

October 20, 2025

**Village of Warwick – Planning Board Application
77 Main Street
Warwick, NY 10990
Attention: Planning Board Chairman**

**Re: 40 High Street – Site Plan Approval
40 High Street
Section 211, Block 5, Lot 4.2
Job #: FE-25170**

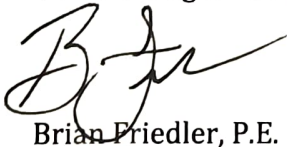
Dear Mr. Chairman,

We are enclosing a Planning Board application for site plan approval for the construction of two mixed use buildings. Both buildings will contain a commercial space and two accessible residential units on the first floor and three residential units on the second floor. The parking area will be modified to accommodate the use.

We have enclosed the following information for your review:

- Site Plan Application.
- Site Plan Check List.
- Electronic copy of the site plan and 6 hard sets ((4)full-size & (2)11" x 17") dated 10/16/25.
- Property Deed.
- EAF, dated 10/20/25.
- National Flood Hazard Layer FIRMette

Sincerely
Friedler Engineering, PLLC



Brian Friedler, P.E.

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: _____

App. Fee Received: _____

Escrow Received: _____

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.]

1. Project Name 40 High Street

2. Tax map designation: Section 211 Block 5 Lot 4.2

3. 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.*

4. 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

5. Type of Existing Use: Maintenance Bldg.

6. Proposed Type of Use: Mixed Use, commercial and residential.

7. Circle Applicable Category for Project's Proposed Use: P* **C*** S* P

8. Proposed Project's Use Group(s): 9

9. Proposed Project's Special Conditions: 145-120 **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 # _____
- *Supplementary Fee in combination with Initial Preliminary Site Plan Review Application Fee will satisfy Application for Final Site Plan Fee.*
- Application for Final Site Plan Fee: \$500.00 Check # _____
- Application for Amendment to Site Plan Fee: \$350.00 Check # _____

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.

14. Applicant's Name Tenlake Monroe, LLC Phone 201-522-7536
Address 3136 Route 207, Campbell Hall, NY 10916 Email jason.hartman05@gmail.com
(Street Number & Name) (Post Office) (State) (Zip Code)

Owner's Name Jason Hartman Phone 201-522-7536
Address 3136 Route 207, Campbell Hall, NY 10916 Email jason.hartman05@gmail.com
(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, PE Phone 845-544-5662 Email friedlerengineering@outlook.com

15. Total acreage 1.23 Acres Number of lots 1

16. This application is for the use and construction of two, mixed use buildings for commercial & residential

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

If so, for what? _____

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 No (Attach entire ZBA & VB approval.)

19. Estimated area of disturbance Under 1 acre

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 New York SS:

I, Dan Martman, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Sworn before me this

Signature

10 Day of 15 2025

Title

Member

Timothy W Kramer
Notary Public

TIMOTHY W KRAMER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02KR6266876
Qualified in Orange County
Commission Expires September 23, 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
(Owners Address)
State of _____.

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

Owner's or Official's Signature

_____ Day of _____ 20____

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.

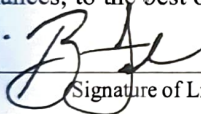
36. ☒ Sight distances at each proposed driveway or roadway. -EXISTING
37. ☒ NA Profiles of all driveways in excess of ten percent slope.
38. ☒ NA Maximum number of employees, maximum seating capacity, hours of operation, etc. specific to the proposed use(s).
39. ☒ NA Match lines.
40. ☒ Locations of traffic safety devices and directional flow of traffic shown.
41. ☒ NA 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: _____



Signature of Licensed Professional

Date: 10/20/25

Printed Name: BRIAN FRIEDLER