

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](mailto:planning@villageofwarwick.org)

OFFICE USE ONLY:

Date Received: \_\_\_\_\_

App. Fee Received: \_\_\_\_\_

Escrow Received: \_\_\_\_\_

**APPLICATION FOR SUBDIVISION APPROVAL**

**(Preliminary Approval / Final Approval)**

[All information must be completed. If not applicable, note N/A. Must be signed & notarized.]

1. Project Name M&L Equity Auto LLC

2. Tax map designation: Section 210 Block 11 Lot 5 & 16.22

3. Zoning District – please circle: (R) LO MR-SC CCRC CB GC (LI) TND PAC AD

*\*See Article II Zoning Districts and Zoning Maps*

**For questions 5 – 10 use Article III Use Regulations of the V. of Warwick Zoning Code, Table of General Use Requirements**

4. Type of Existing Use: Lot 5-residential Lot 16.22-commercial

5. Proposed Type of Use: same

6. Circle Applicable Category for Project's Proposed Use: P\* C\* (S\*) P

7. Proposed Project's Use Group(s): \_\_\_\_\_

8. Proposed Project's Special Conditions: \_\_\_\_\_ *\*last column in Table of General Use Requirements*

9. Type of Project: check one

☒ Preliminary Subdivision Approval

☐ Final Subdivision Approval

10. **Application Fees**, payable to the Village of Warwick, submitted as separate checks with the application:

| Type of Fee                     | Type of Fee                        | Fee      | Check # / Cash | Date Received |
|---------------------------------|------------------------------------|----------|----------------|---------------|
| Planning Board Application Fees | Subdivision fee                    | \$350.00 |                |               |
| Planning Board Application Fees | Major Subdivision – 2 lots or more | \$450.00 |                |               |

*\*See Village of Warwick Schedule of Fees for Additional Subdivision Fees.*

11. **Escrow Fee**, payable to the Village of Warwick, submitted as separate checks with the application:

• Base Escrow (Preliminary/Final): \$2,500 Check # \_\_\_\_\_

*\*Applicants must also complete the attached Escrow Account for Consultant Review Form.*

12. Applicant's Name M&L Equity Auto LLC Phone 845-544-4869

Address 18 Elm Street, Warwick, NY 10990 Email \_\_\_\_\_  
(Street Number & Name) (Post Office) (State) (Zip Code)

3 v. 1.03.2024

Vanessa Mann  
Vanessa Mann  
42 Orchard Street, Warwick, NY 10990

Owner's Name M&L Equity Auto LLC Phone 845-544-4869  
Address 18 Elm Street, Warwick, NY 10990 Email \_\_\_\_\_  
(Street Number & Name) (Post Office) (State) (Zip Code)

Applicant's Representative's Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Email \_\_\_\_\_  
(Street Number & Name) (Post Office) (State) (Zip Code)

Plan Preparer's Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Email \_\_\_\_\_  
(Street Number & Name) (Post Office) (State) (Zip Code)

Attorney's Name Robert E. Krahulik Phone 845-986-1156  
Address 2 Bank Street, Warwick, NY 10990 Email bob@hudsonvalleylaw.us  
(Street Number & Name) (Post Office) (State) (Zip Code)

Meeting Notification Name Robert E. Krahulik, Esq Phone 845-986-1156 Email bob@hudsonvalleylaw.us

13. Total acreage 72.500 Number of lots 2

14. This application is for the use and construction of N/A

15. Is any variance from Article IV Bulk Requirements requested? ☒ Yes / No

If so, for what? Lot Area

16. Has the Zoning Board of Appeals granted any variance or has the Village Board granted any special use permit concerning this property? Yes /

If so, list Applicant Name \_\_\_\_\_ (Attach entire ZBA & VB approval.)

17. Estimated area of disturbance NONE

18. Is this a cluster subdivision? NO

x [Signature]  
Paul Le Due, Member

x [Signature]  
Vanessa Mann

**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

Paul LeDuc

Tara LeDuc

COUNTY OF ORANGE

STATE OF NEW YORK

SS:

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

Sworn before me this

26<sup>th</sup> Day of March 2024

[Signature]  
Notary Public

Signature (X)

Title Member

ROBERT E. KRAHULIK  
NOTARY PUBLIC, State of New York  
No. 1940119

Qualified in Orange County  
Commission Expires August 8, 2026

PROXY STATEMENT (Completion required ONLY if applicable)

COUNTY OF ORANGE

STATE OF NEW YORK

SS:

Vanessa Mann, being duly sworn, deposes and says that he resides  
at 42 Orchard Street, Warwick, NY in the County of Orange and  
(Owners Address)

State of NEW YORK

And that he is the (owner in fee) 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 Paul LeDuc 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

17 Day of April 2024

[Signature]  
Notary Public

Vanessa Mann  
Owner's or Official's Signature

ROBERT E. KRAHULIK  
NOTARY PUBLIC, State of New York  
No. 1940119

Qualified in Orange County  
Commission Expires August 8, 2026