

ZONING DATA :

RESIDENTIAL (R) – SECTION 210, BLOCK 11, LOT 5
EXISTING USE: ONE FAMILY RESIDENCE
PROPOSED USE: ONE FAMILY RESIDENCE

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SQ.FT.	12,589 SQ.FT.(*)	6,625 SQ.FT.(**)
MIN. LOT WIDTH	100 FT.	53.0 FT.(*)	53.0 FT.(*)
FRONT SETBACK	35 FT.	20.8 FT.(*)	20.8 FT.(*)
MIN. FRONT YARD	35 FT.	13.0 FT.(*)	13.0 FT.(*)
MIN. REAR SETBACK	35 FT.	154 FT.	59 FT.
MIN. REAR YARD	10 FT.	152 FT. ±	57.0 FT. ±
MIN. SIDE SETBACK	20 FT.	7.1 FT.(*)	7.1 FT.(*)
TOTAL SIDE SETBACK	50 FT.	16.7 FT.(*)	16.7 FT.(*)
MIN. SIDE YARD	10 FT.	7.1 FT.(*)	7.1 FT.(*)
MIN. STREET FRONTAGE	80 FT.	53.0 FT.(*)	53.0 FT.(*)
MAX. BLDG. HEIGHT	35 FT./3 STRY.	≤ 35 FT./3 STRY.	≤ 35 FT./3 STRY.
DEVELOPMENT COVERAGE	35%	14.7% ±	28.0% ±
MIN. LOT DEPTH	125 FT.	237.5 FT.	125 FT.
LIVABLE FLOOR AREA	1,250 SF	>1,250 SF	>1,250 SF

(*) NON–CONFORMING, PRE–EXISTING CONDITION

(**) VARIANCE GRANTED BY THE VILLAGE OF WARWICK ZONING BOARD OF APPEALS
FILED IN THE OFFICE OF THE VILLAGE CLERK ON APRIL 25, 2024.

LIGHT INDUSTRIAL (LI) – SECTION 210, BLOCK 11, LOT 16.22

EXISTING USES: GASOLINE SERVICE STATION, AUTOMOBILE SALES AND SERVICE, INCLUDING REPAIRS,
AND CAR WASHES

PROPOSED USES: GASOLINE SERVICE STATION, AUTOMOBILE SALES AND SERVICE, INCLUDING REPAIRS,
AND CAR WASHES.

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SQ.FT.	69,913.8 SQ.FT.	75,881.5 SQ.FT.
MIN. LOT WIDTH	100 FT.	180 ± FT.	180 ± FT.
FRONT SETBACK	NOTE 1	47 ± FT.	47 ± FT.
MIN. FRONT YARD	N/A	N/A	N/A
MIN. REAR SETBACK	20 FT.	40.9 FT.	40.9 FT.
MIN. REAR YARD	20 FT.	N/A	N/A
MIN. SIDE SETBACK	10 FT.	18.2 FT.	71.2 FT.
TOTAL SIDE SETBACK	10 FT.	> 10 FT.	> 10 FT.
MIN. SIDE YARD	20 FT.	0 ± FT. (*)	0 ± FT. (*)
MIN. STREET FRONTAGE	100 FT.	107.0 FT.	107.0 FT.
MAX. BLDG. HEIGHT	40 FT.	≤ 35 FT./3 STRY.	≤ 35 FT./3 STRY.
DEVELOPMENT COVERAGE	80%	89% ± (*)	86% ± (**)
MIN. LOT DEPTH	100 FT.	343 ± FT.	396 ± FT.

NOTE 1: THE REQUIRED FRONT SETBACK NOT BE GREATER THAN THE AVERAGE SETBACK OF THE
TWO NEAREST NEIGHBORING STRUCTURES LOCATED ON THE SAME SIDE OF THE STREET WITH 150- FEET
OF THE PROPOSED BUILDING

(*) NON–CONFORMING, PRE–EXISTING CONDITION

(**) NON–CONFORMING

GRAVEL AREA ENCROACHMENT REMEDIATION

REMOVAL OF EXISTING GRAVEL AREA EXTENDING ONTO PORTION OF LOT 210–11–4
REMEDICATION OF THIS AREA WITH PERMANENT AS FOLLOWS

- LOOSEN SEVERELY COMPACTED AREAS BY DISCING TO 12" DEPTH.
- FERTILIZE AS PER SOIL TEST OR APPLY 5–10–10 FERTILIZER
(20 LBS. PER 1,000 SQ. FT.)
- SEED WITH THE FOLLOWING MIXTURE AT 5 LBS. PER 1,000 SQ. FT.:
50% KENTUCKY BLUEGRASS
25% MANHATTAN RYE GRASS
25% PENNLAWN CREEPING RED FESCUE
- MULCH WITH SALT HAY OR STRAW (90 LBS. PER 1,000 SQ. FT.)

LOT LINE TO BE
CREATED

PORTION OF GRAVEL
AREA TO BE REMOVED;
PERMANENT SEEDING
TO BE USED

LOT LINE TO BE
ELIMINATED

TRANSFER:
5,963 SQ. FT.
0.137 ACRE

OVERALL:
0.289 ACRE
N/F MANN
210–11–5
14108, 906
REMAINDER:
6,625 SQ. FT.
0.152 ACRE

EXISTING AREA: 1.605 ACRES
PROPOSED AREA: 1.742 ACRES

LEGEND

---	EXISTING PROPERTY LINE
---	OVERHEAD UTILITY LINES
---	STREAM
---	EXISTING CONTOUR

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING
UTILITY LINES, WHETHER IN THE PUBLIC RIGHT-OF-WAY, IN EASEMENTS,
OR IN PRIVATE PROPERTY PRIOR TO STARTING ANY EXCAVATION.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF
ALL UTILITY LINES THROUGHOUT THE COURSE OF CONSTRUCTION.
PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION
2 FULL WORKING DAYS BEFORE YOU DIG AT 1–800–962–7982.

APPROVED FOR FILLING:

OWNER(S) DATE

OWNER(S) DATE

APPROVED AS A FINAL SITE PLAN BY A RESOLUTION
OF THE PLANNING BOARD OF THE VILLAGE OF
WARWICK ON

CHAIRMAN DATE

VILLAGE ENGINEER DATE

COPIES OF THIS DOCUMENT
WITHOUT AN ACTUAL OR
FACSIMILE OF THE
ENGINEER'S SIGNATURE
AND AN ORIGINAL STAMP
OR EMBOSSED SEAL SHALL
BE CONSIDERED INVALID.

UNAUTHORIZED
ALTERATIONS OR
ADDITIONS TO THIS
DOCUMENT BEARING THE
SEAL OF A LICENSED
PROFESSIONAL ENGINEER
IS A VIOLATION OF
SECTION 7209 SUBSECTION
2 OF THE NEW YORK STATE
EDUCATION LAW.

BRIAN FRIEDLER, P.E.
NEW YORK LICENSE # 105494

GRAPHIC SCALE



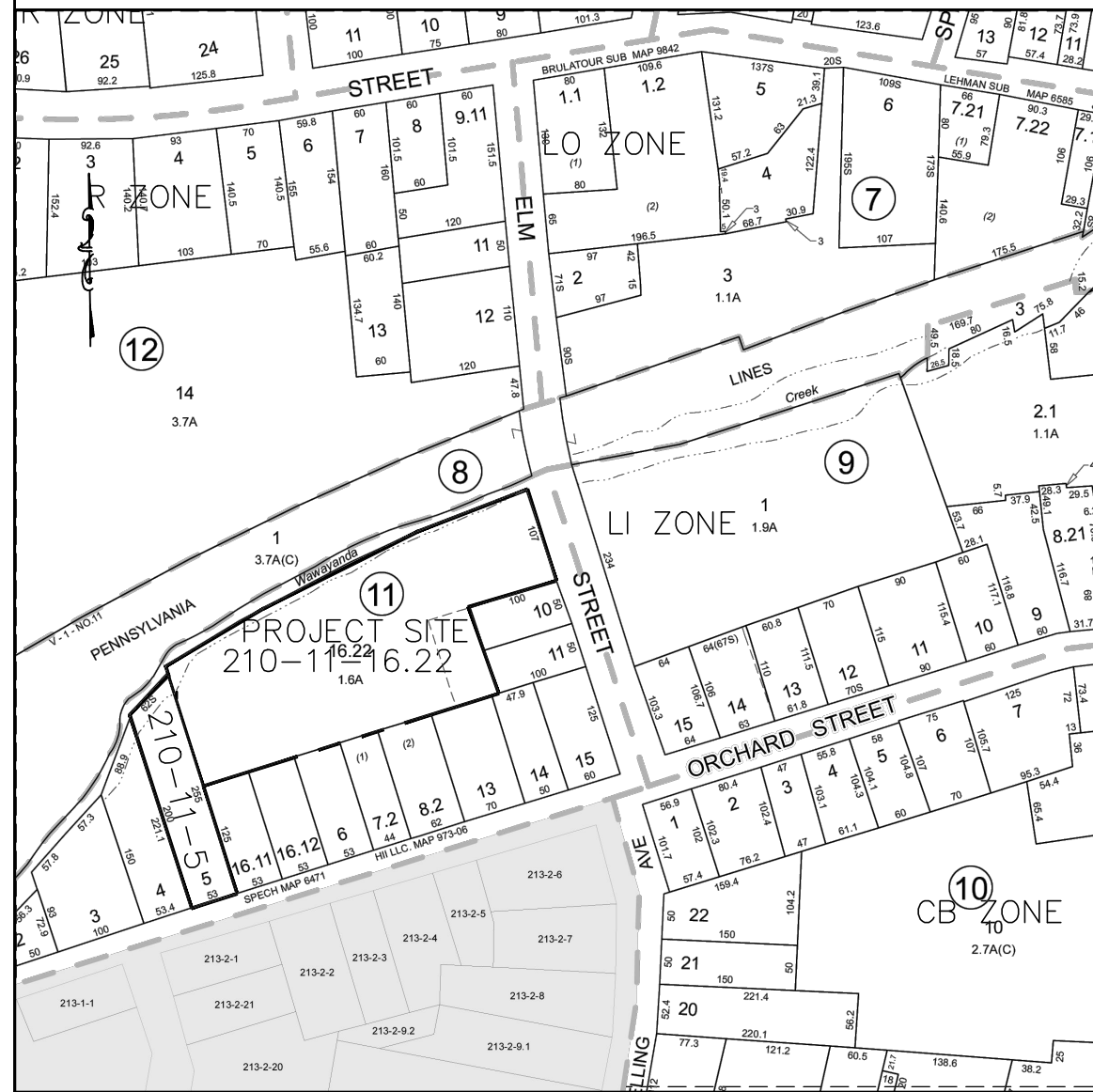
1" = 30'

GENERAL NOTES

- TAX MAP DESIGNATION: SECTION 210, BLOCK 11, LOT 5 & 16.22
18 ELM STREET, WARWICK, NY 10990
42 ORCHARD STREET, WARWICK, NY 10990
- RECORD OWNERS / APPLICANTS:
SBL: 210–11–16.22 SBL: 210–11–5
M & L EQUITY AUTO, LLC VANESSA MANN
18 ELM STREET 42 ORCHARD STREET
WARWICK, NY 10990 WARWICK, NY 10990
- PROPERTY AREAS:
210–11–16.22: EXISTING: 1.605 ACRES
PROPOSED: 1.742 ACRES
210–11–5: EXISTING: 0.289 ACRES
PROPOSED: 0.152 ACRES
- ZONING AND USES:
SECTION 210, BLOCK 11, LOT 16.22 – LIGHT INDUSTRIAL (LI)
EXISTING USES: GASOLINE SERVICE STATION, AUTOMOBILE SALES AND
SERVICES, INCLUDING REPAIRS, AND CAR WASHES.
PROPOSED USES: GASOLINE SERVICE STATION, AUTOMOBILE SALES AND
SERVICES, INCLUDING REPAIRS, AND CAR WASHES.
SECTION 210, BLOCK 11, LOT 5 – RESIDENTIAL (R)
EXISTING USE: ONE FAMILY RESIDENCE
PROPOSED USE: ONE FAMILY RESIDENCE
- EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM
- EXISTING SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM
- SURVEY INFORMATION PROVIDED BY SCHMICK SURVEYING, INC. P.L.S.,
DATED MARCH 10, 2023. TOPOGRAPHY INFORMATION TAKEN FROM
ORANGE COUNTY IMAGE MATE.

VICINITY MAP

SCALE: 1" = 200'±



2	08/13/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
1	06/26/23	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION

SUBDIVISION PLAN

M&L EQUITY AUTO, LLC
LOT LINE CHANGE

SECTION 210 BLOCK 11 LOTS 5 & 16.22
VILLAGE OF WARWICK
ORANGE COUNTY, NEW YORK

FRIEDLER ENGINEERING, PLLC

PH. 845.544.5662
9 LOCUST STREET WARWICK, NEW YORK 10990
FRIEDLERENGINEERING@OUTLOOK.COM

DRAWN BY BJF	CHECKED BY BJF	SCALE AS SHOWN	JOB NO. FE–23037	SHEET NO. 1 OF 1
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