

VILLAGE OF WARWICK  
PLANNING BOARD APPLICATION

SHELLEY GARRY  
yahoo.com

Date 3/3/22

Application fee \$350 Rec. 4/27/22

- 1) Applicant's name SHELLEY GARRY / John Contreras  
Address 12 BLACK WALNUT DR. WARWICK Tele: 510 326 0406  
2) Project Location 63 WHEELER AVE WARWICK NY 10950  
3) Section 210 Lot 3 Block 5  
4) What action is the applicant seeking CHANGE OF USE

5) Describe Proposed Project DINE-IN MARKET / BISTRO /  
BOUTIQUE HOTEL

6) Application For:

A) Site Plan ☒ B) Amended Site Plan ☐ C) Preliminary Approval ☐

D) Final Approval ☐ E) Minor Subdivision ☐ F) Major Subdivision ☐

G) Conditional Use ☐ F) Lot Line Change ☐

7) Square Footage of Parcel ☐

8) Have any variances or special permits been granted to the proposed property N  
If so please attach

Signatures must be notarized

Signature of Applicant [Signature] Date 3/3/2022

Signature of Property Owner [Signature] Date 3/3/2022

Notary Seal:

MAUREEN J EVANS  
Notary Public, State of New York  
No. 01EV6262317  
Qualified in Orange County  
Commission Expires May 21, 2024

[Signature]

Owner and/or applicant are responsible for payment of any and all consultant's fees.

May 1, 2022


Village of Warwick


Dept. of Buildings and Planning

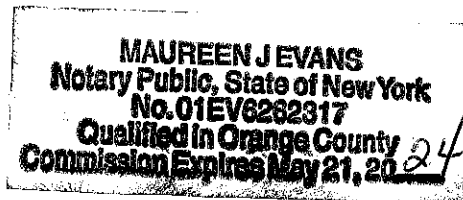
77 Main Street

Warwick, NY 10990

We (James E Henry and Lucinda N Henry) as the current property owners of Parcel: 5405/210-5-3 (63 Wheeler Ave.) in the Village and Town of Warwick, NY grant permission to Shelley Garry of Western Addition LLC with co-applicant John Contreras authorization to apply for any change of use of our property at 63 Wheeler Ave., Warwick NY.

 5/1/2022  
James E Henry                      Date

 5/1/22  
Lucinda N Henry                      Date



220115

25 April 2022

Jesse Gallo, Planning Board Chairman  
Village of Warwick Planning Board  
77 Main Street, PO Box 369  
Warwick, NY 10990

RE: Site Plan – Western Addition LLC Dine-In Market, Bistro & Boutique Hotel  
63 Wheeler Avenue, Village of Warwick, Orange County, NY  
SBL 210-5-3

Dear Chairman Gallo:

The above referenced property is an existing site with frontage on Wheeler Avenue, West Street and McEwen Street. The applicant plans to renovate the existing building for a Dine-In Market, Bistro and a 4 – room Boutique Hotel. The existing parking lot along Wheeler Avenue will be used for patron parking. The entrance on McEwen Street will be used for employee parking and for trash and recycling pickup. The parking lot and driveway will be gravel.

We would like to request that this project be placed on the next planning board meeting for discussion. If you have any questions or require further clarification, please do not hesitate to contact the undersigned.

Sincerely,  
**MJS Engineering & Land Surveying, PC**



Bradley G. Cleverley, PE  
Project Manager

BGC/mlp  
Enclosures

cc John Contreras

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Application fee \_\_\_\_\_

- 1) Applicant's name SHELLEY GARRY / John Contreras  
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2) Project Location 63 WHEELER AVE WARWICK NY 16990  
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A) Site Plan ☒ B) Amended Site Plan \_\_\_\_\_ C) Preliminary Approval \_\_\_\_\_

D) Final Approval \_\_\_\_\_ E) Minor Subdivision \_\_\_\_\_ F) Major Subdivision \_\_\_\_\_

G) Conditional Use \_\_\_\_\_ F) Lot Line Change \_\_\_\_\_

7) Square Footage of Parcel 0.549 AC

8) Have any variances or special permits been granted to the proposed property N  
If so please attach \_\_\_\_\_

Signatures must be notarized

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Signature of Property Owner [Signature] Date 3/3/2022

Notary Seal:

**MAUREEN J EVANS**  
Notary Public, State of New York  
No. 01EV6262317  
Qualified in Orange County 24  
Commission Expires May 21, 2024

[Signature]

Owner and/or applicant are responsible for payment of any and all consultant's fees.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing


**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

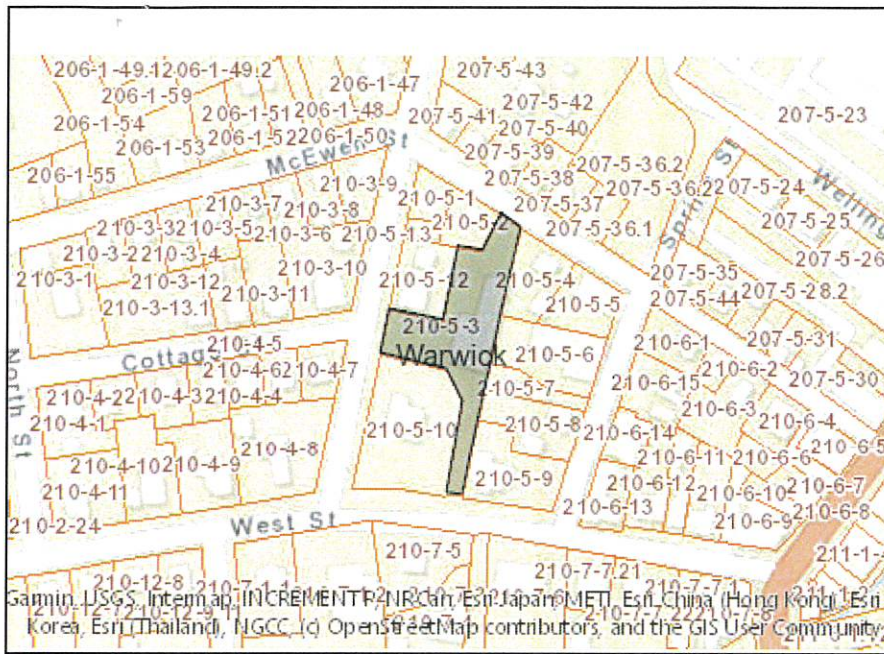
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Western Addition LLC			
Project Location (describe, and attach a location map): 63 Wheeler Avenue, Village of Warwick			
Brief Description of Proposed Action:  The existing building will be renovated, for a Dine-in Market and Bistro and a 4 room Boutique Hotel. The existing parking lot along Wheeler Avenue will be used for customer parking. The entrance on McEwen Street will be used for employee parking, and for trash and recycling pickup. The parking lot and driveway will be gravel. The accessible parking area will be paved, with a sidewalk to the building entrance. A sidewalk will be constructed for pedestrian access to West Street. The parking lot will be lighted. The sidewalk to West Street will be lighted with bollard lights.			
Name of Applicant or Sponsor:  John Contreras		Telephone: 951-587-5727  E-Mail: shelleygarry@yahoo.com	
Address:  12 Black Walnut Drive			
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?		0.55 acres	
b. Total acreage to be physically disturbed?		0.40 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.55 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			

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. <u>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?</u> Indiana Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Existing storm drains in McEwen Street and West Street		
18. <u>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)?</u> If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>John Contreras</u> Date: <u>04/25/2022</u>		
<u>Signature</u>  Title: <u>Owner</u>		



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



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