

BEATTIE & KRAHULIK

Attorneys At Law
Two Bank Street
Warwick, New York 10990
(845) 986-1156
Fax (845) 986-9421
www.hudsonvalleylaw.us

Hon. John J. Beattie (1872-1924)
Clifford S. Beattie (1899-1952)
John J. Beattie, III (1937-1984)
Emil R. Krahulik (1959-2013)

Robert E. Krahulik*

*Also admitted in FL and NJ
bob@hudsonvalleylaw.us
Karen Costanzo, Paralegal
karen@hudsonvalleylaw.us

July 20, 2023

Jesse Gallo, Chairman
Village of Warwick Planning Board
77 Main Street
Warwick, New York 10990

Re: M&L Equity Auto, LLC Lot Line Change

Dear Mr. Gallo:

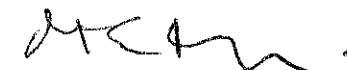
Enclosed please find the following submitted on behalf of M&L Equity Auto LLC and Vanessa Mann:

1. Application
2. Short EAF Questionnaire
3. A copy of the deed for SBL 210-16.22-11 and 210-5-11
4. Eight (8) copies of the lot line change map
5. Two checks in the amount out \$350.00 and \$3,000.00 respectively representing the application fee and escrow deposit

Kindly place this matter on the agenda for a Village of Warwick Planning Board Meeting.

Very truly yours,

BEATTIE & KRAHULIK



ROBERT E. KRAHULIK

REK/kc
Encl.

VILLAGE OF WARWICK
PLANNING BOARD APPLICATION

Date _____

Application fee _____

1) Applicant's name M&L Equity Auto, LLC

Address 18 Elm Street, Warwick, NY 10990 Tele: 845-544-4869

2) Project Location 18 Elm Street/42 Orchard Street
210 16.22 11

3) Section 210 Lot 5 Block 11

4) What action is the applicant seeking Lot line change

5) Describe Proposed Project Applicant seeks to acquire a portion of Section 210, Block 11, Lot 5 in order to facilitate traffic flow and access around the west side of building 2.

6) Application For:

A) Site Plan X B) Preliminary Approval _____ C) Final Approval _____

D) Minor Subdivision _____ E) Major Subdivision _____ F) Conditional Use _____ Lot Line Change X

7) Square Footage of Parcel 2 Acres

8) Have any variances or special permits been granted to the proposed property NO
If so please attach _____

Signatures must be notarized

Signature of Applicant M&L Equity Auto, LLC Date 5/8/2023
Paul LeDuc

Signature of Property Owner Vanessa Mann Date 5/11/2023
Vanessa Mann

Notary Seal:

WITH RESPECT TO PAUL LEDUC

Robert E. Krahulik
ROBERT E. KRAHULIK
NOTARY PUBLIC, State of New York
No. 4940119

Qualified in Orange County
Commission Expires August 8, 2020

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

WITH RESPECT TO VANESSA MANN

Gaby S. Goldstein
NOTARY PUBLIC

GABY S. GOLDSTEIN
Notary Public, State of NY
Orange County Comm. #5007525
Expires Feb. 1, 2027

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: M&L Equity Auto LLC Lot Line Change			
Project Location (describe, and attach a location map): 18 Elm Street/42 Orchard Street			
Brief Description of Proposed Action: Applicant seeks to acquire a portion of 42 Orchard Street to facilitate traffic flow through car wash lot.			
Name of Applicant or Sponsor: M&L Equity Auto, LLC		Telephone: 845-544-4869 E-Mail: akleduc@yahoo.com	
Address: 18 Elm Street.			
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?		3 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" 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?	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 checked="" type="checkbox"/>	<input 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: _____ Wawayanda Creek _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. 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. 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>		
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"/>
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>		
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"/>
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>M&L Equity Auto LLC</u> Date: <u>5/8/2023</u> Signature: <u>[Signature]</u> Title: <u>Member</u>		



ORANGE COUNTY – STATE OF NEW YORK
ANN G. RABBITT, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 14612 / 1607
INSTRUMENT #: 20190060664
Receipt#: 2692704
Clerk: LC
Rec Date: 08/21/2019 11:52:41 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: CTI ABSTRACT CORP
Party1: M&L EQUITIES LLC
Party2: M&L EQUITY AUTO LLC
Town: WARWICK (VLG)
210-11-16.22

Recording:
Recording Fee 40.00
Cultural Ed 14.25
Records Management - Coun 1.00
Records Management - Stat 4.75
Cross References 0.50
Community Preservation Fu 5.00
TP584 5.00
RP5217 All others - State 241.00
RP5217 - County 9.00
Sub Total: 320.50
Transfer Tax
Transfer Tax - State 0.00
Transfer Tax - Warwick 0.00
Sub Total: 0.00

Total: 320.50
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 703
Warwick Improved
Consideration: 0.00
Total: 0.00

Payment Type: Check _____
Cash _____
Charge _____
No Fee _____

Comment: _____

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

STEVEN SPIEGEL ESQ
148 NORTH MAIN ST
FLORIDA, NY 10921

THIS INDENTURE, made the 8th day of August, 2019

BETWEEN

M&L EQUITIES, LLC having an address of 18 Elm Street, Warwick, New York 10990

party of the first part, and

M&L EQUITY AUTO, LLC, incorrectly identified as M&L Auto Equities, LLC,
having an address of 18 Elm Street, Warwick, New York 10990

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs 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 Village of Warwick, Town of Warwick, County of Orange and State of New York and being more particularly described on Exhibit "A" attached hereto.

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 all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs 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.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

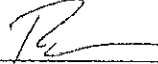
This deed is being recorded in correct an error in the name of the Grantee for Liber 13917 and page 1923.

Recorded on 7-10-15 am

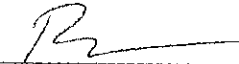
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

M&L EQUITIES, LLC

By: 
Name: Paul LeDuc
Title: Member

M&L EQUITY AUTO, LLC incorrectly identified as
M&L Auto Equities, LLC

By: 
Name: Paul LeDuc
Title: Member

State of New York, County of Orange ss:

On the 8th day of August in the year 2019
before me, the undersigned, personally appeared
Paul LeDuc 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 he/she/they executed the same in his/her/their capacity(ies),
and that by his/her/their signature(s) on the instrument, the
individual(s), or the person upon behalf of which the individual(s)
acted, executed the instrument.

Antoinette McGee

(signature and office of individual taking acknowledgment)

Antoinette McGee
Notary Public State of New York
No. 01MCG142701
Qualified in Orange County
Commission Expires March 20, 2022

RJR
Steven Spiegel Esq
148 North Main St.
Florida, NY 10921

Fidelity National Title Insurance Company
Schedule A Description

Title Number 2191168

Page 1

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

Beginning at a stake found in the westerly bounds of Elm Street, said point also being located at the northeasterly corner of lands of Specht as described in L. 1704 P.569, and runs from thence along lands of Specht S 84-02-00 W 100.0 feet to a P.K. nail found; thence turning and running along the same S 6-56-00 E 100.0 feet to a P.K. nail found; thence turning and running along lands now or formerly of McDermott, S 84-02-00 W 50.0 feet to a P.K. nail found; thence turning and running along lands now or formerly of McDermott, lands now or formerly of Specht, lands now or formerly of Hicks, lands now or formerly of Specht and lands now or formerly of Wilson S 84-02-00 W 292.89 feet to a point; thence turning and running along lands now or formerly of Piggery N 5-58-00 W 139.0 feet to a point; thence turning and running along lands now or formerly of Consolidated Rail Corp. and running through Wawayanda Creek the following four (4) courses and distances:

- 1- N 70-10-21 E 95.50 feet to a point; thence
- 2- N 73-25-37 E 138.96 feet to a point; thence
- 3- N 76-40-18 E 82.38 feet to a point; thence
- 4- N 80-02-30 E 128.70 feet to a point; thence turning and running along the westerly bounds of Elm Street S 6-56-00 E 107.0 feet to the point or place of beginning.



ORANGE COUNTY – STATE OF NEW YORK
ANN G. RABBITT, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 14108 / 906
INSTRUMENT #: 20160060564

Receipt#: 2195065
Clerk: KP
Rec Date: 09/14/2016 12:30:12 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: ORAL W SMITH AGENCY INC

Party1: PIGGERY BRIAN
Party2: MANN VANESSA
Town: WARWICK (VLG)
210-11-5

Recording:

Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Community Preservation Fu	5.00
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax	
Transfer Tax - State	0.00
Transfer Tax - Warwick	0.00

Sub Total: 0.00

Total: 200.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 1459
Warwick Improved
Consideration: 0.00

Total: 0.00

Payment Type: Check _____
Cash _____
Charge _____
No Fee _____

Comment: _____

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

STAGE & NATHANS LLP
23 WEST STREET
WARWICK, NY 10990

QUITCLAIM DEED (INDIVIDUAL OR CORPORATION)
STANDARD NYBTU FORM 8009

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND
PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 14th day of July, Two Thousand Sixteen

between

BRIAN PIGGERY, residing at 2701 Whispering Hills, Chester, New York 10918,
BARBARA PIGGERY, residing at 628 Route 211W, Middletown, New York 10990,
NORMA JO PIGGERY, residing at 8203 Gentry Creek, San Antonio, Texas 78254, and
VANESSA MANN, residing at 42 Orchard Street, Warwick, New York 10990,
party of the first part, and

VANESSA MANN, residing at 42 Orchard Street, Warwick, New York 10990,
party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND NO/100 (\$10.00) dollars,
lawful money of the United States, paid by the party of the second part, does hereby remise, release and quitclaim
unto the party of the second part, the heirs 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 Village and Town of Warwick, County of Orange and State of New York, and
being more particularly described on the attached Schedule A.

Also known as 42 Orchard Street, Warwick, New York 10990

BEING the same premises described in a Deed dated July 12, 2004, from Brian Piggery, as Executor of
the Last Will and Testament of Anthony Piggery to Brian Piggery, Barbara Piggery, Norma Jo Piggery and
Vanessa Mann and recorded in the Orange County Clerk's Office on September 28, 2004 in Liber 11628 of Deeds
at page 435.

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 all the estate and rights of the party of the first part in and to
said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such
consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will
apply the same first to the payment of the cost of the improvement before using any part of the total of the same
for any other purpose.

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.


BRIAN PIGGERY


BARBARA PIGGERY


NORMA JO PIGGERY

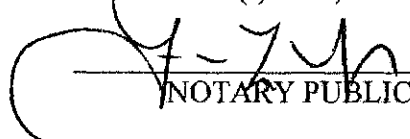

VANESSA MANN

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 14th day of July, in the year 2016 before me, the undersigned, personally appeared **BRIAN PIGGERY**, 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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

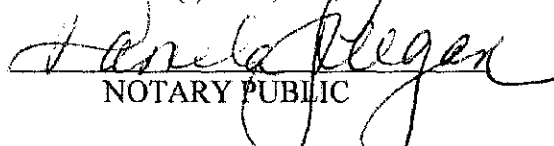
FRANCESCO C. ZAPPOLI
Notary Public, State of New York
Qualified in Putnam County
Reg. No. 01ZA6284247
My Commission Expires June 17, 2017


NOTARY PUBLIC

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

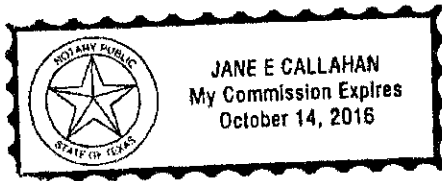
On the 18th day of July, in the year 2016 before me, the undersigned, personally appeared **BARBARA PIGGERY**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

PAMELA J. KEEGAN
Notary Public, State of New York
No. 01KE6248572
Qualified in Orange County
My Commission Expires September 19, 2019


NOTARY PUBLIC

STATE OF TEXAS)
) ss.:
COUNTY OF DEKAR)

On the 8th day of August, in the year 2016 before me, the undersigned, personally appeared **NORMA JO PIGGERY**, 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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Jane E Callahan
NOTARY PUBLIC

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

On the 16th day of August, in the year 2016 before me, the undersigned, personally appeared **VANESSA MANN**, 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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Douglas R. Stage
DOUGLAS R. STAGE
Notary Public, State of New York
Qualified in Orange County
No. 01ST4631675
Commission Expires Sept. 30, 2018

Record and return to:

Stage & Nathans, LLP
Douglas R. Stage, Esq.
23 West Street
Warwick, New York 10990

SCHEDULE A

✓ Town r
All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Warwick, County of Orange and State of NY and more particularly described as follows:

BEGINNING in the northerly line of Orchard Street at the southwestern corner of the land sold by the party of the first part to Albert Hicks, and runs thence along the line of the latter (1) north five degrees and fifty-eight minutes west, two hundred and twenty feet more or less to the line of the lands of the Lehigh and Hudson River Railway Company at or near the middle of the Warwick Creek; thence (2) up the creek along the line of the said railway company, northeasterly to a point which is fifty-three feet from the first described line as measured perpendicularly therefrom, thence (3) parallel with the first described line and fifty-three feet from the same south five degrees and fifty-eight minutes east, two hundred and fifty-five feet, be and the same more or less, to the said northerly line of Orchard Street; thence along the latter (4) south eighty-four degrees and two minutes west fifty-three feet to the place of beginning, and containing more or less land.

BEING the same premises conveyed by Albert Hicks to Clinton Pierce and Phoebe B. Pierce, his wife, by deed dated November 18, 1942 and recorded in the Orange County Clerk's Office November 24, 1942 in Liber 898 of deeds at Page 296.

BEING the same premises conveyed by Clinton Pierce and Phoebe B. Pierce, his wife, to Anthony T. Piggery and Elizabeth B. Piggery, his wife, by deed dated September 7, 1951 and recorded in the Orange County Clerk's Office on September 12, 1951 in Liber 1208 at Page 29.

ATTACHED IS A CHECKLIST FOR ITEMS THAT SHOULD BE SUBMITTED FOR A SITE PLAN APPLICATION.

ANY APPLICATION THAT WISHES A REVIEW WITHOUT ANY OF THE REQUIRED ITEMS SHOULD MAKE A WRITTEN REQUEST FOR A WAIVER FOR THE ITEM(S) TO THE BOARD. IT WOULD BE A PLANNING BOARD DECISION WHETHER TO APPROVE THE WAIVER REQUEST.

A CALL TO THE VILLAGE ENGINEER MAY RESULT IN A CONSULTING FEE.

THANK YOU,

MAUREEN J. EVANS,
PLANNING BOARD SECRETARY

Attached is a checklist for items that should be submitted with a Site Plan Application.

Any applicant that wishes a review without some or all of the required items should make a written request for a waiver for the item(s) to the Board. It is a Planning Board decision whether a waiver of some or all of the items required can be granted.

If you have any questions please call the Village Engineer, David Getz at 845-986-7737 or my office at 845-986-2031 ext. 7.

Maureen J. Evans
Planning Board secretary