

19 Welling Place Bulk Requirements

	CB Zone	Permitted / Conditional	Existing	Proposed
	Permitted Uses	Permitted *	5220.5 sq. ft.	5220 sq. ft.
	Business / Professional / Government (j)	Permitted *	Automobile sales and service / (o) Gasoline Service Station (o)	Business / Professional / Government (j)
	Residences on 2nd & 3rd Floor of existing bldg. (j)	Conditional *	Residences on 2nd & 3rd Floor of existing bldg. (j)	Residences on 2nd & 3rd Floor of existing bldg. (j)
1	Use Group	j	o, j	j
2	Minimum Lot Area (sq. ft.) (see also Note 4)	5,000	3902	Unchanged
3	Lot Width (ft.)	50	72.71	Unchanged
4	Front Setback (ft.)	Note 1	3.7 feet	Unchanged
5	Front Yard (ft.)	n/a	N/a	N/a
6	Side Setback (ft.)	10	5.9	Unchanged
7	Total Side Setback (ft.)	10	13.1	Unchanged
8	Side Yard (ft.)	10	7.2	Unchanged
9	Side Yards within 25' of Residence District Boundary	15	N/a	Unchanged
10	Rear Setback (ft.)	10	4.8	Unchanged
11	Rear Yard (ft.)	10	4.8	Unchanged
12	Rear Yard within 25' of Residence District Boundary	20	N/a	Unchanged
13	Street Frontage (ft.)	50	72.71 feet	Unchanged
14	Max Height (ft.)	40	31.66 feet lowest grade to ridge	less than 35 feet
15	Development Coverage (%) (see also Note 4)	80	73%	Unchanged
15a	Building Coverage (%) (see also Note 4)	40	67%	Unchanged
16	Floor Area Ratio (F.A.R.)	0.4	1.33	1.33
17	Lot Depth (ft.)	50	54 feet	Unchanged
18	Livable Floor Area/ Dwelling Unit (sq. ft.)	600		Minimum 815 sq. ft. Maximum 848 sq. ft.
19	Lot Area/ Dwelling Unit (sq. ft.) (see also Note 4)	n/a	N/a	N/a
20	Bedrooms / Acre of Lot Area	n/a	N/a	N/a

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.

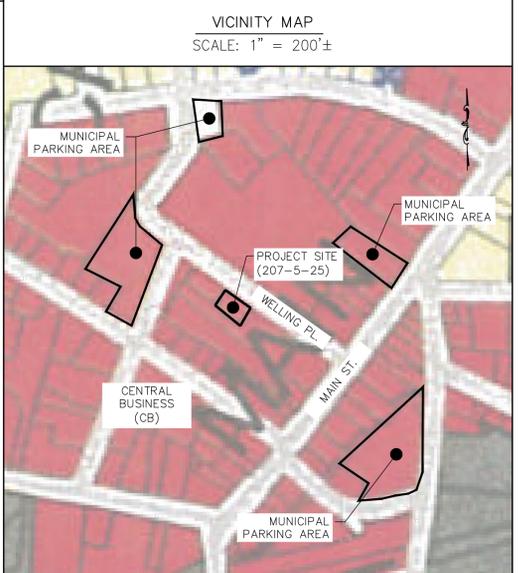
Building Area: 2626.21 sq. ft.
Lot Area: 0.90 Acres or 3920.4 square Feet
Current Floor Area: 4432 sq. ft.
Proposed Floor Area: 5252 sq. ft.

- ### GENERAL NOTES
- TAX MAP DESIGNATION: SECTION 207, BLOCK 5, LOT 25
 - RECORD OWNER / APPLICANT: CHARLIE & PATTI BOSSOLINA, 21 UNION CORNERS ROAD, WARWICK, NY 10990
 - PROPERTY AREA: 0.09 ± ACRES
 - ZONING DISTRICT: CENTRAL BUSINESS (CB)
 - EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM
 - EXISTING SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM
 - SURVEY INFORMATION PROVIDED BY JOHN A. MCGLON, DATED JANUARY 11, 2024. TOPOGRAPHY INFORMATION TAKEN FROM ORANGE COUNTY IMAGE MATE.
 - EXISTING USE: AUTOMOTIVE REPAIR GARAGE & APARTMENTS
 - PROPOSED USES: PROFESSIONAL OFFICES & APARTMENTS

19 Welling Place Parking and Loading Requirements

Parking	Existing Occupancy: Auto Sales and Service 2610 sq. ft.	Existing Occupancy: Office Second Floor 110 sq. ft.	Proposed Occupancy Business and Professional Office 2610 sq. ft.	Existing / Proposed Occupancy Mixed-use Dwelling 2610 sq. ft.	Total Required	Provided
Village of Warwick Requirement	2.5 / 1,000 square feet GFA interior sales space plus 1.5 / 1,000 square feet of external display (does not include stock areas closed to the public) plus 3 / service bay	3.6 / 1,000 square feet GFA for GFA up to 20,000 square feet	3.6 / 1,000 square feet GFA for GFA up to 20,000 square feet	1.25 spaces/studio, 1.5 spaces/1 bedroom, 2 spaces / 2 or more bedrooms		
Existing	5 Parking Spaces	1 Parking Space	1 Parking Space	2 Spaces	9 Spaces (Existing)	None
Proposed			2625 sq. ft. Business 1000 / 3.6-277.78 sq ft 2625 / 277.78-45 or 10 off-street parking spaces required	Proposed: 3 Units at 2 Bedrm Each Required: 6 Total Off-street Parking Spaces required	16 Spaces	None
Loading Spaces	Existing Occupancy: Auto Sales and Service 2610 sq. ft.	Existing Occupancy: Office Second Floor 110 sq. ft.	Proposed Occupancy Business and Professional Office 2610 sq. ft.	Existing / Proposed Occupancy Mixed-use Dwelling 2610 sq. ft.	Total Required	Provided
Village of Warwick Requirement	1 / 10,000 square feet up to 50,000 square feet GFA plus one for each 50,000 square feet thereafter	Business Occupancy None Required	Business Occupancy None Required	1 space / 100-199 units then 11 space / each additional 100 units	None	None
Existing	None	None	None	None	None	None
Proposed	None	None	None	None	None	None

NOTE: THERE IS NO OFF STREET PARKING AVAILABLE. THERE ARE SEVERAL MUNICIPAL PARKING AREAS AVAILABLE WITHIN 300-FT OF THE PROPERTY.



- ### LIST OF DRAWINGS:
- SITE PLAN
 - DETAILS

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING CONTOUR

APPROVED FOR FILLING:

OWNER(S) _____ DATE _____

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

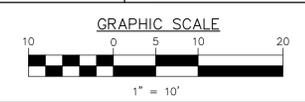
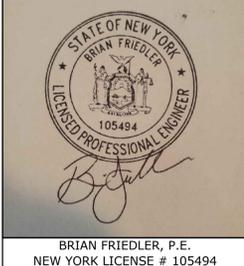
CHAIRMAN _____ DATE _____

VILLAGE ENGINEER _____ DATE _____

- ### 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 1-800-962-7962.

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.



SITE PLAN

BOSSOLINA PROPERTY

SECTION 207 BLOCK 5 LOT 25
VILLAGE OF WARWICK
ORANGE COUNTY, NEW YORK

FRIEDLER ENGINEERING, PLLC

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

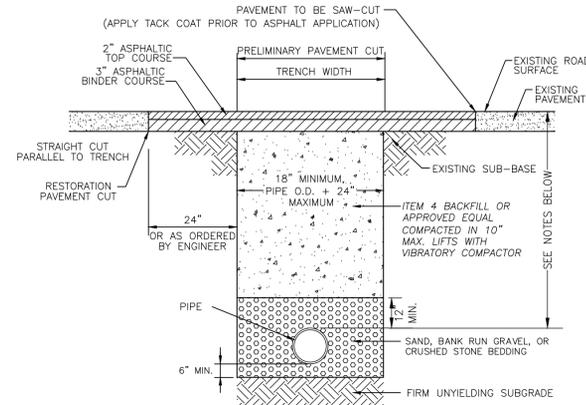
DRAWN BY	CHECKED BY	SCALE	JOB NO.	SHEET NO.
BjF	BjF	AS SHOWN	FE-24148	1 OF 2

SANITARY SEWER NOTES:

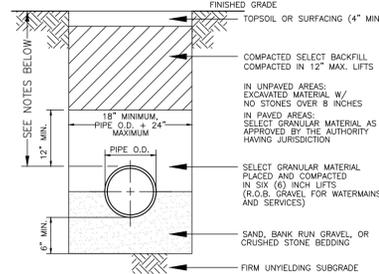
1. CONTRACTOR TO VERIFY LOCATION, LENGTHS, INVERTS, FEATURES AND CONDITIONS OF ALL SANITARY MANHOLES, PIPELINES, ETC AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND APPLICANT OF ANY DISCREPANCIES.
2. ALL SANITARY SEWER LATERALS, MATERIAL AND PROCEDURES OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE VILLAGE OF WARWICK SEWER DEPARTMENT. NO INSTALLATION OF PIPE LINES OR RELATED EQUIPMENT SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WARWICK.
3. ALL PIPES SHALL BE INSTALLED IN CONFORMANCE WITH THE PLANS AND FIELD CONDITIONS. ALL NEW SEWER PIPES SHALL BE A MINIMUM 6" SDR-35 PVC PIPE OR APPROVED EQUAL.
4. ALL TESTING SHALL BE ACCORDING TO THE VILLAGE OF WARWICK SEWER DEPARTMENT REQUIREMENTS.

WATER SERVICE NOTES:

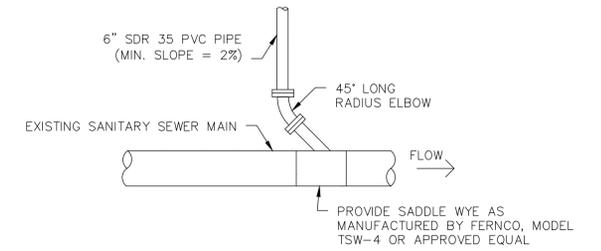
1. CONTRACTOR TO VERIFY LOCATION, LENGTHS, INVERTS, FEATURES AND CONDITIONS OF ALL SANITARY MANHOLES, PIPELINES, ETC AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND APPLICANT OF ANY DISCREPANCIES.
2. ALL WATER MAIN LATERALS, MATERIAL AND PROCEDURES OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE VILLAGE OF WARWICK WATER DEPARTMENT. NO INSTALLATION OF PIPE LINES OR RELATED EQUIPMENT SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WARWICK.
3. ALL PIPES SHALL BE INSTALLED WITH A MINIMUM 4'-6" OF COVER. PIPES SHALL BE DUCTILE IRON PIPE OR APPROVED EQUAL.
4. INSTALLATION AND PROCEDURES FOR COPPER WATER SERVICE PIPE WILL CONFORM WITH THE AMERICAN WATER WORKS ASSOCIATION.
5. ALL TRENCHES SHALL BE BACKFILLED ACCORDING TO THE PROVIDED DETAIL.
6. ALL BENDS AND TEES INSTALLATIONS SHALL BE SUITABLY RESTRAINED BY THE USE OF ADEQUATE THRUST BLOCKS, RODDING, RETAINER RINGS AND/OR THE USE OF SPECIAL GASKETS.
7. ALL TESTING AND DISINFECTION SHALL BE IN ACCORDANCE TO THE VILLAGE OF WARWICK WATER DEPARTMENT OR ORANGE COUNTY DEPARTMENT OF HEALTH.
8. PROPOSED WATER SERVICE LINE TO BE 4" DUCTILE IRON PIPE OR APPROVED EQUAL.
9. 4" WATER SERVICE LINE SHALL HAVE A SPUR FOR DOMESTIC WATER WITH A BACKFLOW PREVENT. ALSO A BACKFLOW PREVENTER FOR THE FIRE SUPPRESSION SYSTEM.



- NOTES:
1. SEWER LINE TO BE INSTALLED WITH A MINIMUM 2'-0" OF COVER.
 2. SEWER PIPES SHALL BE 6" SDR-35 PVC PIPE OR APPROVED EQUAL.
 3. SEWER PIPES SHALL HAVE MINIMUM SLOPE OF 2%.
 4. WATER SERVICE LINES TO BE INSTALL WITH A MINIMUM 4'-6" OF COVER.
 5. WATER SERVICE LINE SHALL BE 4" DUCTILE IRON PIPE OR APPROVED EQUAL.



- NOTES:
1. SEWER LINE TO BE INSTALLED WITH A MINIMUM 2'-0" OF COVER.
 2. SEWER PIPES SHALL BE 6" SDR-35 PVC PIPE OR APPROVED EQUAL.
 3. SEWER PIPES SHALL HAVE MINIMUM SLOPE OF 2%.
 4. WATER SERVICE LINES TO BE INSTALL WITH A MINIMUM 4'-6" OF COVER.
 5. WATER SERVICE LINE SHALL BE 4" DUCTILE IRON PIPE OR APPROVED EQUAL.



SEWER SERVICE CONNECTION

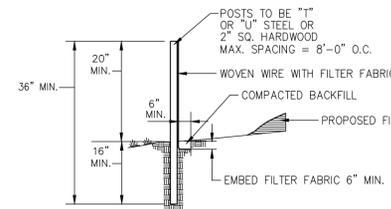
N.T.S.

SEWER SERVICE CONNECTION DETAIL

N.T.S.

SOIL EROSION CONTROL NOTES

1. SILT FENCE BARRIERS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. DISTURBANCE TO BE LIMITED TO THE MINIMUM NECESSARY FOR THE GRADING AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
3. TEMPORARY SEEDING WITH ANNUAL RYE GRASS OR OTHER RAPID GROWING MIXTURE SHALL BE PERFORMED ON DISTURBED SOIL REMAINING VACANT FOR MORE THAN ONE MONTH AS FOLLOWS:
 - a. LOOSEN SEEDBED BY DISCING TO 4" DEPTH.
 - b. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER (20 lbs. per 1000 s.f.)
 - c. SEED WITH PERENNIAL RYEGRASS (20 lbs. per 1000 s.f.)
 - d. MULCH WITH STRAW MULCH (90 lbs. per 1000 s.f.)
4. ALL DISTURBED AREAS TO BE MULCHED TO PREVENT EROSION. THE CONTRACTOR SHALL COMPLY WITH ALL REQUESTS OF THE TOWN ENGINEER OR BUILDING INSPECTOR DURING CONSTRUCTION WITH REGARD TO EROSION CONTROL DEVICES.
5. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

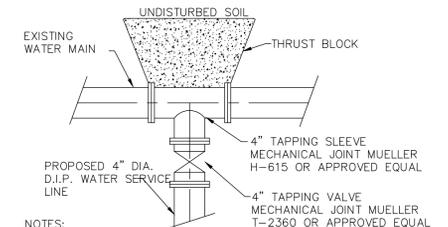


SILT FENCE DETAIL

N.T.S.

NOTES:

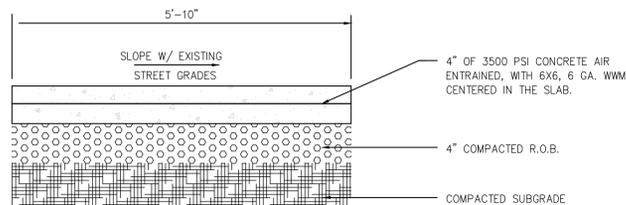
1. WHERE TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
3. SILT FENCE FABRIC TO BE MIRAFI 100X OR APPROVED EQUAL.
4. WOVEN WIRE FENCE (MIN. 14.5 GAUGE, MAX 6" MESH SPACING)



- NOTES:
1. ALL MECHANICAL JOINTS MUST HAVE RETAINING GLANDS OR MEGA-LUGS AS WELL AS THRUST BLOCKS
 2. TAPPING SLEEVE TO BE CAST IRON, STAINLESS STEEL SLEEVES ARE NOT ACCEPTABLE.
 3. TAPPING VALVE AND SLEEVE TO BE A MUELLER OR APPROVED EQUAL CONNECTION.

WATER MAIN WET TAP DETAIL

N.T.S.

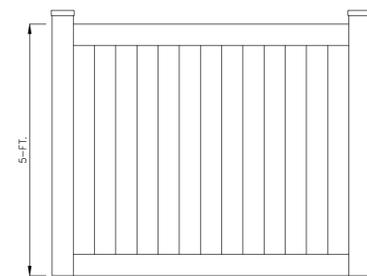


NOTES:

1. FINISH TO BE BROOM FINISH AT 90° TO EACH SUCCEEDING SLAB.
2. JOINTER TO BE 1" DEEP. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK FOR SPACING.
3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT AT 24' O.C. AND WHERE SIDEWALK IS AGAINST CONCRETE CURBS, BUILDINGS, AND OTHER STRUCTURES.

CONCRETE SIDEWALK DETAIL

N.T.S.



5-FT H X 8-FT W EARTH TONE COLOR VINYL SOLID FENCE
N.T.S.

APPROVED FOR FILLING:	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.		DETAILS			
OWNER(S) _____ DATE _____			BOSSOLINA PROPERTY			
APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON _____			SECTION 207 BLOCK 5 LOT 25 VILLAGE OF WARWICK ORANGE COUNTY, NEW YORK			
CHAIRMAN _____ DATE _____			FRIEDLER ENGINEERING, PLLC			
VILLAGE ENGINEER _____ DATE _____			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-24148	SHEET NO. 2 OF 2	

3	01/09/25	VILLAGE OF WARWICK PLANNING BOARD FINAL SIGNATURE
2	11/18/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
1	10/15/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION