Klimck, Deceased

IN PRESENCE OF:

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

On the 18 day of October in the year 2024, before me, the undersigned, personally appeared SANDRA L. HYMAN, 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 she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



[Signature]
Notary Public

EXHIBIT "A"

51-00140886

All that certain plot, piece or parcel of land, situate, lying and being in the Town of Warwick, County of Orange, State of New York, bounded and described as follows:

BEGINNING at an iron pin at the intersection of the northerly side of Wheeler Avenue and the easterly side of Cherry Street;

running thence along the easterly side of Cherry Street, North $4^{\circ} 40'$ East, 97.2 feet to lands now or formerly of I. Weinsoff, et al;

thence along lands of said Weinsoff, et al., South $85^{\circ} 30'$ East, 50 feet to lands now or formerly of Flood;

thence along the lands of Flood, South $4^{\circ} 40'$ West, 97.34 feet to the northerly side of Wheeler Avenue;

thence along the northerly side of Wheeler Avenue, North $85^{\circ} 30'$ West, 50 feet to the place of beginning.

Section: 207 Block: 2 Lot: 25

For information only: 25 Wheeler Avenue, Warwick, NY 10950