

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD
VILLAGE OF WARWICK
NOVEMBER 7, 2023
AGENDA**

**LOCATION:
VILLAGE HALL
77 MAIN STREET, WARWICK, NY
4:30 P.M.**

**Call to Order
Pledge of Allegiance
Roll Call**

1. Introduction by Chairman Michael Bertolini.
2. Acceptance of Minutes: October 3, 2023

The vote on the foregoing motion was as follows:

Michael Bertolini ___ Jane Glazman ___ Matthew LoPinto ___
Matthew Finn ___ Chris DeHaan ___

Discussion

1. 8 Forester - seeking approval of exterior colors/materials
2. 93 – 95 Main Street, Dunkin’ – preliminary discussion
3. 8 West Street – Warwick Wine Bar - seeking approval of pavers, fence, and exterior patio
4. 63 Wheeler Avenue – seeking recommendations of current renderings
5. 10 Railroad Avenue – Greenview Tavern sign application
6. 43 – 45 Colonial Avenue – seeking approval of shutters, windows, and doors
7. AHDRB Rules of Meeting Procedure

Adjournment

77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK
INCORPORATED 1867

RECEIVED
NOV 02 2023
VILLAGE OF WARWICK
CLERK'S OFFICE

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

Paid Check # 1368

Applicant Information	Date <u>11/2/2023</u>
Name: <u>Warwick, LLC</u>	
Mailing Address: <u>P.O. Box 600, Warwick, New York 10990</u>	
Phone Number: <u>845-986-4111</u> Alt. Phone Number _____	
Email Address: <u>rmk@kenedycoinc.com</u>	

Project Information
Business Name (if applicable) <u>Warwick, LLC</u>
Project Address: <u>8 Forester Avenue</u> S/B/L # <u>207-3-3</u>
Property Owner: <u>Warwick, LLC</u>
<small>* The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district.</small>

Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.

Please read the Village of Warwick Zoning Code, Article VIII Warwick Village Historic District §145-24 through §145-24.1, for information such as criteria, procedure, exceptions, etc.

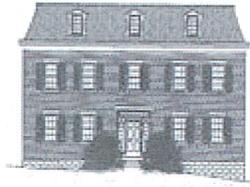
The Zoning Code is available on the Village's website: www.villageofwarwick.org

Please read the Village of Warwick Code, Architectural and Historic District §5-1 through §5-6 and §7-1 through §7-14. The Village of Warwick Code is available on the Village's website: www.villageofwarwick.org

The following information must be included with the application:

1. A typed letter addressed to the Architectural and Historic Review Board describing the intent of the project, please be sure to include details such as exterior aesthetic renovations, additions, and changes.
2. Include (if applicable) renderings such as site plans, examples of paint/stain colors, roofing, siding, windows/trim, chimneys, fencing, retaining walls, lighting, landscaping, paving, walkways, porches/decks, steps and any other exterior designs elements and materials.
 - a. If the project includes renderings or sight plans, please include (4) four paper copies as well as an electronic copy in the form of a PDF.

Completed applications along with all required paperwork can be dropped off or mailed to Village Hall, Attn. Building/Planning Department, P.O. Box 369, 77 Main Street, Warwick, NY 10990 and/or emailed to: planning@villageofwarwick.org



KENNEDY COMPANIES

8 Forester Avenue • PO Box 600 • Warwick NY 10990
845.986.4111 • 845.986.6734 fax

November 2, 2023

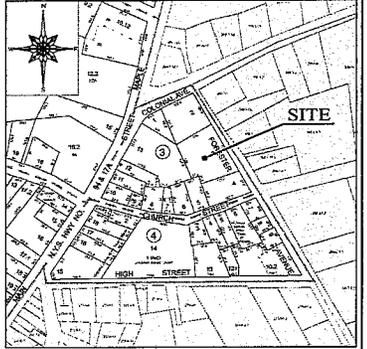
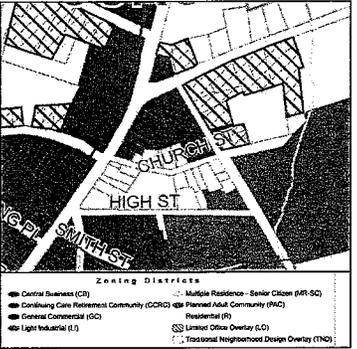
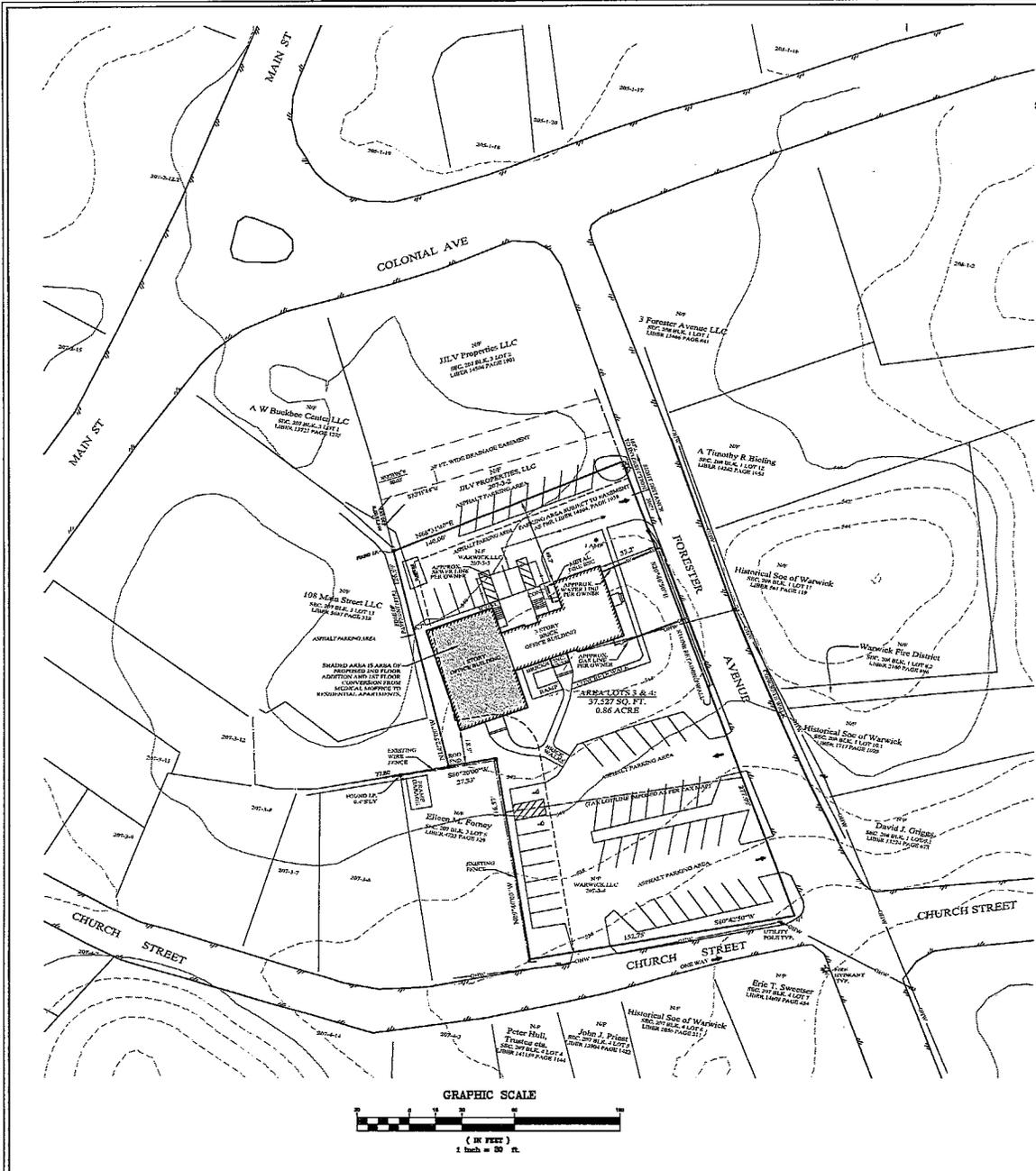
Architectural & Historic Review Board
77 Main Street
PO Box 369
Warwick, New York 10990

Dear Board Members:

We are interested in adding a second story to our vacant office building located at 8 Forester Avenue in the Village of Warwick (West side of building). The existing office is approximately 2,400 SF. Our addition would consist of adding a second story equal to an additional 2,400 +/- SF for a total of 4,800 SF. The additional level will keep the same look as the existing building as depicted in the renderings submitted. We intend to use Hardie Board with the same color paint which exists on the building today and will provide exact paint colors with our submittal. The renovation/second floor will have a Gable roof with a dark color shingle, matching the existing slate roof as closely as possible. Roof shingle sample to be provided with submittal. A set of stairs on the rear of the building (Northwest corner) will be added and will match the existing stairs on the building, using brick with stone treads. Black metal railings to be installed matching the existing railings in and around the building. Lighting, to match existing lights on the building, will be added to the rear entrance. No other changes are proposed. We respectfully request your input with regard to our project.

Sincerely,
Warwick, LLC


Robert M. Kennedy
President



BULK REQUIREMENTS
CB ZONE
USE GROUP J

	MIN. REQUIRED	EXISTING
LOT AREA (SQ FT)	5,000	37,527
LOT WIDTH (FT)	40	277.99
FRONT SETBACK (SF)	(SEE NOTE 1)	33.2 EXISTING
FRONT YARD (FT)	N/A	N/A
SIDE SETBACK (FT)	10	10
TOTAL SIDE SETBACK (FT)	10	49.7
REAR YARD (FT)	10	46.7
REAR YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	10	24.5
REAR YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	10	10
FRUIT PROTECTION (FT)	20	>20
FLOOR AREA RATIO (F.A.R.)	59	410.74
LOT DEPTH (FT)	600	600
LOT AREA (SQUARE FEET)	N/A	N/A
BEEDROMS/ACRE OF LOT AREA	N/A	N/A

	MAX. ALLOWED	MAX. ALLOWED
DEVELOPMENT COVERAGE (SQ FT)	80	80
BUILDING COVERAGE (SQ FT)	40	40
BUILDING HEIGHT (FT)	40	40

*NOTE 1 - THE REQUIRED FRONT SETBACK SHALL NOT BE GREATER THAN THE AVERAGE OF THE NEAREST EXISTING STRUCTURES LOCATED ON THE SAME SIDE OF THE STREET WITHIN 150 FEET OF THE PROPOSED BUILDING.

WATER USE
FORMER MEDICAL USE
2400 SF MEDICAL OFFICE WITH THREE DOCTORS
250 CFS PER DOCTOR = 750 GPD
PROPOSED RESIDENTIAL USE
4 APARTMENTS WITH 8 BEDROOMS TOTAL
110 CFS PER BEDROOM = 880 GPD TOTAL
CHANGE IN WATER USE = 130 GPD

GENERAL NOTES:

- VILLAGE OF WARWICK TAX MAP DESIGNATION: RFC 207, PLAC. 1, LOTS 3 & 4
- TOTAL AREA OF PARCELS 3, 4 & 5
- ENTIRE PARCEL IS LOCATED IN THE CB ZONING DISTRICT.
- EXISTING BUILDING IS SERVED BY MUNICIPAL WATER AND SEWER.

VILLAGE OF WARWICK COMPREHENSIVE PLAN

LAND USE	COMMERCIAL
ZONING DISTRICTS	CB
HISTORIC DISTRICT	YES
AQUIFERS	NO
HIGHWAYS	NO
FLOOD PLAINS	NO
WETLANDS	NO
SPECIAL PLACES	NO
UNDEVELOPED LANDS	NO

LEGEND

EXISTING PROPERTY LINE	---
EXISTING PROPERTY LINE	---
EXISTING 2' CONTOUR LINE	---
EXISTING EDGE OF PAVEMENT	---
EXISTING STONE WALL	---
EXISTING DRIVE	---
EXISTING OVERHEAD UTILITIES	---
BUILDING SETBACK LINE	---
EXISTING EASEMENT LINE	---

APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON JUNE 24, 2022.

CHAIRMAN	DATE
VILLAGE ENGINEER	DATE

RECORD OWNER/APPLICANT

WARWICK, LLC
P.O. BOX 600
WARWICK, NY 10990

8 FORESTER AVE

VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

PROJECT TITLE

AMENDED SITE PLAN AERIAL IMAGE

DRAWING TITLE

KIRK ROTHER, P.E.

CONSULTING ENGINEER, PLLC
5 Saint Stephens Lane, Warwick, NY 10990
(845) 988-0620

DATE	REVISIONS	REV.	BY
06-27-23	INITIAL PREPARATION		

UNAUTHORIZED ATTORNEY OR AGENT TO A DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 2209, SUBSECTION 2 OF THE NEW YORK STATE ELECTION LAW. REPRODUCTION OF THIS PLAN WITHOUT THE ORIGINAL SEAL OF A LICENSED PROFESSIONAL ENGINEER SHALL BE CONSIDERED FRAUD.



CHURCH STREET ELEVATION

SK-1

Drawn by
K.M.R.R.
JOB #
2306034
Date
SEPTEMBER 18, 2023

PROPOSED ALTERATIONS TO:

8 FORESTER AVENUE
VILLAGE OF WARWICK, NY

IRACE 
ARCHITECTURE
15 ELM STREET
WARWICK, NEW YORK 10990
TEL: 845-451-0888 FAX: 845-451-0288



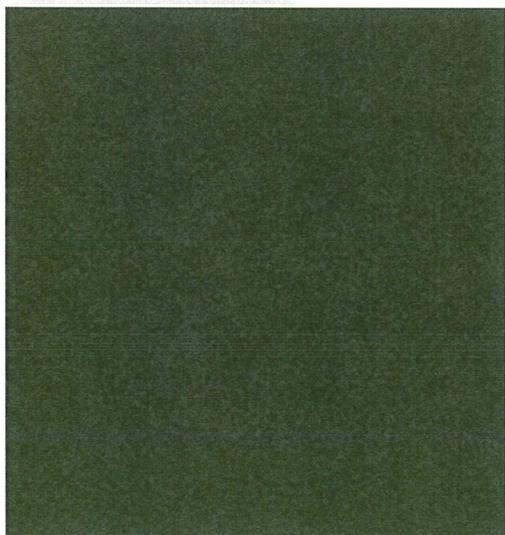
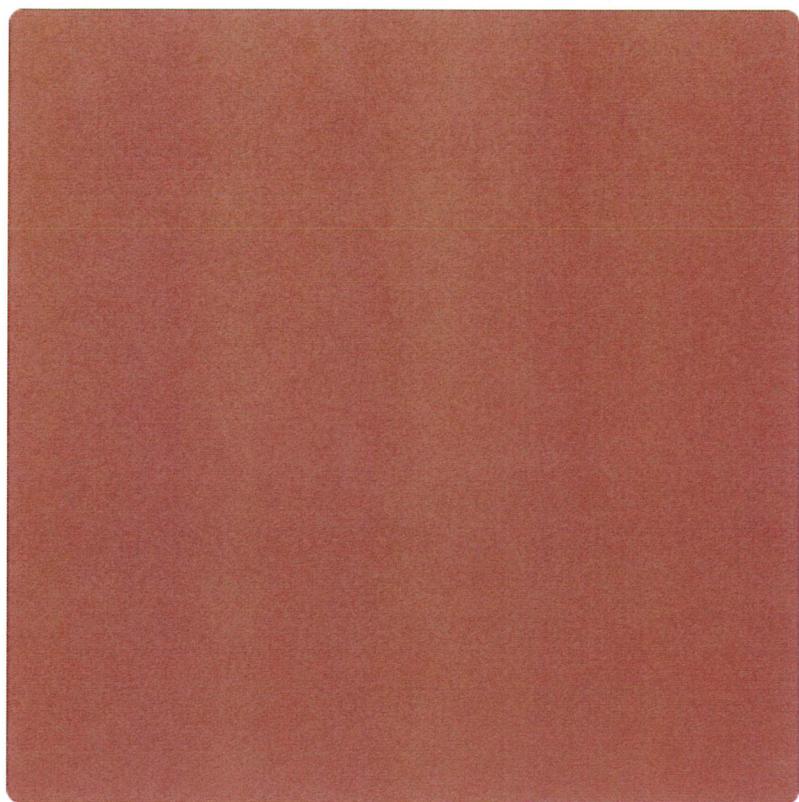
COLONIAL AVENUE ELEVATION

SK-2

Drawn by
KMRR
Job #
2306034
Date
SEPTEMBER 18, 2023

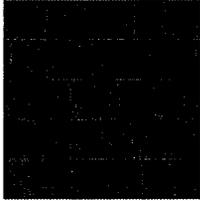
PROPOSED ALTERATIONS TO:
8 FORESTER AVENUE
VILLAGE OF WARWICK, NY

IRACE 
ARCHITECTURE
15 ELM STREET
WARWICK, NEW YORK 10990
P-845-988-0198
F-845-988-0298



Roof Shingle Color –

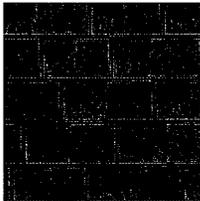
Timberline Hdz Charcoal



Timberline Hdz Pewter Gray



Timberline Hdz Slate



VILLAGE OF WARWICK
ARCHITECTURAL and HISTORIC DISTRICT REVIEW BOARD
WARWICK, NEW YORK

PERMIT

Date: 10/11/2023

Location of Property: 93-95 Main St. Warwick, NY

Sec: 207 Blk: 2 Lot: 16&17

Owner/Agent Name Dave Panella

Address 245 Amity Rd Suite 200, Woodbridge, CT 06525

Telephone 860-424-6104

Description of Work Proposed:

Paint exterior wood trim. New exterior illuminated signage at building entry

Replace canopies, replace Dunkin' Donuts to Dunkin' at the monument sign

ARB Chairman _____

Date: _____

Please attach any samples, pictures or computer generated images to be reviewed



Gary Kliesch and Associate Architects

Gary Kliesch, AIA
CID, NCARB
Principal

Oliver Young, AIA
LEED AP, NCARB
Principal

Cynthia Falls, AIA
LEED AP, NCARB
Associate

October 12, 2023

Architectural Review Board
Village of Warwick, NY
77 Main St.
Warwick, NY

Attn: Board Secretary

RE: Dunkin' Donuts 93-95 Main St.

To whom it may concern:

Attached are drawings for our proposed renovation of the existing Dunkin' Donuts at the above address. Please let me know what the application fee is and when we can appear before the board.

Please feel free to contact me if you have any questions. I work remotely and can be reached on my cell phone, (646) 325-9924.

Very truly yours,

Cynthia Falls, Associate, LEED AP ID+C, NCARB
gk+a Architects, PC

enc: A-1.0-A-4.0
cc: Dave Panella

77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



VILLAGE OF WARWICK
INCORPORATED 1867

(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

RECEIVED
OCT 30 2023

VILLAGE OF WARWICK
CLERK'S OFFICE

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

Paid Check # 43273

Applicant Information	Date <u>10/25/2023</u>
Name: <u>Dave Panella</u>	
Mailing Address: <u>245 Amity Rd. Suite 200, Woodbridge, CT</u>	
Phone Number: <u>860-424-6104</u>	Alt. Phone Number _____
Email Address: <u>dpanella@southpaw.co</u>	

Project Information	
Business Name (if applicable) <u>Dunkin'</u>	
Project Address: <u>93-95 Main St.</u>	S/B/L # <u>207/2/16&17</u>
Property Owner: <u>Bo Kennedy, 93-95 Main St., P.O. Box 600 Warwick, NY 10990</u>	
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The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the district; including but not limited to houses, stores, warehouses, churches, schools, barns, fences, outhouses, pumps, gravestones, light fixtures, outdoor signs and other outdoor advertising fixtures. §7-3

§ 7-6. Regulation of alterations.

A. It shall be unlawful for any owner or person occupying property located within the district, or any other person, to make, permit or maintain any alteration to any improvement located within the district unless the Board has previously issued a certificate of no exterior effect or a certificate of appropriateness.

B. No application shall be approved and no permit shall be granted by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees regarding the alteration of any improvement located within the district unless a certificate of no exterior effect or of appropriateness has been obtained from the Board. When such an application is received by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees, a copy shall be sent to the Board, accompanied by a request for a certificate of appropriateness in relation to the work specified in the application.

The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

Any missing information will cause delays in the procedure.

Applicant Signature David Panella Date 10/25/2023

Internal Use Only

- Application complete as per code
- Application reviewed by the AHDRB on November 7, 2023
meeting date
 - Approved
 - Approved with modifications
 - Denied
- Certificate of No Exterior Effect issued _____
date
- Applicant notified via email/letter
- Building Inspector, Mayor, Village Board, Planning Board, and ZBA have been notified of the decision. §7-12B

No.	Date	Revisions / Issues

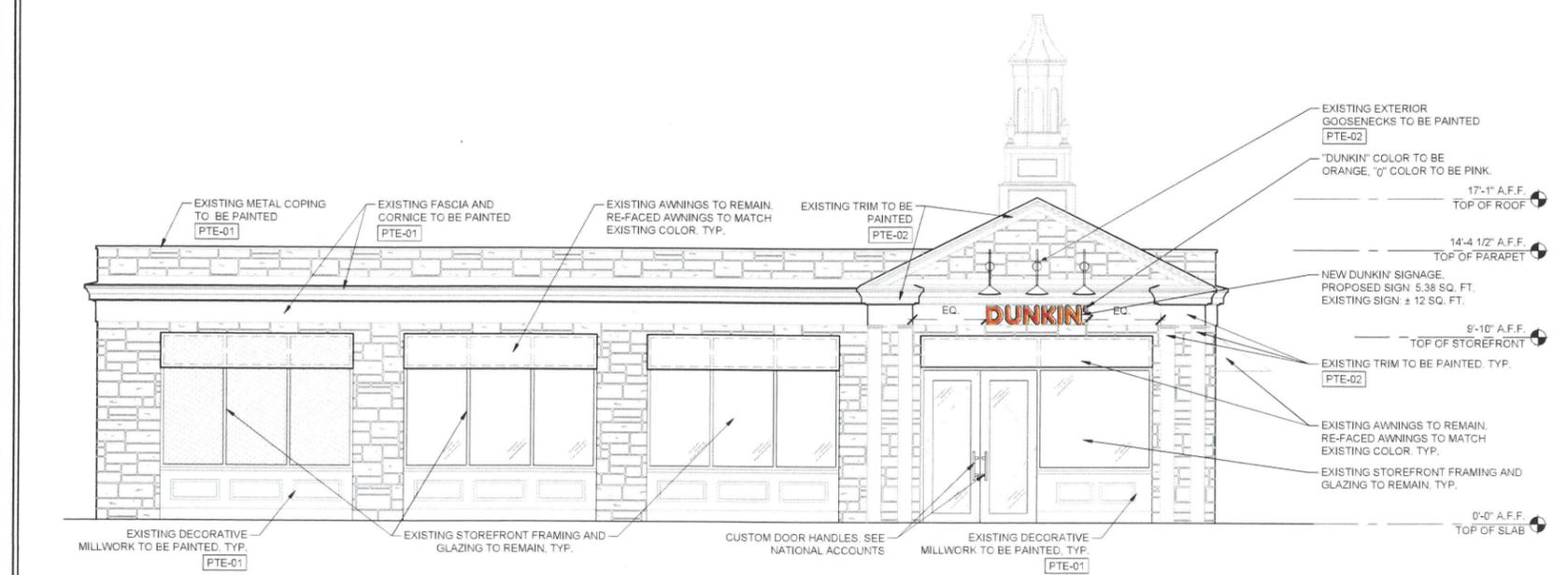
Proposed:
DUNKIN'
93-95 Main St.
Warwick, NY 10990
PC #353085

Drawing Title:
EXTERIOR ELEVATIONS
EXTERIOR FINISHES SCHEDULE
BUILDING SIGN DETAIL

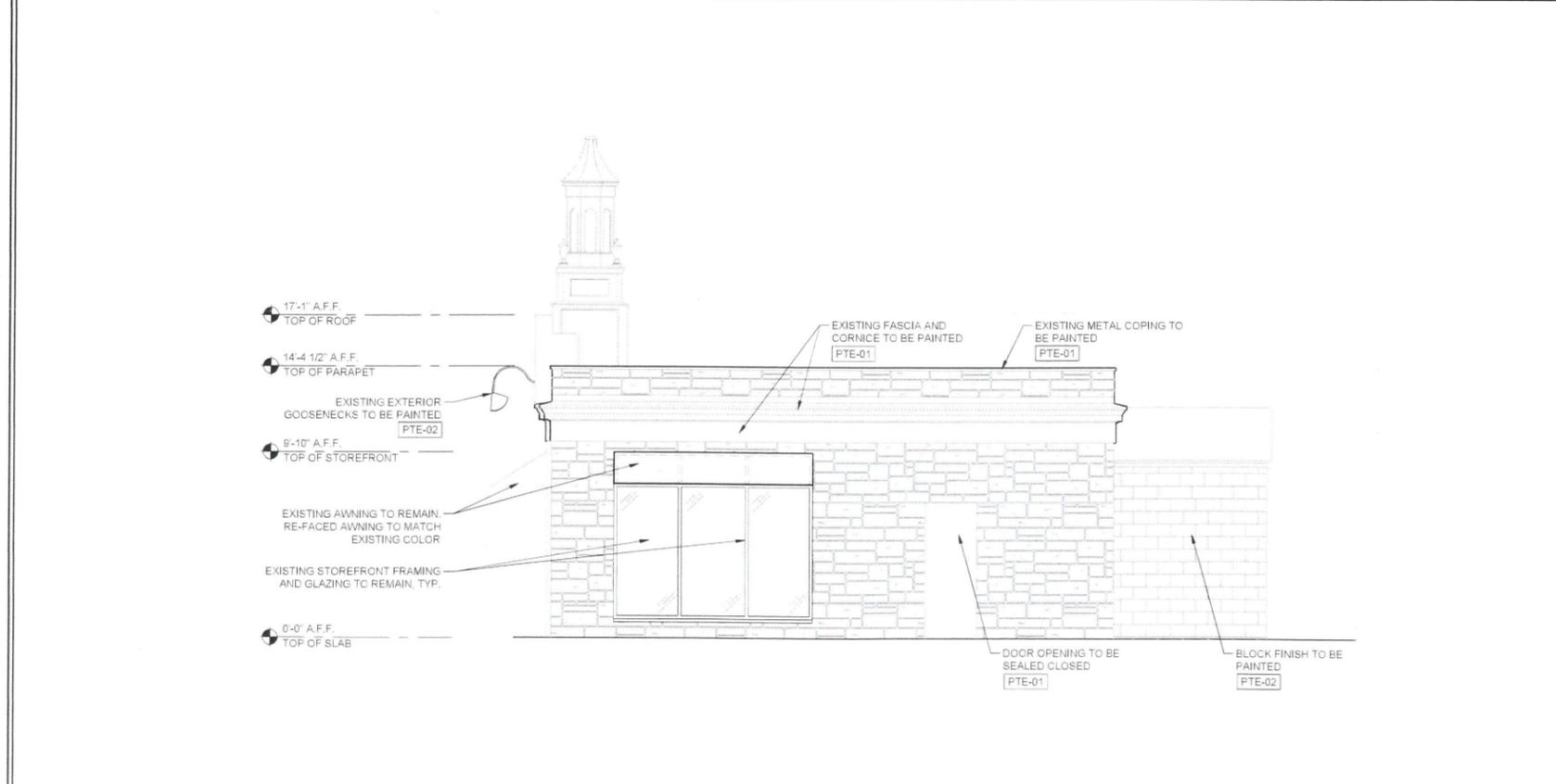
Date:	09/05/23	Dwg No.:	A 2.0
Drawn By:	GR	Checked By:	CF
Job No.:	23-242	Page:	2 of 4

EXTERIOR FINISHES

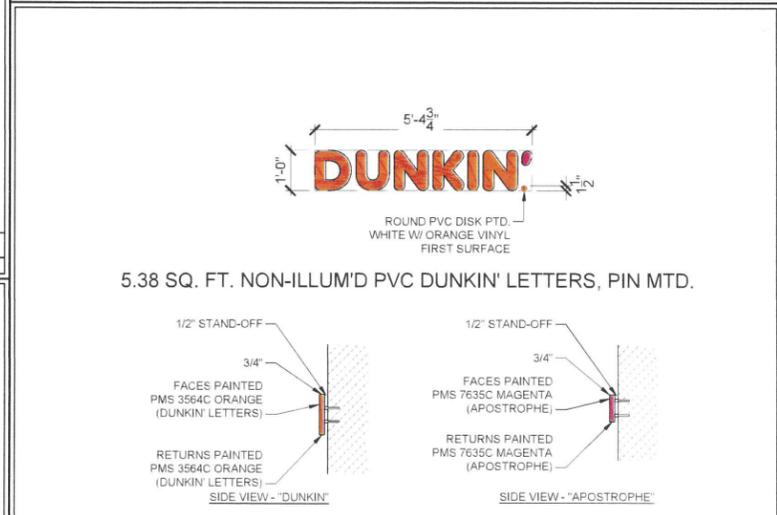
EXTERIOR WALL PAINT					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PTE-01	PAINT	SHERWIN WILLIAMS	GRAY FINISH	SW 7016 "GAUNTLET GRAY"	SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL 800-474-3784
PTE-02	PAINT	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7059 "IRON ORE"	HEATHER BOURGEOIS NATIONAL ACCOUNT EXECUTIVE 888.444.4442
PTE-03	PAINT		DD PINK	COLOR MATCH PMS 7635C MAP ULTRA LOW V.O.C.	
PTE-04	PAINT		DD ORANGE	COLOR MATCH PMS 3564C MAP ULTRA LOW V.O.C.	
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PC-01	PAINTED COATING	SHERWIN WILLIAMS	GRAY FINISH	SW 7016 "GAUNTLET GRAY"	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL 800-474-3784
PC-02	PAINTED COATING	POWDER COAT	GRAY FINISH	SW 7016 "GAUNTLET GRAY"	
PC-03	PAINTED COATING	MATTHEWS PAINT	CHARCOAL FINISH	CO. CR. MP10209 DARK SLATE FINISH LVS SATIN V2.0	HEATHER BOURGEOIS NATIONAL ACCOUNT EXECUTIVE 888.444.4442 EMAIL: HEATHER.BOURGEOIS@SHERWIN.COM
PC-04	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7059 "IRON ORE"	
PC-05	PAINTED COATING	POWDER COAT	CHARCOAL FINISH	SW 7059 "IRON ORE"	
PC-06	PAINTED COATING	MATTHEWS PAINT	DD PINK FINISH	COLOR MATCH PMS 7635C CO. CR. MP10206 P16 1426 FINISH LVS SATIN V1.0 OVER MP10209 WHITE BASE COAT	
PC-07	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH	COLOR MATCH PMS 7635C CO. CR. MP10206 P16 1426 FINISH LVS SATIN V1.0 OVER MP10209 WHITE BASE COAT	
PC-08	PAINTED COATING	MATTHEWS PAINT	DD ORANGE FINISH	COLOR MATCH PMS 3564C CO. CR. MP10209 P16 1426 FINISH LVS SATIN V1.0 OVER MP10209 WHITE BASE COAT	
PC-09	PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE FINISH	COLOR MATCH PMS 3564C CO. CR. MP10209 P16 1426 FINISH LVS SATIN V1.0 OVER MP10209 WHITE BASE COAT	
PC-10	PAINTED COATING	POWDER COAT	DD ORANGE FINISH	COLOR MATCH PMS 3564C CO. CR. MP10209 P16 1426 FINISH LVS SATIN V1.0 OVER MP10209 WHITE BASE COAT	



1 PROPOSED SOUTH ELEVATION (MAIN STREET)
1/4" = 1'-0" NOTE



2 PROPOSED EAST ELEVATION
1/4" = 1'-0" NOTE



5.38 SQ. FT. NON-ILLUM'D PVC DUNKIN' LETTERS, PIN MTD.

1/2" STAND-OFF
3/4"
FACES PAINTED PMS 3564C ORANGE (DUNKIN' LETTERS)
RETURNS PAINTED PMS 3564C ORANGE (DUNKIN' LETTERS)
SIDE VIEW - "DUNKIN"

1/2" STAND-OFF
3/4"
FACES PAINTED PMS 7635C MAGENTA (APOSTROPHE)
RETURNS PAINTED PMS 7635C MAGENTA (APOSTROPHE)
SIDE VIEW - "APOSTROPHE"

GENERAL SPECIFICATIONS:
Materials:
Routed PVC letters/symbols to be 3/4" thick. Pin-mtd. with 1/2" stand-off from wall surface. Mounting studs as required per site conditions.
Depth:
3/4"
Colors:
Faces and returns painted
DUNKIN to be PMS 3564C
Apostrophe to be PMS 7635C
Apostrophe stands on its own.
Register Mark-®:
PVC disk painted white with orange vinyl applied first surface.
Area Squared:
See size chart for varying square footage.
Wind Load:
Standard wind load - wind speed / 35 PSF

COLORS:

PMS 3564C PMS 7635C

3 SIGNAGE DETAILS
1/2" = 1'-0" NOTE



Gary Kliesch and Associate Architects

36 Ames Avenue
Rutherford, NJ 07070
Tel. 201.896.0333
Fax. 201.896.9469
email@gkanda.biz



Gary Kliesch
A.I.A., N.C.A.R.B., N.C.I.D.

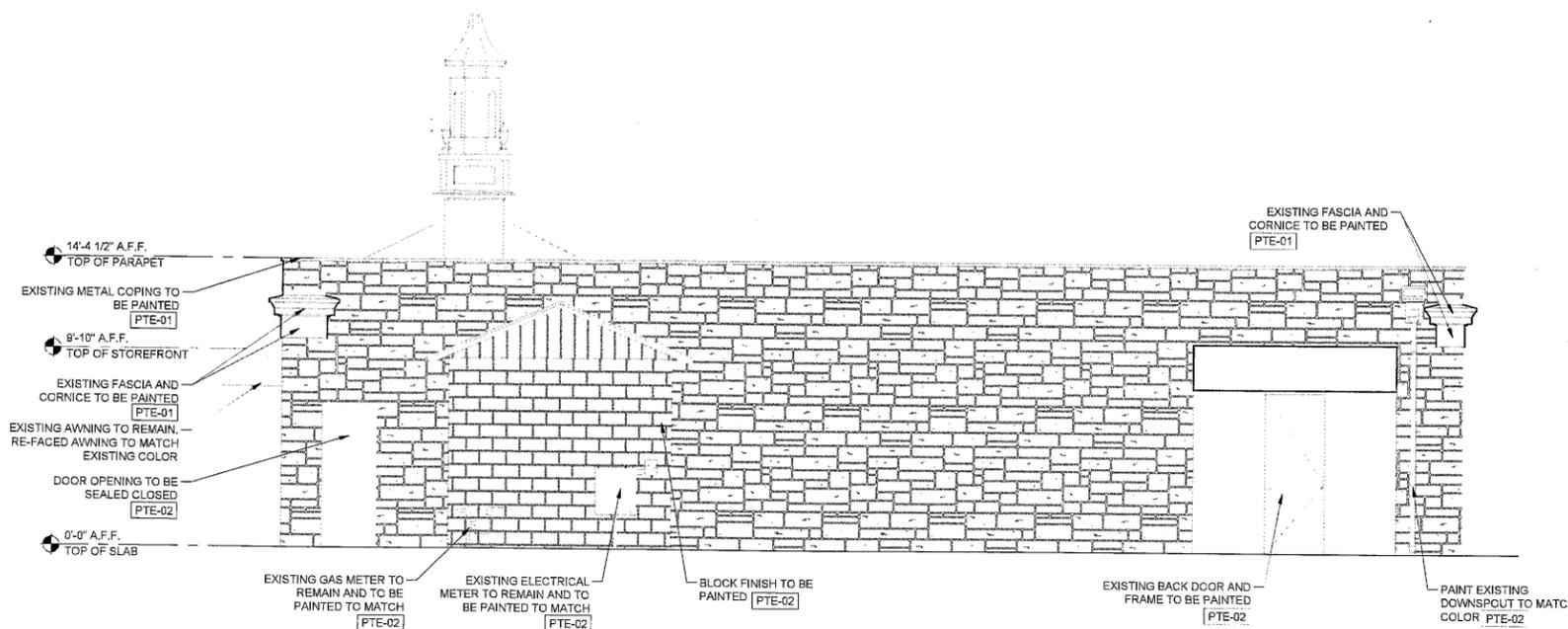
NJ: AI 13332	CT: ARI.0009367
NY: 025619	PA: RA-015112-B
FL: AR95782	DE: 85-0007785
WI: 11190-5	D.C.: ARC101938
MD: 14129	MI: 1301064135
SC: 8535	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARCC06262
N.C.I.D.: 211000025000	TN: 107813

Date
Drawing Issues / Revisions
No.

Proposed:
DUNKIN'
93-95 Main St.
Warwick, NY 10990
PC #353085

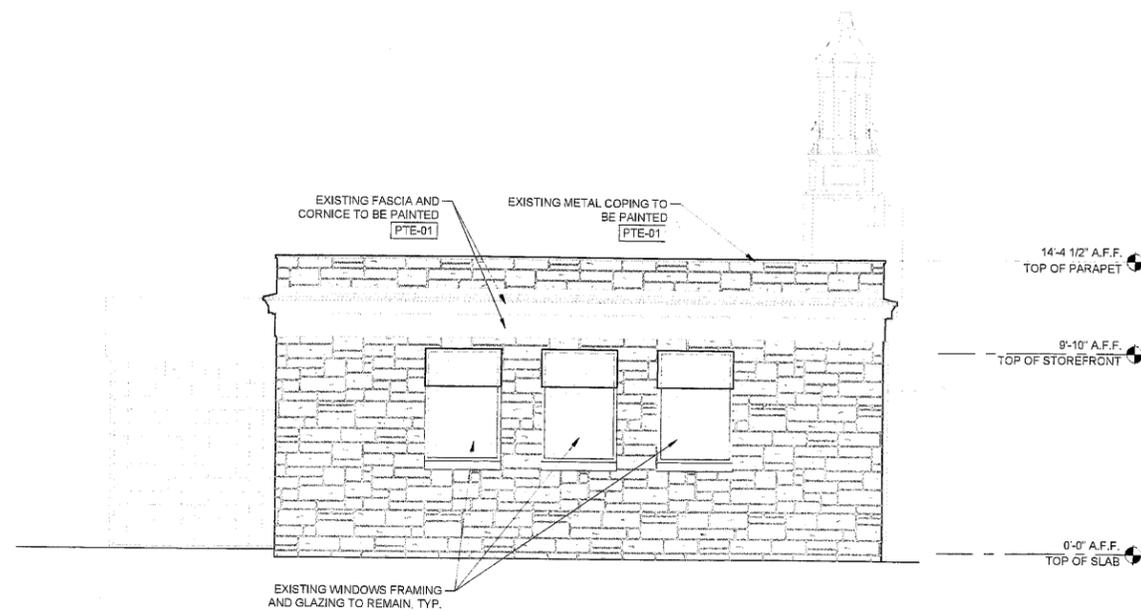
Drawing Title:
EXTERIOR ELEVATIONS (CONT.)

Date:	Dwg No.
09/05/23	A
Drawn By:	GR
Checked By:	CF
Job No:	23-242
	3 of 4



1 PROPOSED NORTH ELEVATION

1/4" = 1'-0" NOTE:



2 PROPOSED WEST ELEVATION (WHEELER AVENUE)

1/4" = 1'-0" NOTE:



gka
ARCHITECTS PC

Gary Kliesch and
Associate Architects

36 Ames Avenue
Rutherford, NJ 07070
Tel. 201.896.0333
Fax. 201.896.9469
email@gkanda.biz



Gary Kliesch
A.I.A., NCARB, NJCID

NJ: AI 13332	CT: ARI 0009367
NY: 025618	PA: RA-015112-E
FL: AR95782	DE: SS-0007765
WI: 11190-5	D.C.: ARC101938
MD: 14129	MI: 1301064135
SC: 8835	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04467	TX: 30377
AL: 9035	IA: ARC08262
NJCID: 21000025000	TN: 107813

Date	
Drawing Issues / Revisions	
No.	

Proposed:

DUNKIN'

93-95 Main St
Warwick, NY 10990
PC #353085

Drawing Title: RENDERING - FRONT VIEW	
Date: 06/05/23	Dwg No. A 4.0
Drawn By: GR	
Checked By: CF	
Job No: 23-242	4 of 4

1 RENDERING - FRONT VIEW

N.T.S. NOTE

77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK

INCORPORATED 1867

August 16, 2023

Dear Mr. Yodice:

The Architectural and Historical Design Review Board (AHDRB) has reviewed and approved the trim color (gauzy white) and building color (coquina) paint samples that you presented at Village Hall on August 16, 2023. This approval pertains exclusively to the paint colors for the exterior of your property located at 8 West Street.

We would like to emphasize that the approval granted is solely for the specified paint colors and does not extend to any other proposed modifications or additions to the property.

If you intend to proceed with the proposed construction of a deck, porch, and/or pergola, we kindly request that you initiate discussions with the Building Inspector, Boris Rudzinski, first. Mr. Rudzinski will provide you with the necessary application forms and outline the requirements for the proposed construction. Once you have completed this initial step, the Building Inspector will facilitate the submission of your application to the appropriate Village Boards for their evaluation and approval.

Mr. Rudzinski can be reached at (845) 986-2031 ext. 107 or via email building@villageofwarwick.org

Please feel free to contact me with any questions or concerns. I can be reached at (845) 986-2031 ext. 115 or via email: deputyclerk@villageofwarwick.org.

Sincerely,

Jennifer Mante
Deputy Village Clerk

cc: Building Inspector, Boris Rudzinski
Village Clerk, Raina Abramson
AHDRB Board Members



Apple Valley Pharmacy
MAKING MEDICATIONS AS UNIQUE AS YOU

8

05 603673

 **Apple Valley Pharmacy**
MAKING MEDICATIONS AS UNIQUE AS YOU

8





APPLEFEST OCT 1, 2023
GALA SPONSOR
Access to venue for Lions Assn. On Main, La
Pol. Health Partners, Home Center & 3 others.









Townscape Pavers



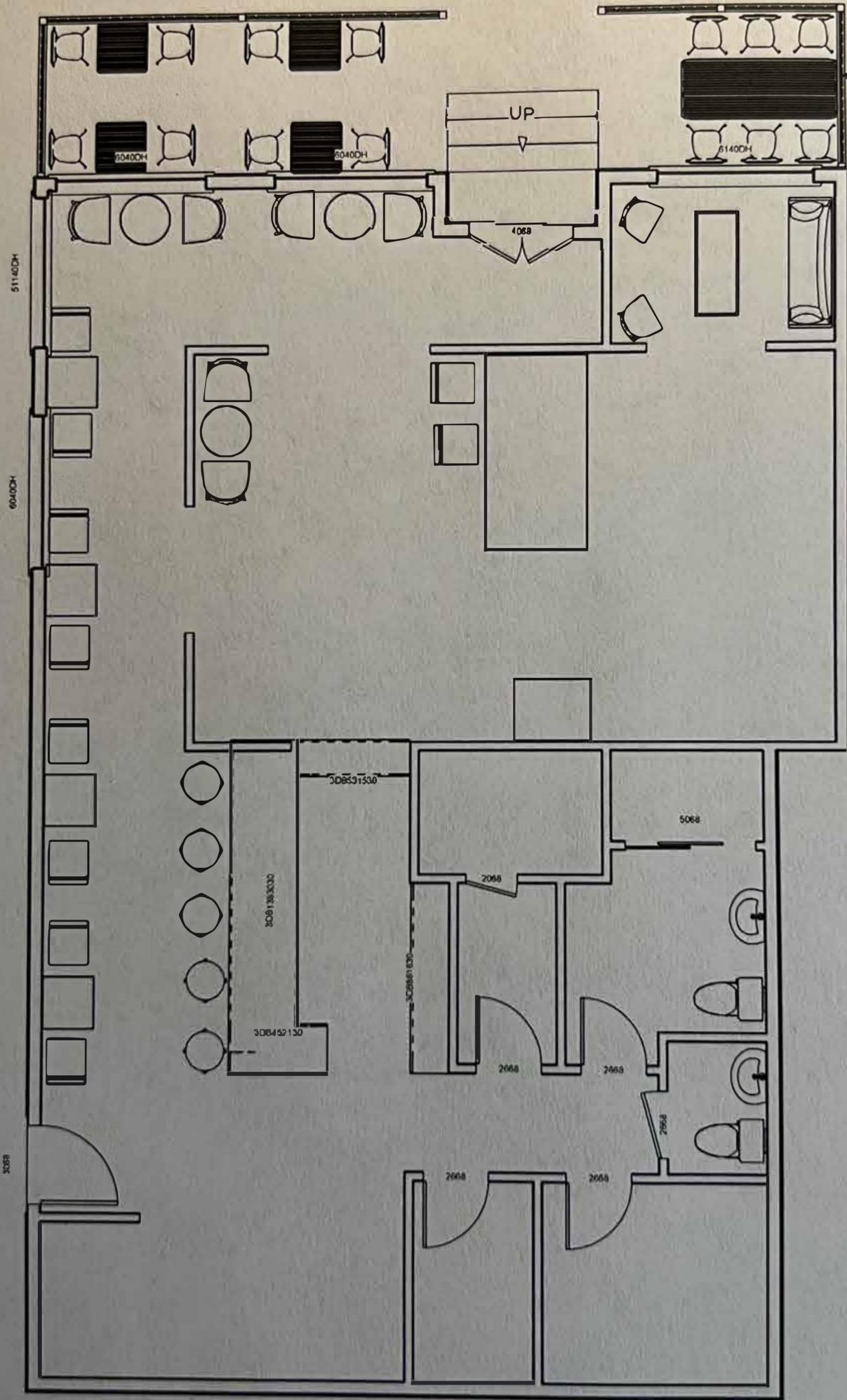








SIDEWALK

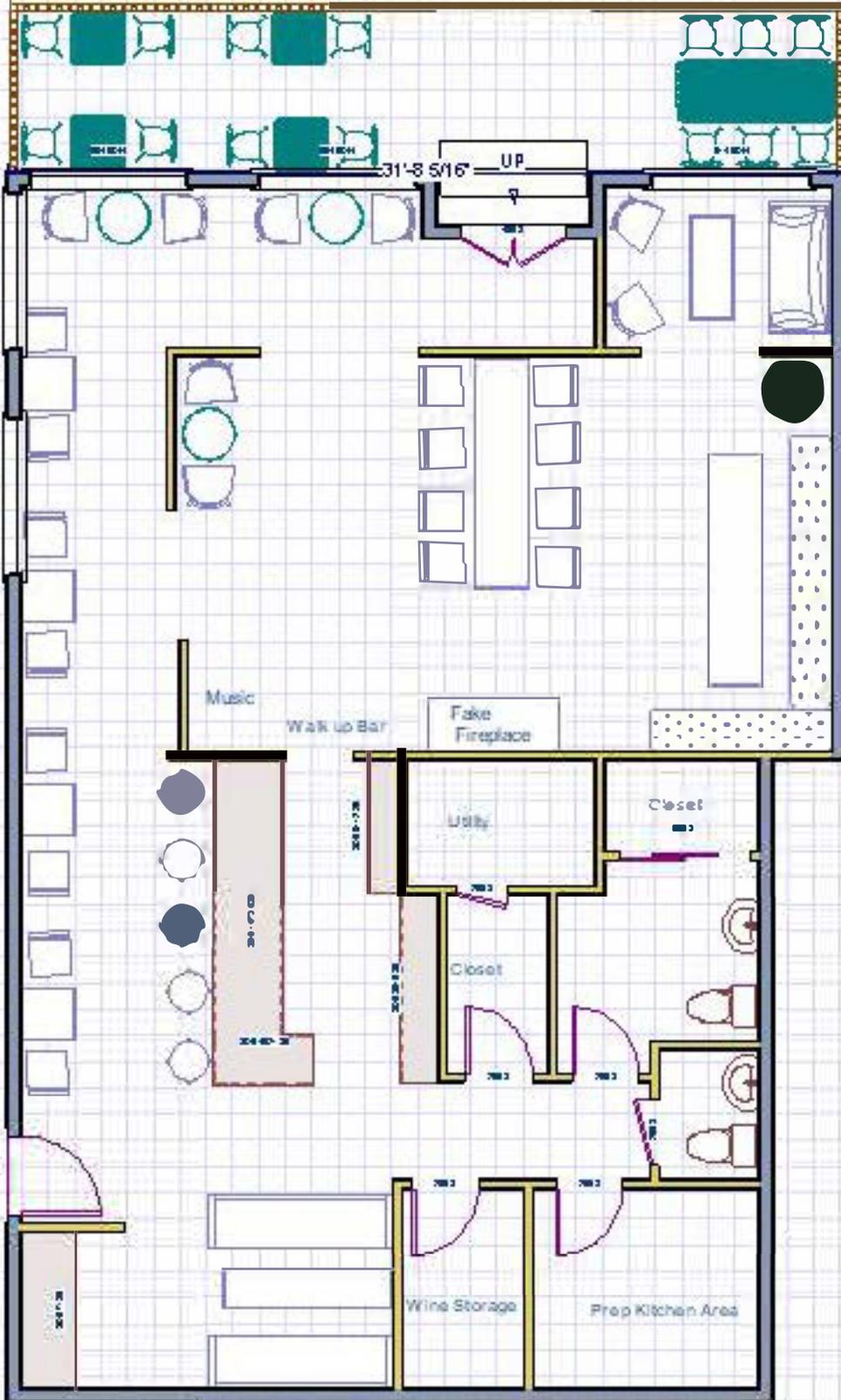


3' FENCE WITH PERGOLA ABOVE

LIVING AREA
1402 sq ft

Road

Sidewalk



The Warwick
Wine Bar

77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK INCORPORATED 1867

New Permanent Sign Application

Application Fee \$ _____

Paid Check # _____

Project Information	Date: _____
Applicant Name: <u>KEITH YODICE</u>	
Name of Business: <u>THE WARWICK WINE BAR</u>	
Project Location: <u>8 WEST ST</u>	S/B/L # _____
Mailing Address: <u>8 WEST ST, WARWICK NY 10990</u>	
Phone Number: <u>201-697-7806</u>	Alt. Phone Number: _____
Email Address: <u>WARWICKWINEBAR@gmail.com</u>	
I, the applicant, am the property owner of the project location	
<input type="checkbox"/> Yes, _____	Date: _____
owner's signature	
<input checked="" type="checkbox"/> No	<i>*If the applicant is not the property owner, then the applicant must present a notarized Property Owner Acknowledgement Form along with this application. (§ 145-81.C.6) The acknowledgement form can be found here: (insert link here)</i>

Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.

Please read the Village of Warwick Zoning Code, Article VIII Signs §145-81 through §145-99, for information such as design criteria, illumination, prohibited signs, etc.

The Zoning Code is accessible on the Village's website www.villageofwarwick.org or accessible [here](#).

- For signs to be located on buildings, linear frontage of the building is required 32'
feet/inches
- Zoning district: HISTORIC
*To find your district go to: <https://villageofwarwick.org/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>
- Sign Design: a scaled drawing of the sign showing the following:

***For sign guidelines, please visit the Zoning Code listed above.**

- Type of sign, shape, size, and materials.
- Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
- The visual message, text, copy or content of the sign.
- The method of illumination, if any, including type of lamp, wattage, and the position of lighting or other extraneous devices. A photometric plan and manufacturers cut sheets showing lighting levels and potential glare from illumination may be required in accordance with § 145-91.C. and § 145-104.B.10 of the Zoning Law.

- e. Landscaping, if any, including types of vegetation, location of plantings, and planting and maintenance schedule.
4. Sign Location: a plan, drawn to scale, shall be submitted showing the following:
 - a. If a freestanding sign, a full description of the placement of the proposed sign, specifically its location on the premises, its orientation, and its position in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls, and fences.
 - b. If an awning, window, wall, or projecting sign, the placement of the proposed sign, which shall include: location on the awning, window, wall or building; the size of the awning, window, or linear footage of the building; projection from the building, if relevant; and the proposed position of the sign in relation to adjacent signs and lighting fixtures.
 5. If the applicant is not the owner of the property on which the sign is to be located written permission from the property owner is required. Please refer to the Property Owner Acknowledgement Form.
 6. Attach or email a typed description describing the project in detail to planning@villageofwarwick.org

Permanent new signs require the approval of the Planning Board. The Planning Board, within ten (10) days of its receipt of an application for a sign permit at a regularly scheduled Planning Board meeting, shall refer the application to the Architectural and Historic District Review Board (AHDRB) for comment. The AHDRB shall review the application and provide comment to the Planning Board within thirty (30) days of its receipt of the sign application. Failure of the AHDRB to provide comment to the Planning Board within thirty (30) days shall be considered as no comment on a sign application. The Planning Board shall consider the comments of the AHDRB and the application and shall approve, approve with modifications, or deny the application and notify the Code Enforcement Officer of its decision on this matter. If the sign application is approved, the Code Enforcement Officer shall issue a sign permit within fifteen (15) days of the Planning Board's decision. §145-81.B.2

A permit issued for an approved sign shall be valid for installation and/or erection of the sign for six (6) months from the date of the permit but may be renewed within thirty (30) days prior to the expiration, for good cause shown, for an additional six (6) months, upon payment of one-half (½) of the original fee. §145-81.B.4

Any person desiring to procure a permit for a new sign shall file with the Planning Board a written application on a form prescribed by the Village, including payment of the applicable fee as outlined in Chapter 63 "Fees" of the Village of Warwick Code. §145-81.C

(For projects located within the Historic District) The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district. Any building or fixture located within the district or subject to the provisions of this chapter, including light fixtures, outdoor signs, and other outdoor advertising fixtures. §7-3.B

The Planning Board meets the 2nd Tuesday of the month. The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

Any missing information will cause delays in the procedure.

Sign permits are valid for (6) months from the issue date.

Applicant Signature



Date 10.17.23

Internal Use Only

Application complete as per code Property Owner Acknowledgement Form, if applicable

Planning Board referred to the AHDRB via a motion on _____
meeting date

Application reviewed by the AHDRB for appropriateness on _____
meeting date

Recommendation of AHDRB

- Meets aesthetics criteria
 Concerns (attached discussion from AHDRB)

The project is zoned within the Historic District:

- Yes **If yes and approved, the AHDRB will issue a Certificate of No Effect or of Appropriateness to be given back to the Planning Board where the application for a sign permit is to be approved, modified, or denied via motion during a regular scheduled meeting.*
- No **If no, the application will receive a review and recommendation by the AHDRB which is handed back to the Planning Board for a final decision during a regular scheduled meeting. A Certificate of No Effect or of Appropriateness is not needed.*

Recommendation/Certificate presented to the Planning Board on _____
meeting date

- Approved by Planning Board
 Approved with modifications _____
 Denied, reason _____

Sign Permit issued by the Code Enforcement Officer, _____ on _____
name of licensing authority date

77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK
INCORPORATED 1867

Property Owner Acknowledgement Form
(for use with sign applications)

Project Information

Applicant Name: KEITH YODICE

Name of Business: THE WARWICK WINE BAR

Address of Proposed Sign: 8 WEST ST

Property Owners Information

Name: Colia Cantelmo

Mailing Address: 4 James Rd Warwick NY 10990

Phone Number: 845 222 9339 Alt. Phone Number _____

Email Address: Colia@shopbfree.com

I, Colia Cantelmo, owner of 8 West St LLC
(printed name of property owner) (address of property)

Warwick, NY 10990, grant permission to Keith Yodice to add a new sign or to
(printed name of applicant)

modify/relocate an existing sign located on my property.

Colia Cantelmo
Signature of Owner

10/31/23
Date

Form must be notarized.

State of New York
County of Orange

Subscribed and sworn before me this
1st day of November, 20 23

[Signature]
(signature of notary)

STAMP

Denise Buines
Notary Public, State of New York
NO. 01BU6100940
Qualified in Orange County
Comm. Exp. 7/25/ 25

This form must be completed, notarized, and presented with a New Sign Application or with an Alteration/Relocation Sign Application only if the sign applicant is not the property owner. (§ 145-81.C.6)
Missing paperwork will cause a delay in the review process.



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Sign Dimensions

30" x 66"

Sign Color

New London Burgundy HC-61

(Benjamin Moore Historical Collection)

Structure and Light – As existing

The Warwick
Wine Bar

The Warwick
Wine Bar

30"

72"



VILLAGE OF WARWICK INCORPORATED 1867

The Architectural and Historic District Review Board (AHDRB)

63 Wheeler Avenue, applicant John Contreras

The following recommendations for exterior aesthetics occurred at the October 3, 2023, regular AHDRB meeting. Board members present at the meeting were: Chairman, Michael Bertolini, Jane Glazman, Matthew LoPinto, and Chris DeHaan. Glenn Rhein and Matthew Finn were absent.

Applicant, John Contreras and architect, Jeff DeGraw presented the most current color rendition and site plans for 63 Wheeler. Mr. DeGraw explained there were no specific colors chosen at this time but wanted to introduce the project to the AHDRB and get some commentary of what the Board thought of the overall project.

The Board expressed their excitement over the project. The Board thought the current color rendering was headed in the right direction, besides the dark windows. The Board suggested keeping the color light and thought the rendering, especially the siding color choices of white/blonde on one end and stained wood on the other was aesthetically pleasing. Although difficulty in the upkeep of stained wood was mentioned. Mr. Bertolini suggested keeping everything simple with the possibility of outside space.

Mr. Contreras stated he wanted to keep the front of the building open for aesthetic purposes instead of adding additional parking, the Board agreed that was the best use of the space.

The Board asked the applicant to come back when specific colors and materials have been chosen and they would be happy to give their input and assistance.

I, JENNIFER MANTE, Deputy Village Clerk of the Village of Warwick, in the County of Orange, State of New York HEREBY CERTIFY that the above motion was made at a special meeting of the Architectural and Historic District Review Board of the Village of Warwick duly called and held on Tuesday, October 3, 2023, and has been compared by me with the original minutes as officially recorded in the AHDRB Minute Book of the Planning Department and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matter.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Warwick this 4th day of October 2023.

Jennifer Mante, Deputy Village Clerk

For Internal Use Only

Approved by Planning Board on _____
meeting date

Modifications No Yes *if yes attach notes

Presented to Village Board (if relevant) _____
meeting date

Letter set to applicant on _____

VILLAGE OF WARWICK
ARCHITECTURAL and HISTORIC DISTRICT REVIEW BOARD
WARWICK, NEW YORK

PERMIT

Date: 9/28/23

Location of Property: 63 WHEELER AVE, WARWICK NY 10940

Sec: 210 Blk: 5 Lot: 3

Owner/Agent Name WESTERN ADDITION LLC

Address 12 BLACK WALNUT DR, WARWICK NY 10940

Telephone 1(951) 587-5727

Description of Work Proposed:

THE GOAL OF THE PROJECT IS TO
CONVERT THE EXISTING BUILDING INTO A SMALL BOUTIQUE
HOTEL W/ A MARKET & RESTURANT. THE GOAL FOR THE
EXTERIOR WORK IS TO RESTORE & RE-USE AS MUCH
AS THE EXISTING AS POSSIBLE. IN ANY AREAS WHERE
THIS IS NOT FEASIBLE, THE WORK WILL BE DONE IN A "LIKE"
MANOR IN REGARDS TO THE EXISTING STRUCTURE.

ARB Chairman _____

Date: _____

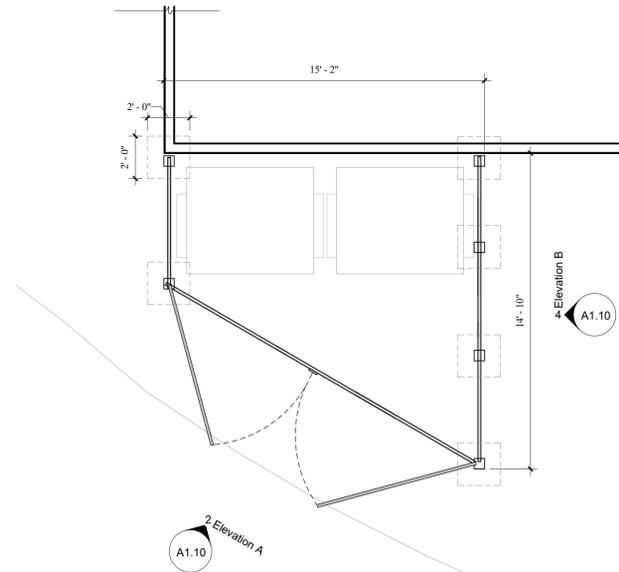
Please attach any samples, pictures or computer generated images to be reviewed

RECEIVED
SEP 29 2023
VILLAGE OF WARWICK
CLERK

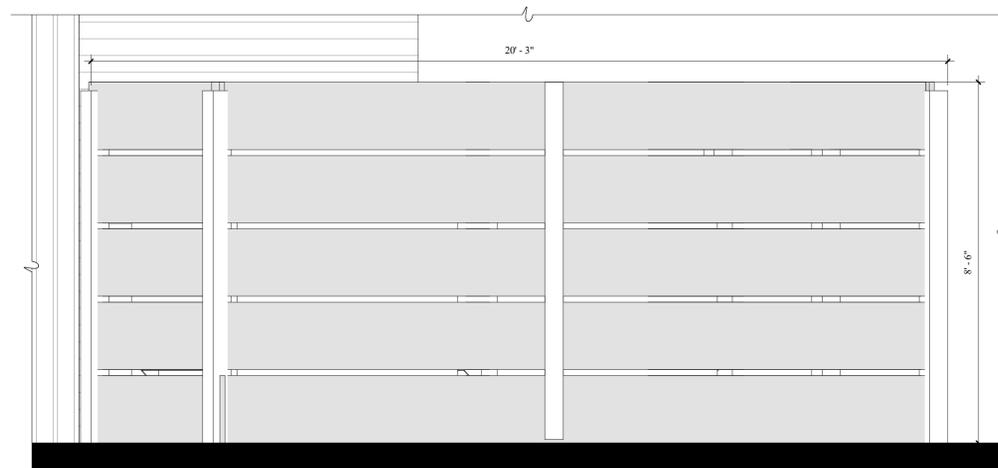


PROPOSED PERSPECTIVES

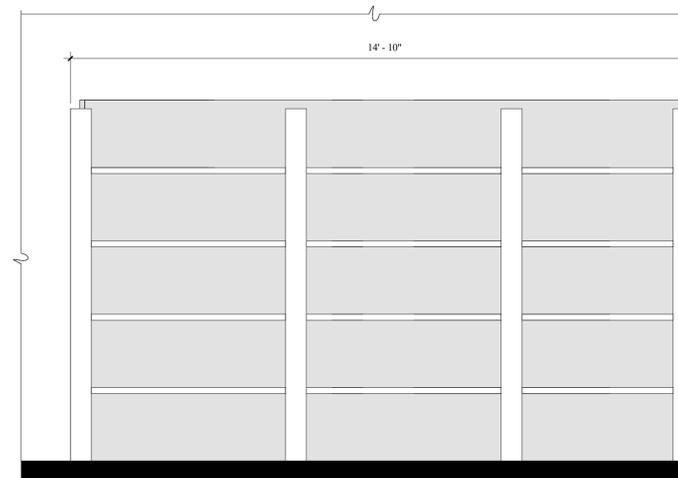




1 01-First Floor Copy 1
A1.10 Scale: 1/4" = 1'-0"



2 Elevation A
A1.10 Scale: 1/2" = 1'-0"



4 Elevation B
A1.10 Scale: 1/2" = 1'-0"

Consultants:

PROGRESS DRAWINGS
DATE: Oct. 27th, 2023
Prior dated documents
voided by this issue

For Planning Board

Revisions:	Date	Description	Drawn	Check
△				
△				
△				
△				
△				
△				

Drawings on this page:
Unauthorized addition or alteration of these drawings bearing an Architect's seal is a violation of the New York State Commissioner's Regulations Part 69, Architecture, Section 69.5b

Flour & Feed
Western Addition LLC
12 Black Walnut Dr
63 Wheeler Ave
Warwick, NY 10990
Section 210, Block 5, Lot 3

DEGRAW & DEHAAN ARCHITECTS
FIFTY-FIVE NORTH STREET SUITE 101 MIDDLETOWN NEW YORK 10940
PHONE 845-343-8510 FAX 845-956-9513

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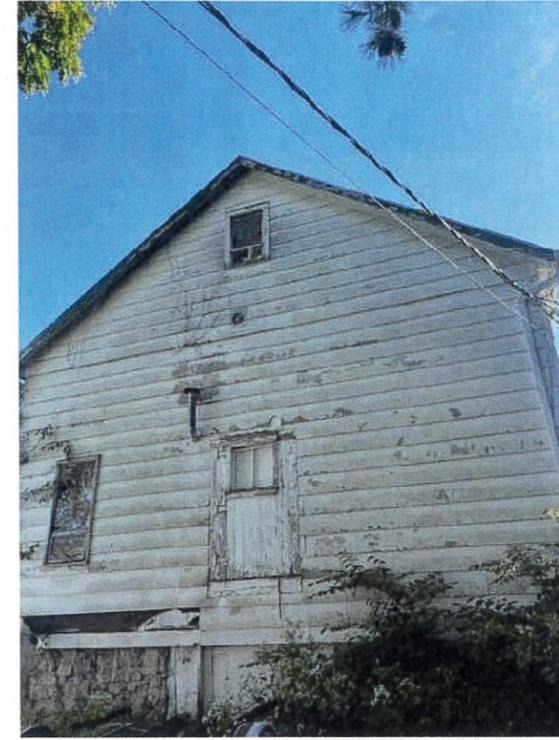
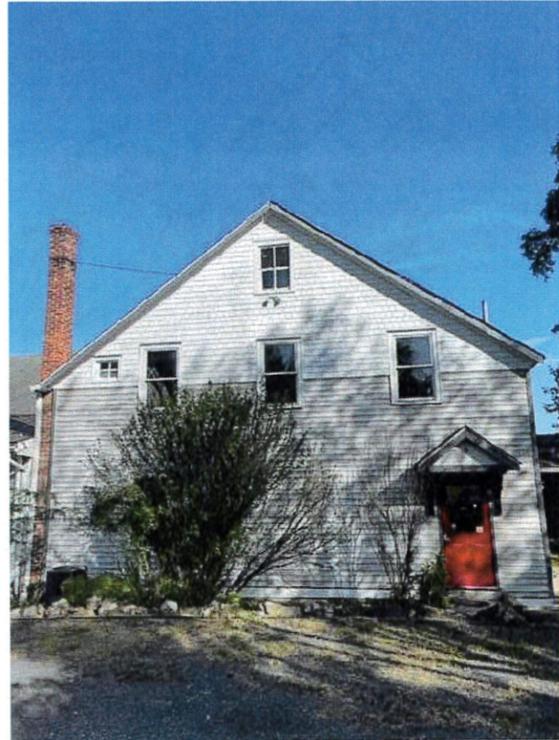
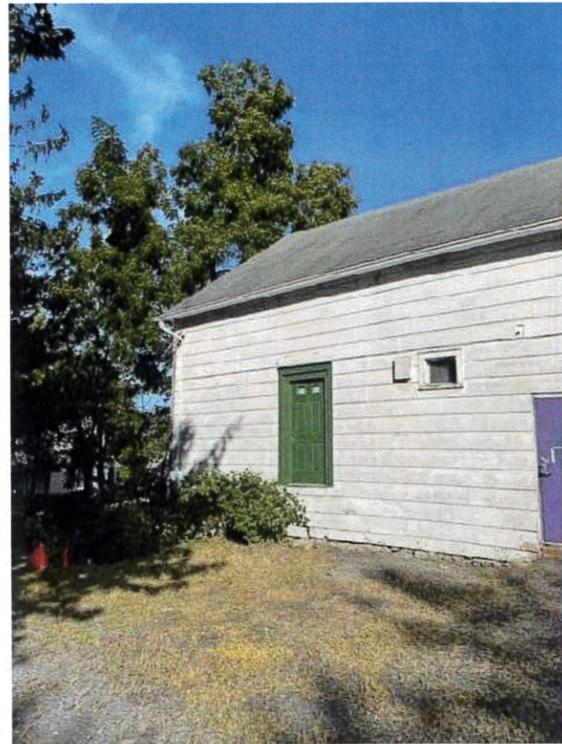
Project
Flour & Feed
63 Wheeler Ave
Warwick, NY 10990

Proposed First Floor Plan

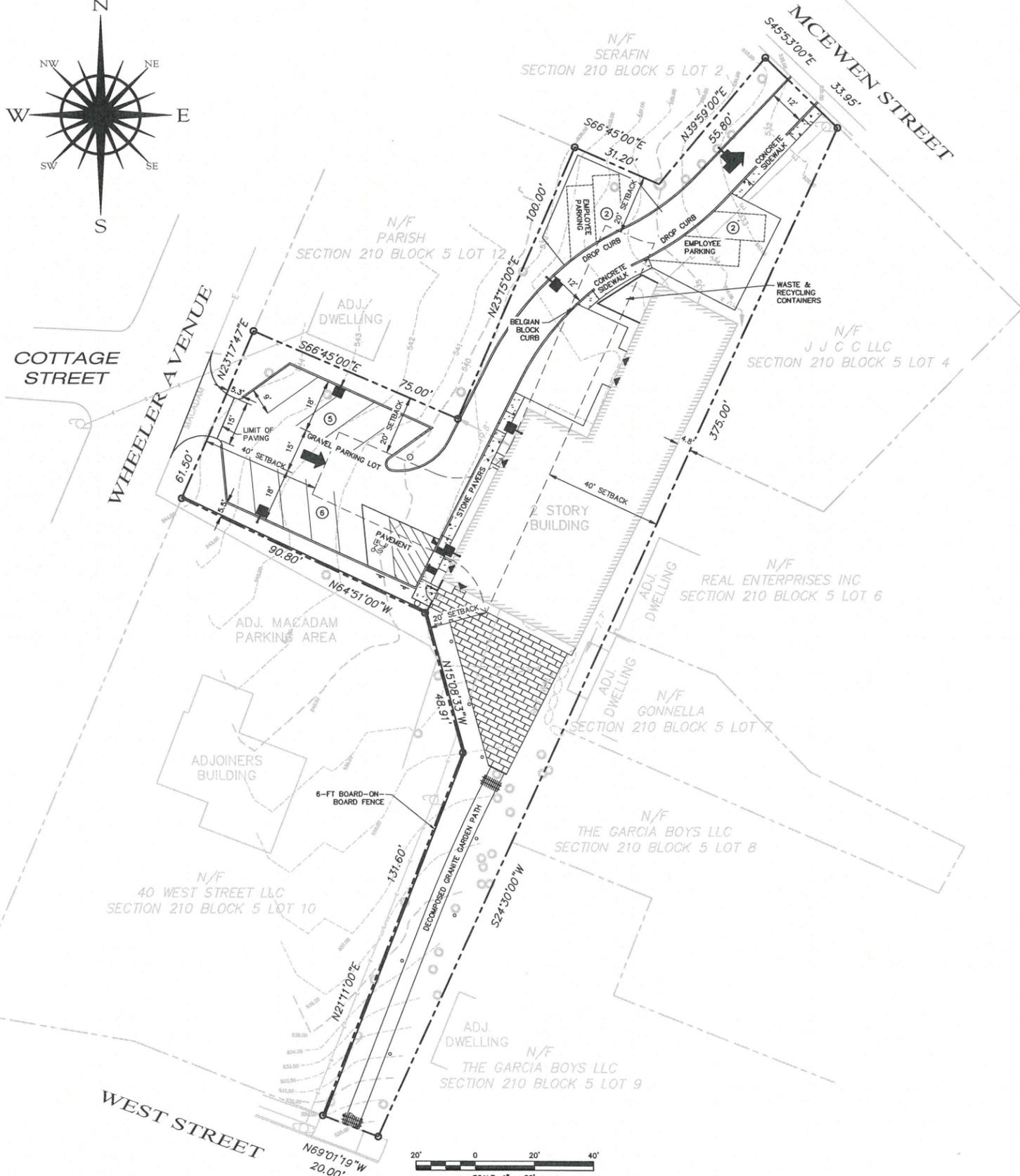
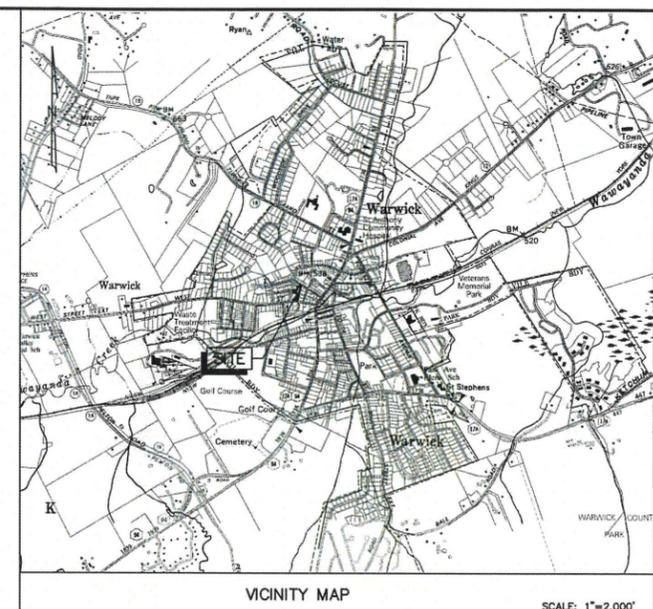
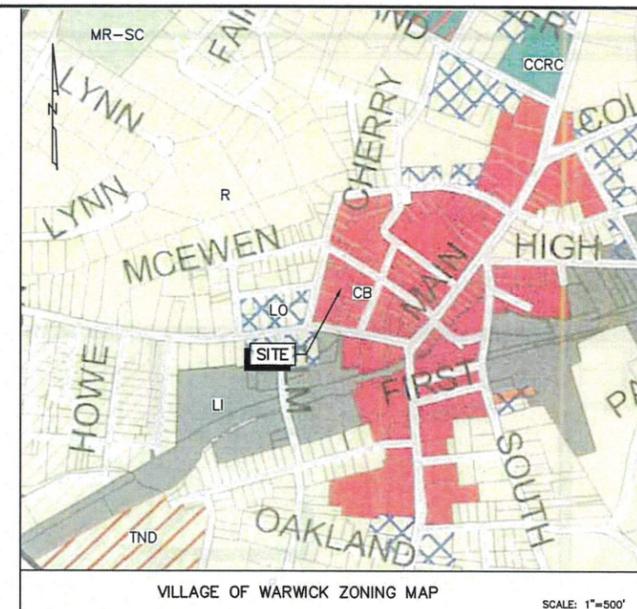
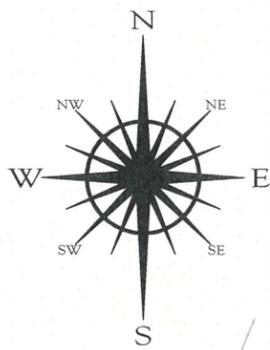


Date: 10/27/2023
Drawn By: AFH
Checked By: BGD
Drawing No.

A1.01



EXISTING PERSPECTIVES



GENERAL NOTES

- RECORD OWNER: JAMES E. HENRY & LUCINDA N. HENRY
PO BOX 171
BELLVALE, NY 10912
 - APPLICANT: WESTERN ADDITION LLC
SHELLEY GARRY
12 BLACK WALNUT DRIVE
WARWICK, NY 10990
 - TAX MAP NUMBER: SECTION 210, BLOCK 5, LOT 3
 - DEED REFERENCE: LIBER 5290, PAGE 292
 - AREA: 0.549 ACRES
 - ZONING DISTRICT: CB - CENTRAL BUSINESS
- | USE GROUPS: K (RETAIL, EATING & DRINKING) & M (HOTELS) | REQUIRED | PROPOSED |
|--|-----------|------------------------------|
| LOT AREA: | 40,000 SF | 23,943 SF* |
| LOT WIDTH: | 100' MIN. | 63'* |
| FRONT YARD SETBACK: | 40' MIN. | 92' |
| FRONT YARD: | 15' MIN. | 5.3' (WHEELER AVE, PARKING)* |
| SIDE YARD SETBACK: | 20' MIN. | 12.7' |
| SIDE YARD: | 20' MIN. | 5.5' (PARKING) |
| SIDE YARD RESIDENTIAL ADJACENT: | 40' MIN. | 19.8' |
| REAR YARD SETBACK: | 40' MIN. | 3' |
| REAR YARD: | 20' MIN. | 3' |
| REAR YARD RESIDENTIAL ADJACENT: | 35' MIN. | 4.8' |
| STREET FRONTAGE: | 100' MIN. | 61.5' |
| BUILDING HEIGHT: | 40' MAX. | <40' |
| BUILDING COVERAGE: | 40% MAX. | 19.8% |
| LOT DEPTH: | 150' MIN. | 150' |
- PARKING**
- | REQUIREMENT | REQUIRED | PROPOSED |
|------------------------------------|-----------------|----------|
| PARKING REQUIRED EATING & DRINKING | 12 SP/1,000 GLA | 1,752 SF |
| PARKING REQUIRED LODGING HOUSES | 1/SLEEPING ROOM | 4 ROOMS |
| TOTAL PARKING SPACES | 26 SP | 15 SP* |
| PARKING SPACE DIMENSION | 9'x18' | 9'x18' |
| TWO-WAY AISLE WIDTH 90° PARKING | 24' | 24' |
| ONE-WAY AISLE WIDTH 60° PARKING | 14' | 12' |
- * DENOTES VARIANCE GRANTED ON JUNE 27, 2023
- REFERENCES:
 - SURVEY OF PROPERTY FOR WESTERN ADDITION LLC, VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK, PREPARED BY SCHWICK SURVEYING, INC., DATED APRIL 10, 2022.
 - CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.
 - SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE OR DISCLOSED TO MJS ENGINEERING & LAND SURVEYING, PC. A SUBSURFACE UTILITY SURVEY WAS NOT CONTRACTED FOR OR PERFORMED AS PART OF THIS APPLICATION. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TWO (2) FULL WORKING DAYS BEFORE YOU DIG. CALL 1-800-962-7962.
 - IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATIONS AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SHEET INDEX

- C-1 SITE PLAN
- C-2 EXISTING CONDITIONS
- C-3 GRADING & DRAINAGE PLAN
- C-4 DETAILS
- C-5 LANDSCAPING PLAN
- C-6 LIGHTING PLAN



NO.	DATE	REVISION	BY	CK.
E	07/21/23	SUBMITTED TO PLANNING BOARD	JCD	BGC
D	06/20/23	SUBMITTED TO ZBA	JCD	BGC
C	05/05/23	SUBMITTED TO ZBA	JCD	BGC
B	06/24/22	SUBMITTED TO PLANNING BOARD	TW	BGC
A	04/25/22	SUBMITTED TO PLANNING BOARD	JCD	BGC

Bradley G. Cleverley
 BRADLEY G. CLEVERLEY PE
 NY PROFESSIONAL ENGINEER NO. 72492

DRAWN BY: J. DEJESUS
 DEPT. CK. B. CLEVERLEY
 DEP. APPR.
 COORD. CK.
 P.M. APPR.
 CLIENT APPR.

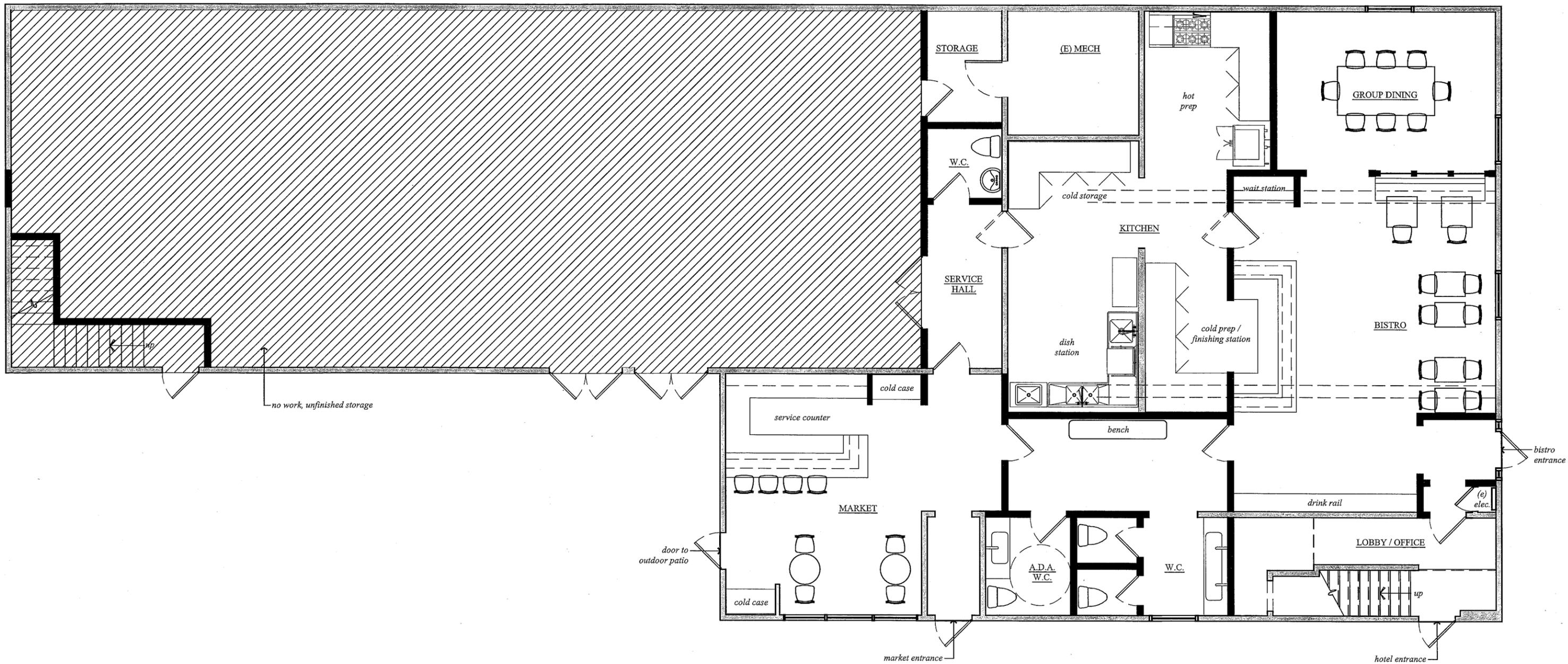
MJS ENGINEERING & LAND SURVEYING, PC
 261 Greenwich Ave
 Goshen, NY 10924
 845-291-8650
 Fax 845-291-8657

SHEET TITLE:
SITE PLAN

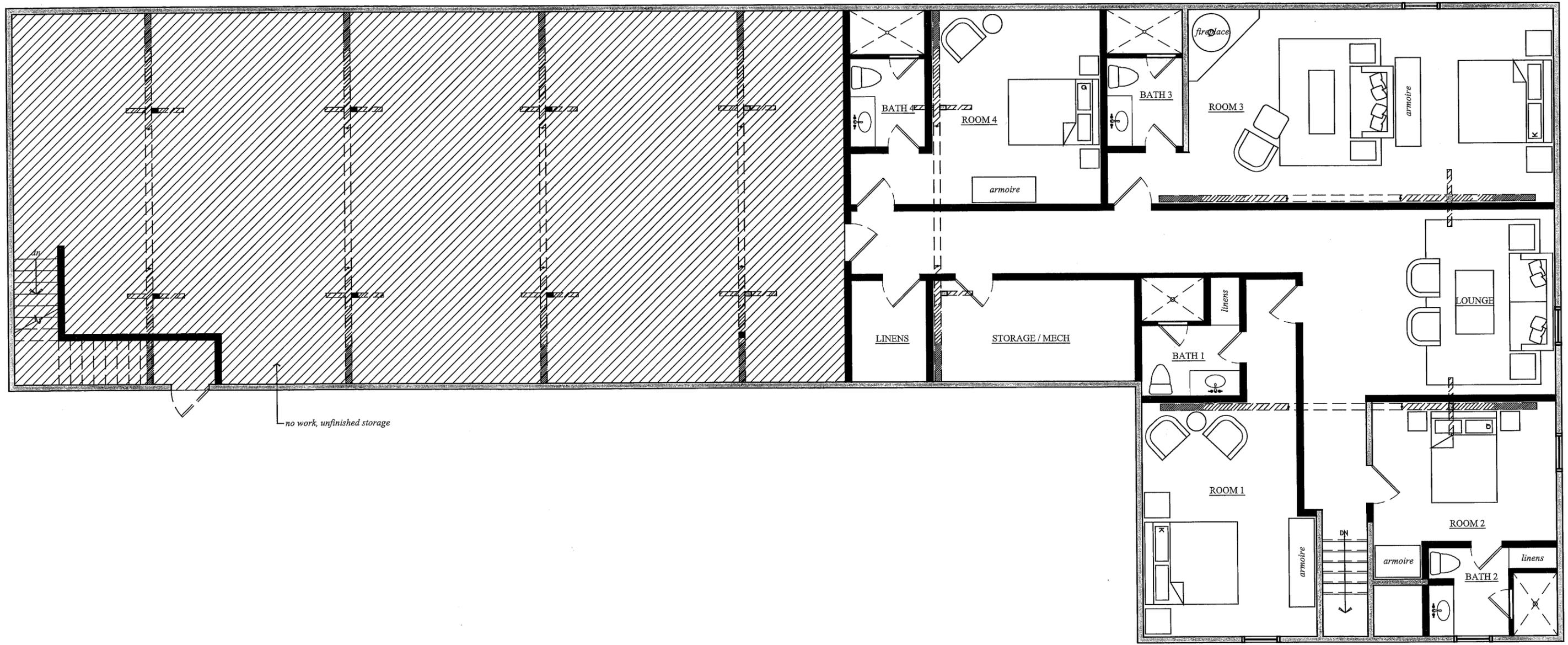
JOB NAME:
WESTERN ADDITION LLC
 VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 04/25/22
 JOB NO. 220115
 SCALE: 1" = 20'
 REV. NO. E
 DWG. NO. C-1
 SHEET 1 OF 7

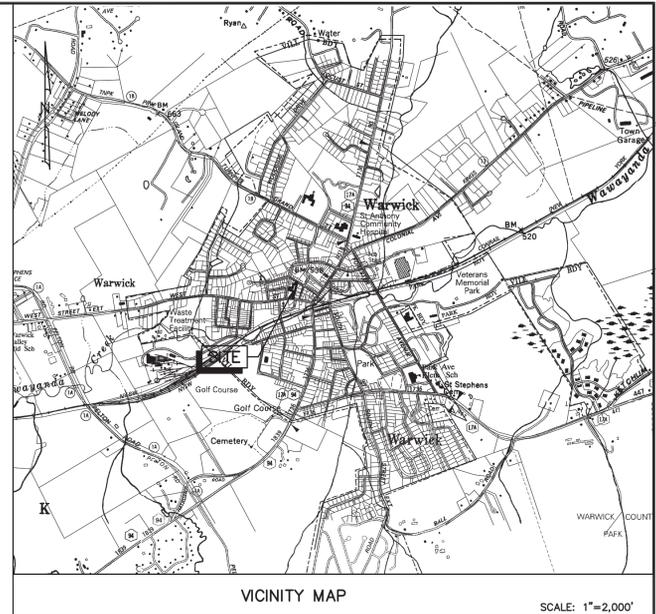
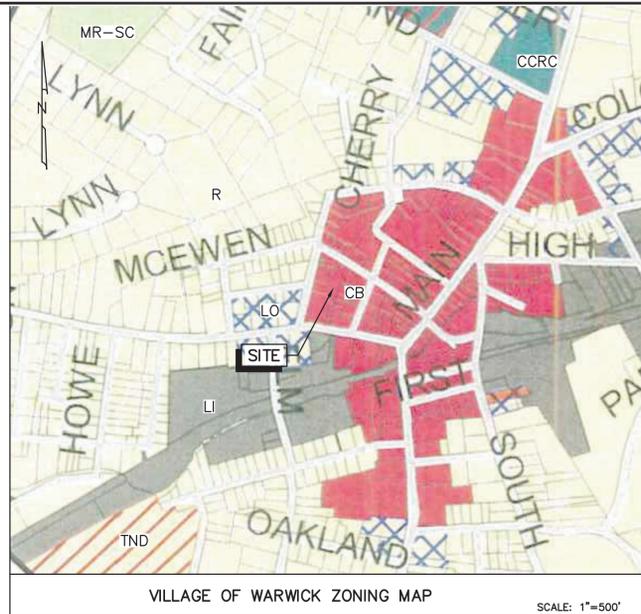
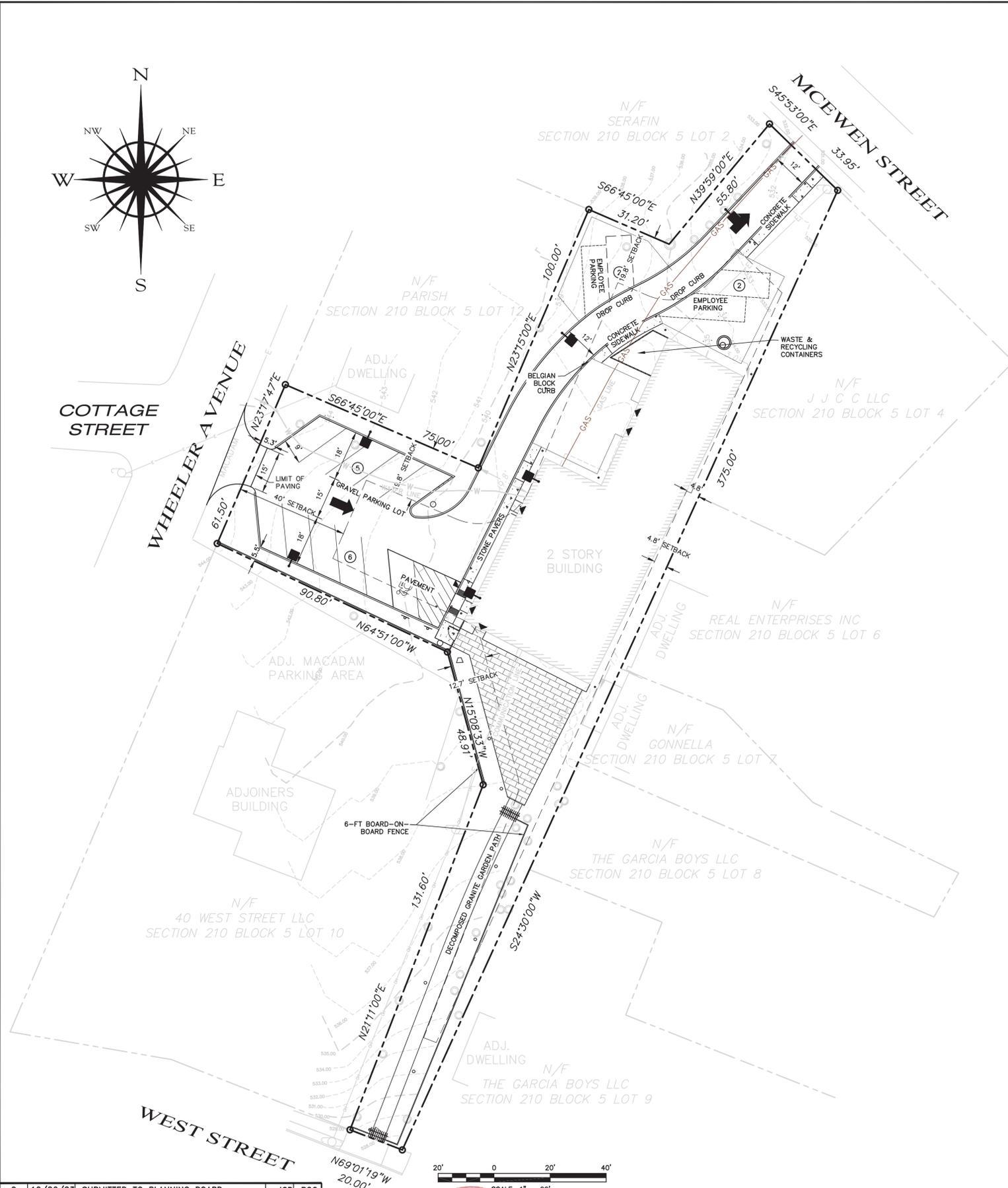
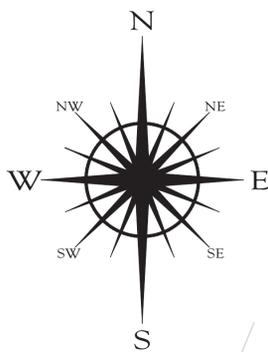
C:\Users\jklein\Public\Projects\Warwick\Temp\MapSheet\10198\220115PR.dwg SITE PLAN



First Floor Plan



Second Floor Plan



GENERAL NOTES

- RECORD OWNER: JAMES E. HENRY & LUCINDA N. HENRY, PO BOX 171, BELLVALE, NY 10912
- APPLICANT: WESTERN ADDITION LLC, SHELLEY GARRY, 12 BLACK WALNUT DRIVE, WARWICK, NY 10990
- TAX MAP NUMBER: SECTION 210, BLOCK 5, LOT 3
- DEED REFERENCE: LIBER 5290, PAGE 292
- AREA: 0.549 ACRES
- ZONING DISTRICT: CB - CENTRAL BUSINESS BULK REQUIREMENTS

	REQUIRED	PROPOSED
USE GROUPS: K (RETAIL, EATING & DRINKING) & M (HOTELS)		
LOT AREA:	40,000 SF	23,943 SF*
LOT WIDTH:	100' MIN.	63'
FRONT YARD:	40' MIN.	92'
FRONT YARD SETBACK:	15' MIN.	5.3' (WHEELER AVE, PARKING)*
SIDE YARD SETBACK:	20' MIN.	12.7*
SIDE YARD:	20' MIN.	5.5' (PARKING)
SIDE YARD RESIDENTIAL ADJACENT:	40' MIN.	19.8*
REAR YARD SETBACK:	40' MIN.	3'
REAR YARD:	20' MIN.	3'
REAR YARD RESIDENTIAL ADJACENT:	35' MIN.	4.8*
STREET FRONTAGE:	100' MIN.	61.5*
BUILDING HEIGHT:	40' MAX.	<40'
BUILDING COVERAGE:	40% MAX.	19.8%
LOT DEPTH:	150' MIN.	150'

PARKING

	REQUIRED	PROPOSED
PARKING REQUIRED EATING & DRINKING	12 SP/1,000 GLA	1,752 SF
PARKING REQUIRED LODGING HOUSES	1/SLEEPING ROOM	4 ROOMS
TOTAL PARKING SPACES	26 SP	15 SP*
PARKING SPACE DIMENSION	9'x18'	9'x18'
TWO-WAY AISLE WIDTH 90' PARKING	24'	24'
ONE-WAY AISLE WIDTH 60' PARKING	14'	12'

* DENOTES VARIANCE GRANTED ON JUNE 27, 2023

REFERENCES:

- A. SURVEY OF PROPERTY FOR WESTERN ADDITION LLC, VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK, PREPARED BY SCHMICK SURVEYING, INC., DATED APRIL 10, 2022.
- B. COMMUNICATION, GAS, & WATER LINES ARE BASED ON "MAP SHOWING DESIGNATED SUBSURFACE UTILITIES OF A PORTION OF 63 WHEELER AVENUE, VILLAGE OF WARWICK, COUNTY OF ORANGE, STATE OF NEW YORK" PREPARED BY SUBSURFACE UTILITY IMAGING, A DIVISION OF BLOOD HOUND, DATED 10/25/2023.
- CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.
- SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE OR DISCLOSED TO MJS ENGINEERING & LAND SURVEYING, PC. A SUBSURFACE UTILITY SURVEY WAS NOT CONTRACTED FOR OR PERFORMED AS PART OF THIS APPLICATION. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TWO (2) FULL WORKING DAYS BEFORE YOU DIG. CALL 1-800-962-7962.
- IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATIONS AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- TREE REMOVAL IS PROHIBITED BETWEEN APRIL 1 AND OCTOBER 31 TO PROTECT BAT SPECIES.
- HOTEL ROOMS 145-121
SITE AREA EXCLUSIVE OF REQUIRED SETBACKS 11,450 SF
MAX NUMBER HOTEL ROOMS 11,450 SF/1,400 SF = 8 HOTEL ROOMS
PROPOSED 4 HOTEL ROOMS

NO.	DATE	REVISION	BY	CK.
G	10/26/23	SUBMITTED TO PLANNING BOARD	JCD	BGC
F	09/28/23	SUBMITTED TO PLANNING BOARD	JCD	BGC
E	07/21/23	SUBMITTED TO PLANNING BOARD	JCD	BGC
D	06/20/23	SUBMITTED TO ZBA	JCD	BGC
C	05/05/23	SUBMITTED TO ZBA	JCD	BGC
B	06/24/22	SUBMITTED TO PLANNING BOARD	TW	BGC
A	04/25/22	SUBMITTED TO PLANNING BOARD	JCD	BGC

BRADLEY G. CLEVERLEY PE
 NY PROFESSIONAL ENGINEER NO. 072492

DRAWN BY: J. DEJESUS
 DEPT. CK. B. CLEVERLEY
 DEP. APPR.
 COORD. CK.
 P.M. APPR.
 CLIENT APPR.

MJS ENGINEERING & LAND SURVEYING, PC
 261 Greenwich Ave
 Goshen, NY 10924
 845-291-8650
 Fax 845-291-8657

SHEET TITLE:
SITE PLAN

JOB NAME:
WESTERN ADDITION LLC
 VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 04/25/22
 JOB NO. 220115
 SCALE: 1" = 20'

REV. NO. G
 DWG. NO. C-1
 SHEET 1 OF 8

DETERMINATION OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF WARWICK, NEW YORK

WHEREAS, WESTERN ADDITION LLC ("Applicant") has applied to this Board for variances from the Bulk Area Requirements and off-street parking requirements of the Zoning Code, and

WHEREAS, a public hearing on this application was held at 77 Main Street, Warwick, New York on June 25, 2023, and

WHEREAS, at said hearing(s) all interested persons were given an opportunity to be heard, the Board finds as follows:

FINDINGS OF FACT

1. Applicant is the owner of premises located at 63 Wheeler Avenue, Warwick, New York, designated on the Village tax map as Section 210, Block 5, Lot 3.
2. The application has been made for variances from the Bulk Area Requirements and off-street parking requirements of the Zoning Code to reduce (i) the minimum lot area from 40,000 square feet to 23,943 square feet; (ii) the minimum lot width from 100 feet to 63 feet; (iii) the minimum required front yard from 15 feet to 5.3 feet in order to allow parking in the required front yard; (iv) the minimum rear yard setback from 40 feet to 3 feet; (v) the minimum rear yard from 20 feet to 3 feet; (vi) the rear yard within 25' of a residence district boundary from 35 feet to 4.8 feet; (vii) the minimum side yard setback from 20 feet to 12.7 feet; (viii) the minimum side yard from 20 feet to 5.5 feet in order to allow parking in the required side yard; (ix) the side yard within 25' of a residence district boundary from 40 feet to 19.8 feet; (x) the minimum street frontage from 100 feet to 61.5 feet; (xi) the minimum number of required parking spaces from 26 to 15; and (xii) the minimum driveway aisle width for 60° parking from 14 feet to 12 feet. The variances are sought for the purpose of converting an existing commercial building into a proposed Café/Market/Bistro and Boutique Hotel (The Stables at Flour & Feed).
3. An inspection of the site, and the evidence and testimony as summarized from the meeting(s), show that:
 - A. An undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variances. The variances are necessary because of preexisting conditions that are nonconforming under the current Zoning Code for the proposed new use, and site conditions that limit the number and layout of off-street parking. The Applicant is not changing the footprint or height of the existing building on the site and has proposed the maximum amount of parking spaces that the property can accommodate. Additionally, the Applicant's project will enhance the character of the neighborhood by improving and making use of a property and building that has fallen into disrepair.

B. The benefit sought by the Applicant cannot be achieved by some method feasible for the Applicant to pursue, other than the area variances. The variances are sought due to preexisting conditions that are nonconforming under the current Zoning Code for the proposed new use, and site conditions that limit the number and layout of off-street parking.

C. The requested variances are numerically substantial.

D. The proposed variances will not have an adverse effect or impact upon the physical or the environmental conditions in the neighborhood or district. As noted above, the variances are needed due to preexisting conditions that are nonconforming under the current Zoning Code for the proposed new use, and the Applicant is not changing the footprint or height of the existing building. The Applicant has maximized the off-street parking that can be accommodated on the property and off-street parking is also available in the nearby Spring Street parking lot.

E. The alleged difficulty was self-created.

F. These area variances should be granted based upon a consideration of the benefit to the Applicant as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

G. The minimum variances necessary and adequate and at the same time, will preserve and protect the character of the neighborhood and the health, safety and welfare of the community have been requested.

4. The proposed action is an Unlisted action under the State Environmental Quality Review Act ("SEQRA"), and will not result in any significant adverse environmental impact for the reasons hereinbefore set forth.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, that it is determined, based on the information and analysis presented to the Board, that the proposed action will not result in any significant adverse environmental impact and a Negative Declaration is hereby issued.

The foregoing resolution was submitted by John Prego and seconded by Margaret Politoski

	For the Resolution	Against the Resolution	Abstaining	Absent
John Graney	X			
John Prego	X			
Jonathan Burley				X
Margaret Politoski	X			
Wayne Greenblatt	X			

NOW, THEREFORE, BE IT RESOLVED, that the application for (i) variances from the Bulk Area Requirements of the Zoning Code to reduce the minimum lot area from 40,000 square feet to 23,943 square feet; the minimum lot width from 100 feet to 63 feet; the front yard from 15 feet to 5.3 feet in order to allow parking in the required front yard; the rear yard setback from 40 feet to 3 feet; the rear yard from 20 feet to 3 feet; the rear yard adjacent to a residential district from 35 feet to 4.8 feet; the side yard setback from 20 feet to 12.7 feet; the side yard from 20 feet to 5.5 feet in order to allow parking in the required side yard; the side yard adjacent to a residential district from 40 feet to 19.8 feet; and the street frontage from 100 feet to 61.5 feet; and (ii) variances from the off-street parking requirements to reduce the minimum number of required parking spaces from 26 to 15 and to reduce the minimum driveway aisle width for 60° parking from 14 feet to 12 feet be granted.

The foregoing resolution was submitted by John Prego and seconded by Wayne Greenblatt

	For the Resolution	Against the Resolution	Abstaining	Absent
John Graney	X			
John Prego	X			
Jonathan Burley				X
Margaret Politoski	X			
Wayne Greenblatt	X			

Dated: June 27, 2023
Warwick, New York

John Graney
JOHN GRANEY, Chairman

Unless construction is commenced and diligently pursued within 6 months of the date of the granting of a variance, such variance shall become null and void. (VL 145-152L)

Construction cannot commence until a building permit is issued.

I, Raina Abramson, Village Clerk, do hereby certify that the foregoing Determination was filed in the Office of the Village Clerk on July 11, 2023, and copies provided to the Building Inspector and mailed to the Applicant.

Raina Abramson
RAINA ABRAMSON, CLERK
VILLAGE OF WARWICK, NEW YORK

Agency Use Only (If applicable)
Project: 63 Wheeler Avenue
Date: 6-27-23

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No. or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only (If applicable)
Project: 63 Wheeler Avenue
Date: 6-27-23

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
 Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Village of Warwick Zoning Board of Appeals June 27, 2023 Date
Name of Lead Agency
John Graney Chairman
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer
John Graney Signature of Responsible Officer in Lead Agency
Signature of Preparer (if different from Responsible Officer)

PRINT FORM

P:\202015 June 22 01:59:46.amy NOTES

NO.	DATE	REVISION	BY	CK.
A	07/21/23	SUBMITTED TO PLANNING BOARD	JCD	BGC



DRAWN BY:	DEPT. CK. M. SANDOR
DEP. APPR.	
COORD. CK.	
P.M. APPR.	
CLIENT APPR.	

MJS ENGINEERING & LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE:

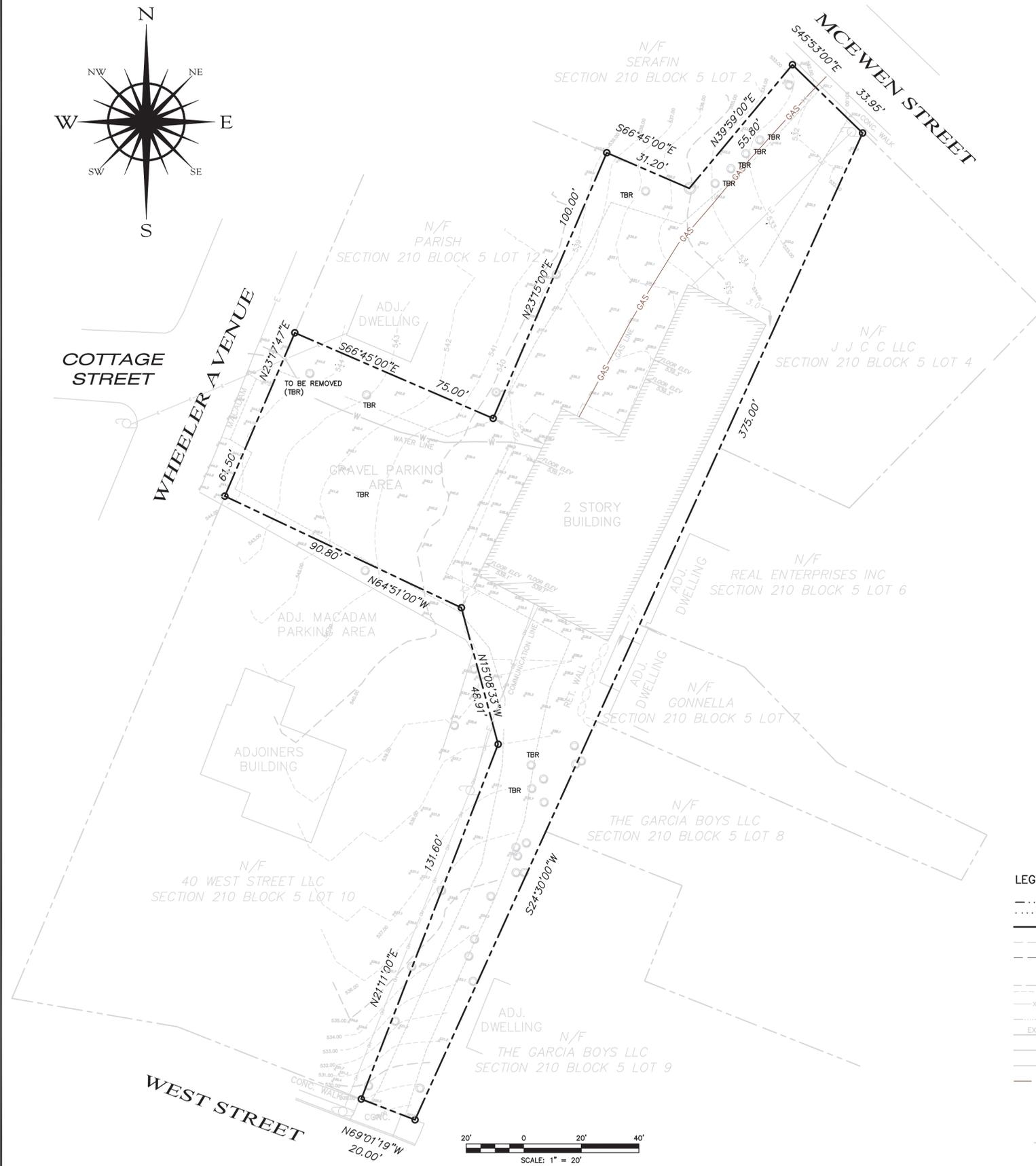
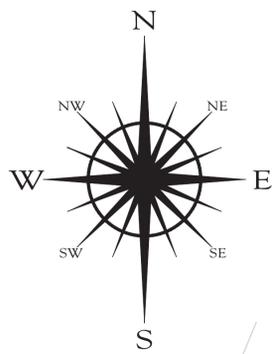
NOTES

JOB NAME:

WESTERN
ADDITION LLC
VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 06/24/22
JOB NO. 220115
SCALE: AS SHOWN

REV. NO. A
DWG. NO. C-2
SHEET 2 OF 8



- LEGEND**
- EXISTING WETLAND APPROXIMATE
 - EXISTING FLOOD PLAIN
 - — — — — PROPERTY LINE
 - - - - - EASEMENT
 - - - - - EXISTING STORMWATER LINE
 - X 506.00 EXISTING SPOT ELEVATION
 - EXISTING CONTOUR
 - - - - - EXISTING FENCE LINE
 - EXISTING STREAM
 - EX. SAN. EXISTING SAN. LINE
 - EXISTING WATER LINE
 - EXISTING ELECTRIC LINE
 - EXISTING COMPRESSED AIR LINE
 - EXISTING HYDRANT
 - CB EXISTING CB
 - MH EXISTING MH
 - EXISTING VALVE
 - EXISTING LIGHT

C:\Users\jdesj\OneDrive\Work\Temp\MapData_2023\220115PR.dwg EDSJ & BDB

NO.	DATE	REVISION	BY	CK.
C	10/26/23	SUBMITTED TO PLANNING BOARD	JCD	BGC
B	07/21/23	SUBMITTED TO PLANNING BOARD	JCD	BGC
A	06/24/22	SUBMITTED TO PLANNING BOARD	TW	BGC

BRADLEY G. CLEVERLEY, PE
 NY PROFESSIONAL ENGINEER NO. 72492

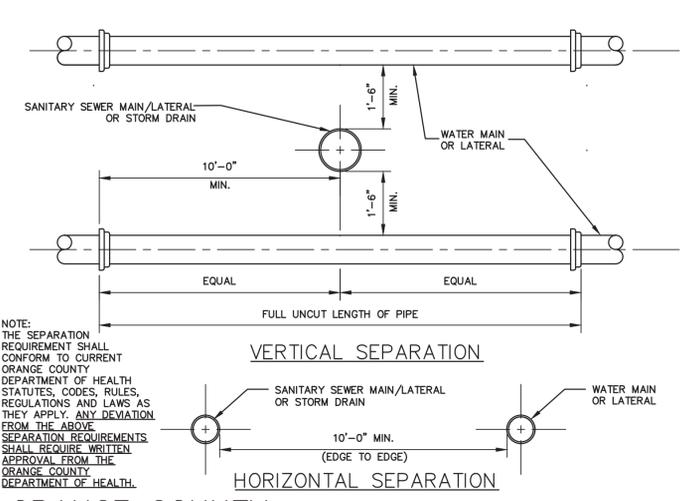
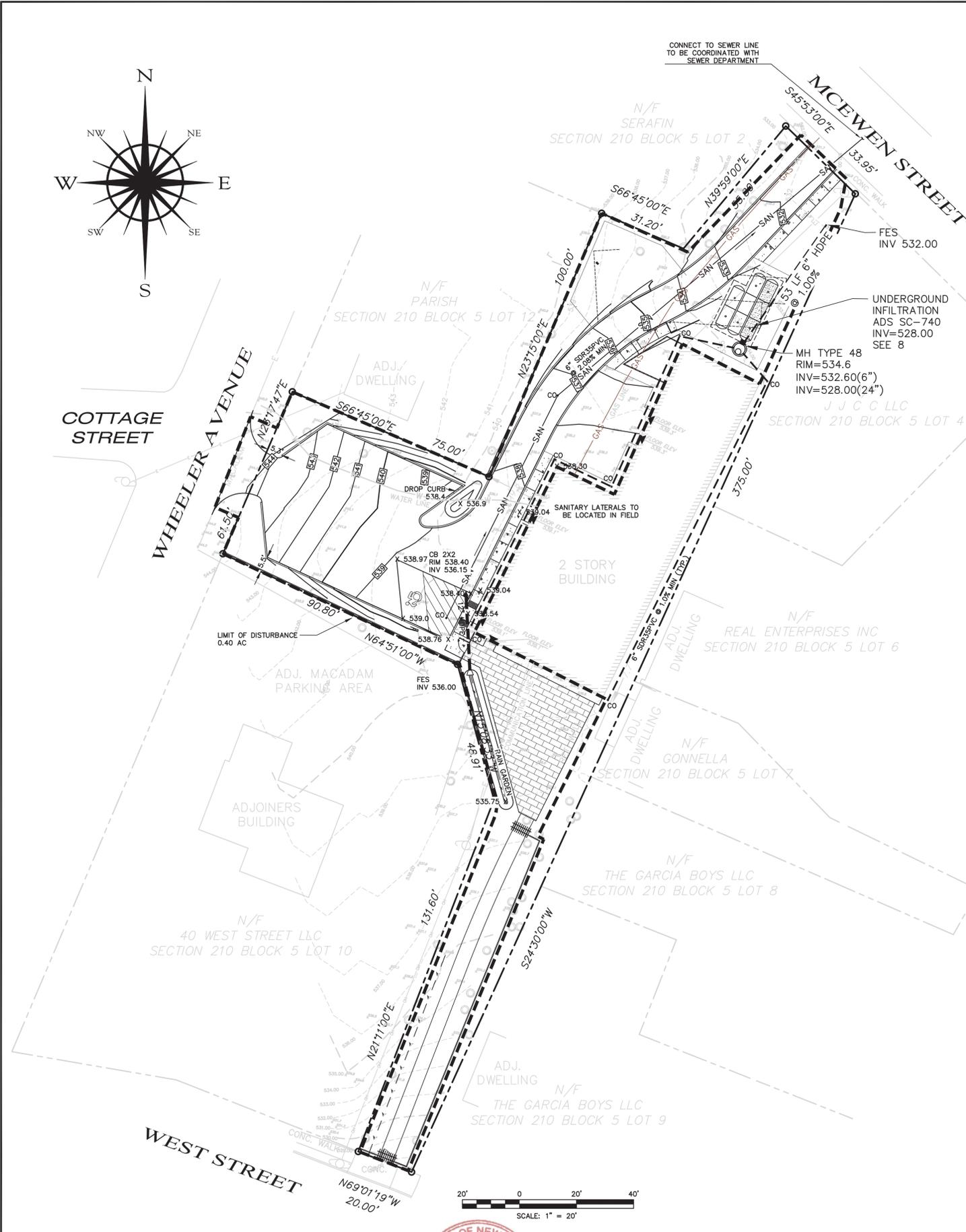
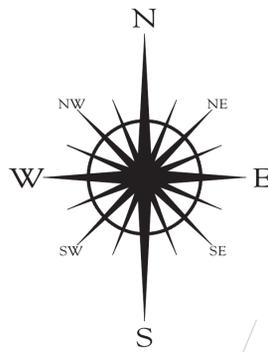
DRAWN BY: J. DEJESUS
 DEPT. CK. B. CLEVERLEY
 DEP. APPR.
 COORD. CK.
 P.M. APPR.
 CLIENT APPR.

MJS ENGINEERING &
 LAND SURVEYING, PC
 261 Greenwich Ave
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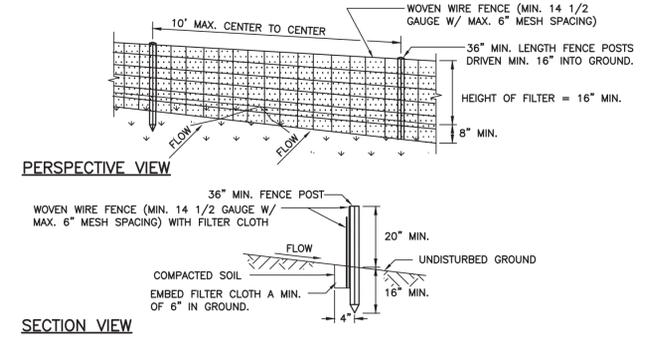
SHEET TITLE:
**EXISTING CONDITIONS
 & DEMOLITION PLAN**

JOB NAME:
**WESTERN
 ADDITION LLC**
 VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

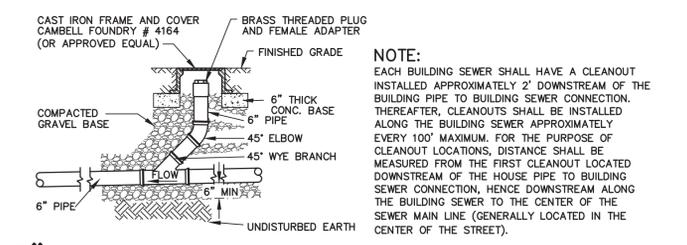
DATE: 06/24/22
 JOB NO.
220115
 SCALE:
1" = 20'
 REV. NO. C
 DWG. NO.
C-3
 SHEET 3 OF 8



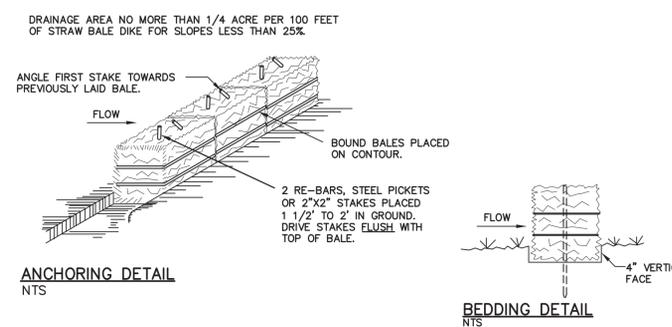
**ORANGE COUNTY
SANITARY, STORM & WATER SEPARATION**
SCALE: 1/2" = 1'-0"



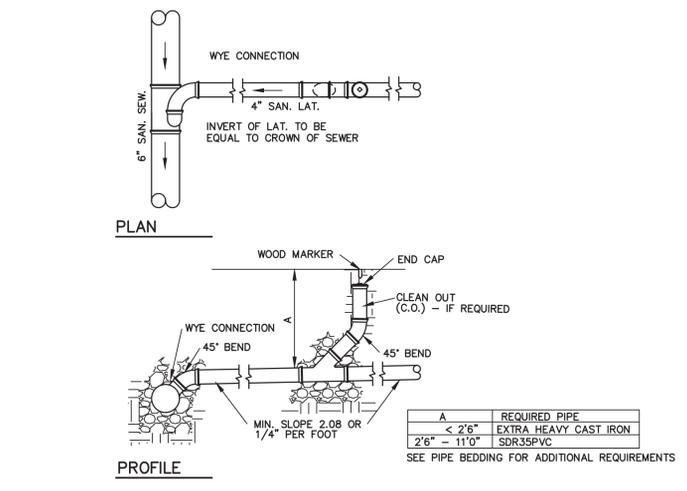
SILT FENCE
SCALE: NTS



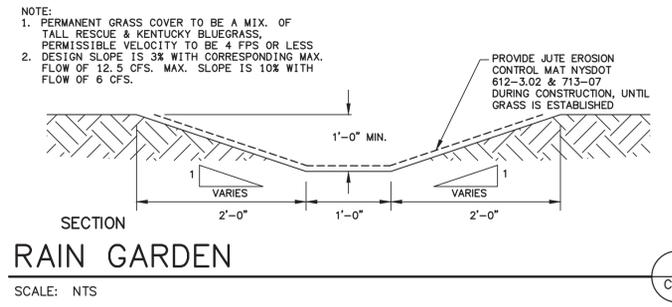
6" SANITARY CLEAN OUT
SCALE: NTS



STRAW BALE DIKE
SCALE: NTS



4" SANITARY LATERAL SPUR
SCALE: 1/2" = 1'-0"



RAIN GARDEN
SCALE: NTS

D	10/26/23	SUBMITTED TO PLANNING BOARD	TW	BGC
C	09/28/23	SUBMITTED TO PLANNING BOARD	TW	BGC
B	05/05/23	SUBMITTED TO ZBA	JCD	BGC
A	06/24/22	SUBMITTED TO PLANNING BOARD	TW	BGC
NO.	DATE	REVISION	BY	CK.

DRAWN BY: J. DEJESUS
DEPT. CK. B. CLEVERLEY
DEP. APPR.
COORD. CK.
P.M. APPR.
CLIENT APPR.

MJS ENGINEERING & LAND SURVEYING, PC
261 Greenwich Ave
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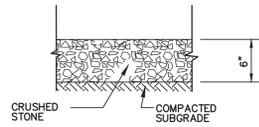
SHEET TITLE:
**GRADING & DRAINAGE
PLAN**

JOB NAME:
**WESTERN
ADDITION LLC
VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK**

DATE: 06/24/22
JOB NO. 220115
SCALE: 1" = 20'
REV. NO. D
DWG. NO. C-4
SHEET 4 OF 8



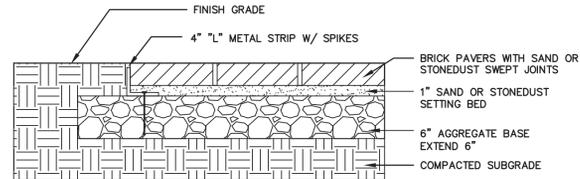
C:\Users\jdesu\OneDrive\Temp\Temp\2023\220115\220115.dwg BRADLEY G. CLEVERLEY & ASSOCIATES



GRAVEL PAD SECTION

SCALE: NTS

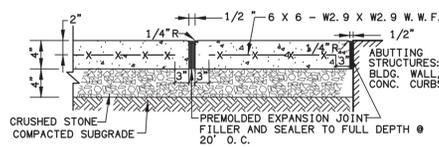
1
C-4



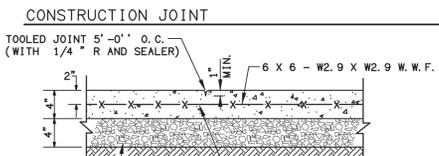
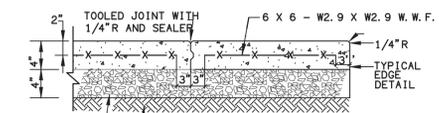
BRICK PAVERS W/METAL STRIP EDGE

SCALE: NTS

4
C-4



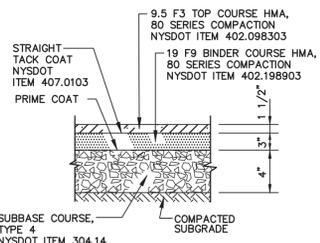
EXPANSION JOINT



CONTRACTION JOINT

- NOTES:
1. ALL EXPOSED SURFACES TO HAVE BROOMED TEXTURE.
 2. GRADATION FOR CRUSHED STONE:

SCREEN SIZE	PERCENT PASSING
100	100
1/2"	90-100
1/4"	0-15
 3. SEE PLAN FOR WIDTHS
 4. CONCRETE TO BE 3,500PSI @ 28 DAYS
 5. TOOLED CONTRACTION JOINTS @ 5'-0" ON CENTER AND 1/2" PREMOLDED EXPANSION JOINTS @ 20'-0" ON CENTER AND AT BUILDINGS, STEPS AND @ INTERSECTIONS



PAVEMENT SECTION

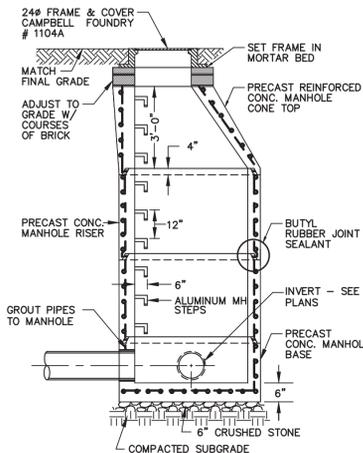
SCALE: 1" = 1'-6"

2
C-4

CONCRETE WALKWAY DETAIL

SCALE: NTS

5
C-4

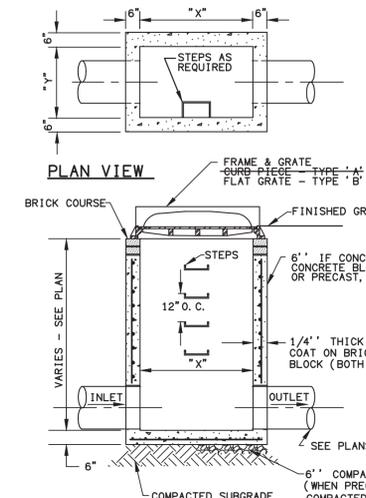


CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C-478. ALL MATERIAL AND CONSTRUCTION TO MEET THE REQUIREMENTS OF THE MUNICIPALITY

PRECAST CONCRETE STORM MANHOLE

SCALE: NTS

7
C-4



CATCH BASIN DETAIL

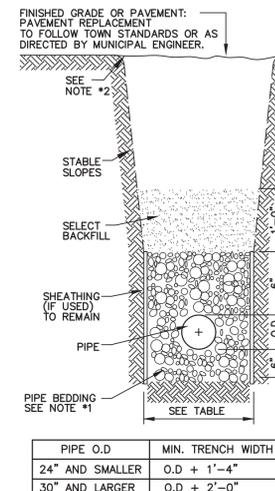
SCALE: NTS

9
C-4

- NOTES:
- INLET MAY BE CONSTRUCTED OF CONCRETE BLOCK, CONCRETE OR PRECAST CONCRETE.
 - IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE.
 - BLOCK SHALL BE STANDARD INLET CORNER AND STRETCHER BLOCKS.
 - CONCRETE TO BE 3500 PSI.
 - PRECAST CONCRETE SHALL BE 4000 PSI CONCRETE SUITABLE FOR H2O LOADING.
 - STEPS SHALL BE PROVIDED WHEN DEPTH EXCEEDS 3'-6"
 - BACKFILL WITH EXCAVATED MATERIALS FREE FROM CINDERS AND RUBBLE TO ROUGH GRADE.
 - SET FRAME IN A FULL BED OF STIFF CEMENT MORTAR.
 - STEPS TO BE ALUMINUM OR PLASTIC IN ACCORDANCE W/ LATEST OSHA STANDARDS.

TYPE	CATCH BASIN		FRAME & GRATE	
	A	B	A	B
1	2'-0"	2'-0"	2520	3450
2	2'-6"	2'-6"	2521	3451
3	3'-0"	3'-0"	2522	3452
4	4'-0"	2'-0"	2501	3413
5	4'-0"	3'-6"	2523	3421

NOTE 'A' FOR CURB-PIECE, 'B' FOR FLAT GRATE

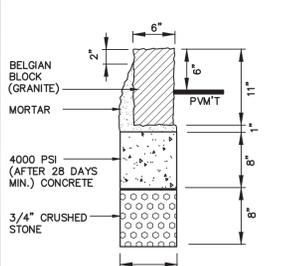


PIPE O.D.	MIN. TRENCH WIDTH
24" AND SMALLER	O.D. + 1'-4"
30" AND LARGER	O.D. + 2'-0"

TRENCH DETAIL (SANITARY & STORM)

SCALE: NTS

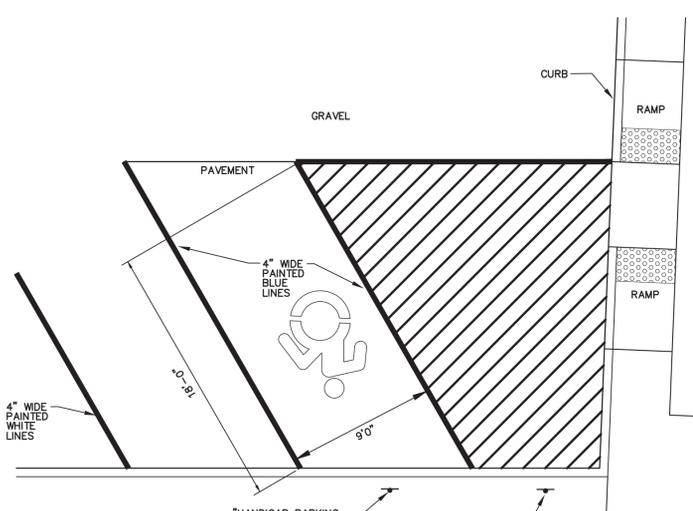
10
C-4



BELGIAN BLOCK CURB

SCALE: 1"=1'

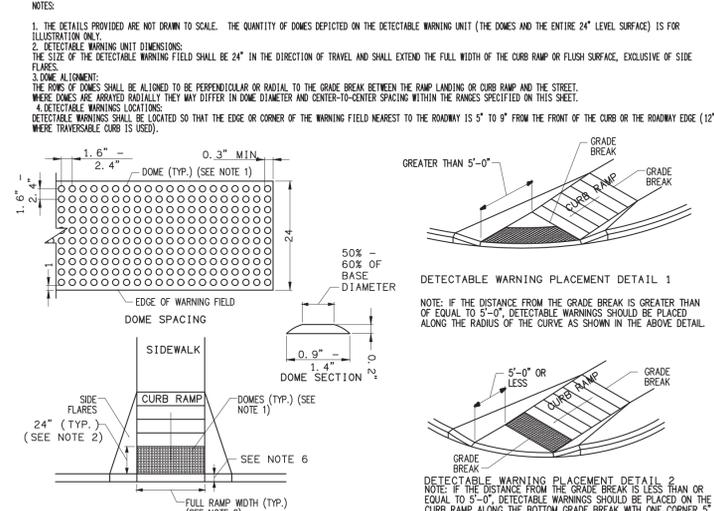
3
C-4



ADA PARKING SPACE LAYOUT

SCALE: NTS

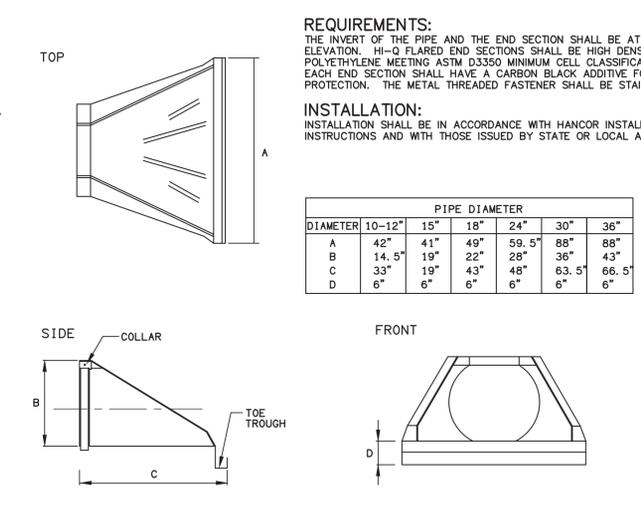
6
C-4



DETECTABLE WARNING STRIP

SCALE: 1" = 1'

8
C-4



HANCOR HI-Q FLARED END SECTION

SCALE: NTS

11
C-4

- REQUIREMENTS:
- THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. HI-Q FLARED END SECTIONS SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C. EACH END SECTION SHALL HAVE A CARBON BLACK ADDITIVE FOR UV PROTECTION. THE METAL THREADED FASTENER SHALL BE STAINLESS STEEL.
- INSTALLATION:
- INSTALLATION SHALL BE IN ACCORDANCE WITH HANCOR INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES.

DIAMETER	PIPE DIAMETER					
	10-12"	15"	18"	24"	30"	36"
A	42"	41"	49"	59.5"	88"	88"
B	14.5"	19"	22"	28"	36"	43"
C	33"	19"	43"	48"	63.5"	66.5"
D	6"	6"	6"	6"	6"	6"

NO.	DATE	REVISION	BY	CK.
C	10/26/26	SUBMITTED TO PLANNING BOARD	JCD	BGC
B	05/05/23	SUBMITTED TO ZBA	JCD	BGC
A	06/24/22	SUBMITTED TO PLANNING BOARD	JCD	BGC

STATE OF NEW YORK
 BRADLEY G. CLEVERLY PE
 NY PROFESSIONAL ENGINEER NO. 72492

DRAWN BY:
 DEPT. CK. M. SANDOR
 DEP. APPR.
 COORD. CK.
 P.M. APPR.
 CLIENT APPR.

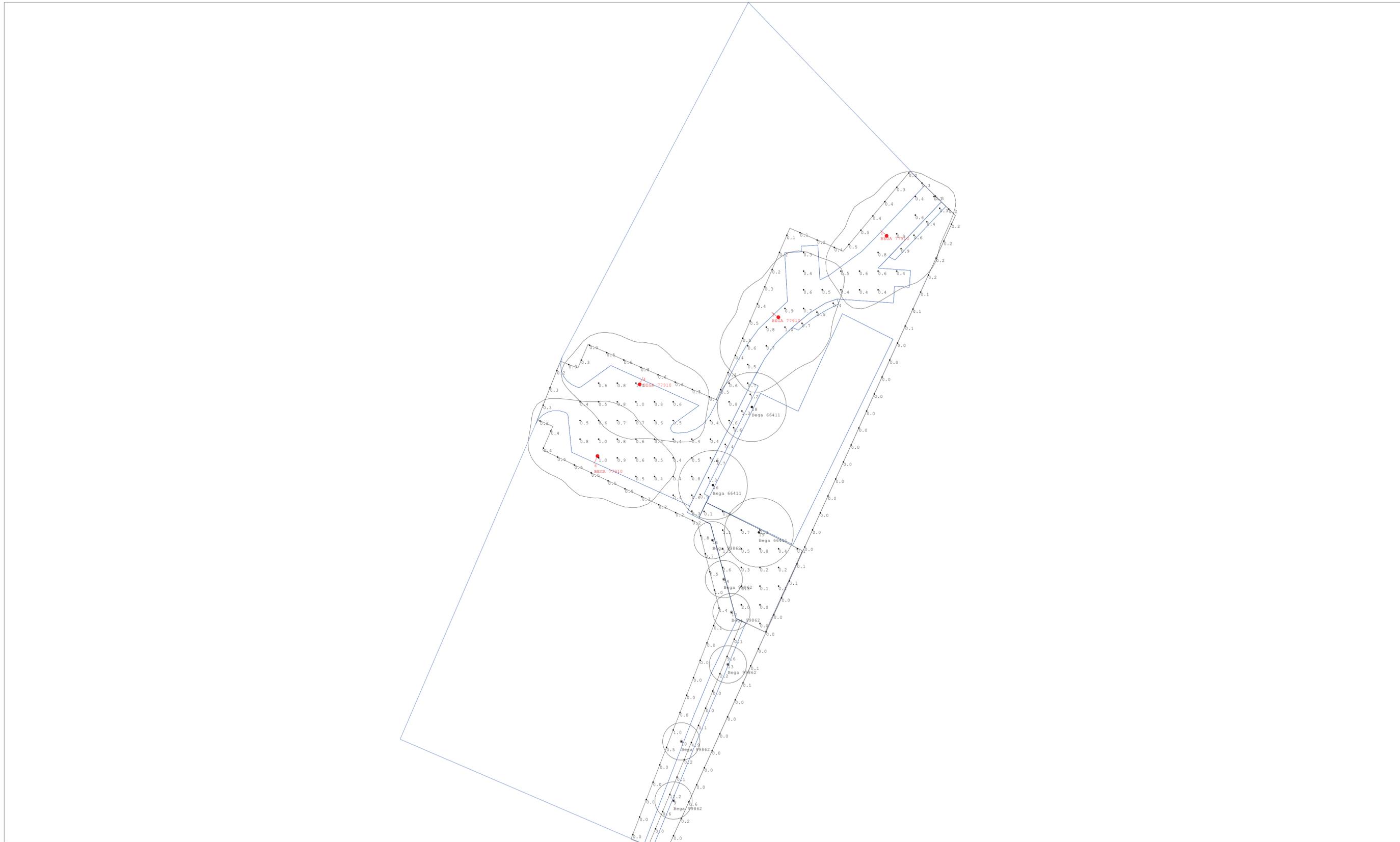
MJS ENGINEERING & LAND SURVEYING, PC
 261 Greenwich Ave
 Goshen, NY 10924
 845-291-8650
 Fax 845-291-8657

SHEET TITLE:
DETAILS

JOB NAME:
WESTERN ADDITION LLC
 VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 06/24/22
 JOB NO. 220115
 SCALE: AS SHOWN

REV. NO. C
 DWG. NO. C-5
 SHEET 5 OF 8



Luminaire Schedule		
Symbol	Qty	Label
	3	Bega 66411
	6	Bega 99862
	4	BEGA 77910

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Granate Garden Path	Illuminance	Fc	2.50	12.2	0.0	N.A.	N.A.	
Parking and Drive_Planar	Illuminance	Fc	0.61	1.0	0.3	2.03	3.33	
Patio_Surface	Illuminance	Fc	0.63	2.6	0.0	N.A.	N.A.	
Property Line	Illuminance	Fc	0.25	1.8	0.0	N.A.	N.A.	

Revisions

#	Date	Comments

Illuminance Calculations Disclaimer:
 While all necessary steps have been taken to ensure the accuracy of the calculations, it should be noted that all results directly rely on the input data provided to the calculation software used. The accuracy of the results is dependent on the accuracy of the input data and the calculation program used. Field results may differ from computer light level analyses due to uncontrollable factors such as: the field conditions such as surface finishes, surface shapes, and environmental factors. BEGA-US shall not bear the responsibility for the accuracy of the calculations performed and the results of the field light level.

SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRPD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK), AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 950 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRPD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

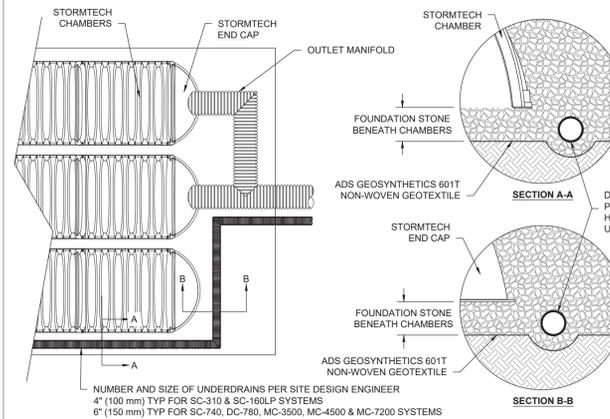
- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOTTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

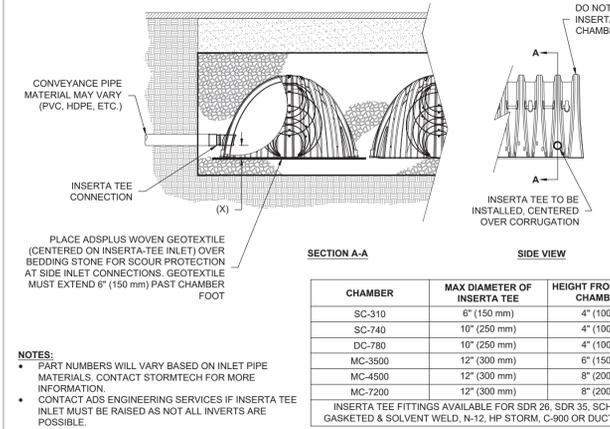
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



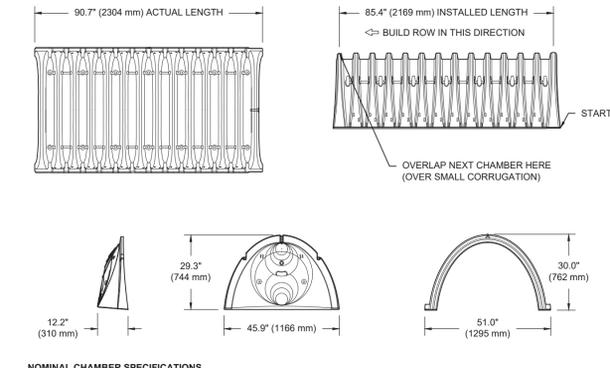
5 UNDERDRAIN DETAIL



6 INSERTA-TEE SIDE INLET DETAIL

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

2 SC-740 TECHNICAL SPECIFICATIONS



NOMINAL CHAMBER SPECIFICATIONS	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
SIZE (W X H X INSTALLED LENGTH)	45.9 CUBIC FEET	(1.30 m ³)
CHAMBER STORAGE	74.9 CUBIC FEET	(2.12 m ³)
MINIMUM INSTALLED STORAGE*	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EP08T / SC740EP08TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EP08B / SC740EP08BPC	---	---	---	0.5" (13 mm)
SC740EP08T / SC740EP08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EP08B / SC740EP08BPC	---	---	---	0.6" (15 mm)
SC740EP10T / SC740EP10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EP10B / SC740EP10BPC	---	---	---	0.7" (18 mm)
SC740EP12T / SC740EP12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EP12B / SC740EP12BPC	---	---	---	1.2" (30 mm)
SC740EP15T / SC740EP15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EP15B / SC740EP15BPC	---	---	---	1.3" (33 mm)
SC740EP18T / SC740EP18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EP18B / SC740EP18BPC	---	---	---	1.6" (41 mm)
SC740EP24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740EP24BR*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EP24B/SC740EP24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

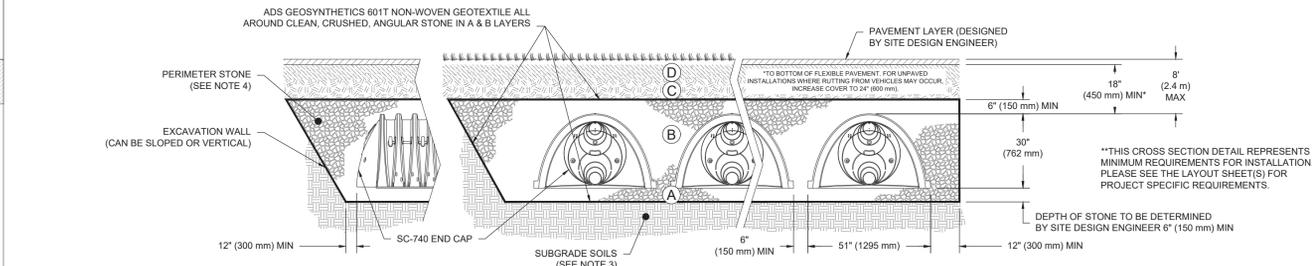
* FOR THE SC740EP24B/SC740EP24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

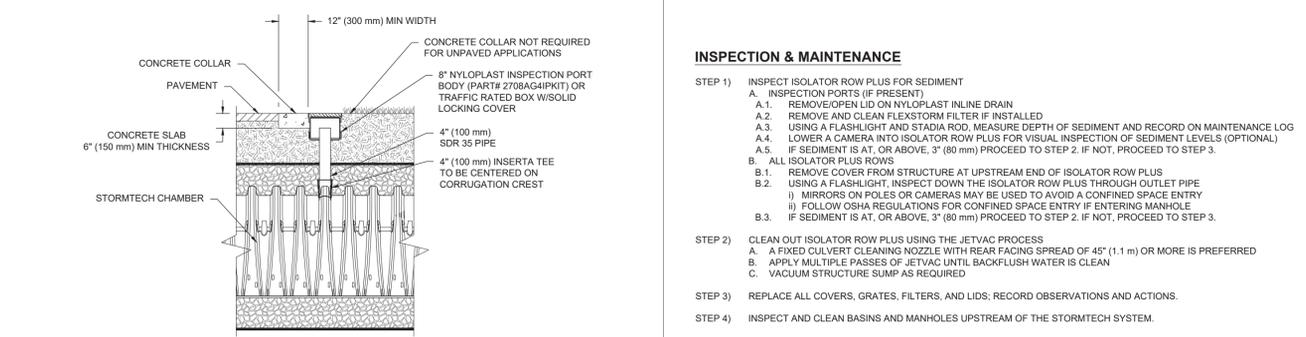
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED/SUBGRADE MIXTURES, <3% FINES OR PROCESSED AGGREGATE. OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT². AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

3 SC-740 ISOLATOR ROW PLUS DETAIL



- INSPECTION & MAINTENANCE**
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

- NOTES**
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
 - CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)



1 SC-740 CROSS SECTION DETAIL



DATE: PROJECT NO: NOT TO SCALE

DRAWN: REVIEWED: REV:

SC-740 STANDARD DETAILS

StormTech Chamber System
888-892-2694 | WWW.STORMTECH.COM

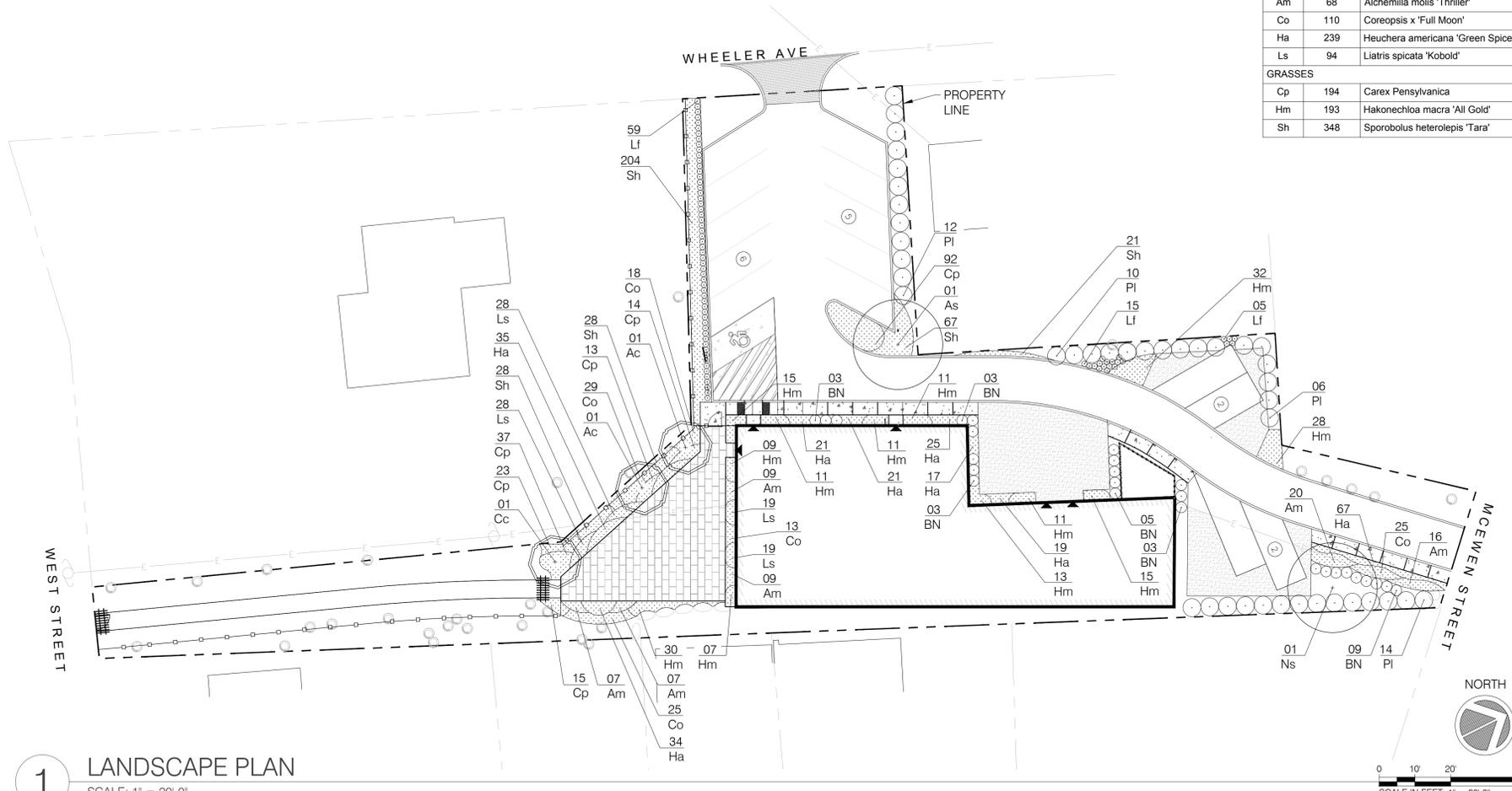
4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS Advanced Drainage Systems, Inc.

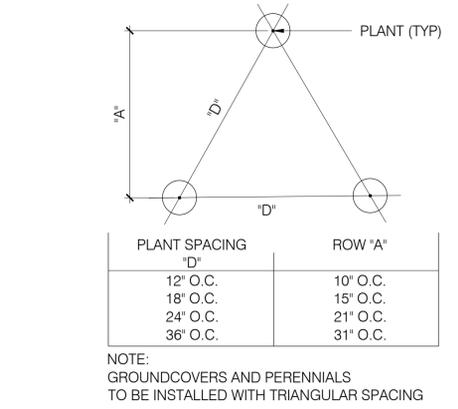
SHEET 8 of 8

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER, THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

Plant Schedule							
KEY	QTY.	GENUS SPECIES	COMMON NAME	SIZE	SPEC.	SPACING	NOTES
SHADE TREES							
As	1	Acer saccharum	Sugar maple	3" - 3.5"	B+B	AS SHOWN	LIMBED TO 7" - STRAIGHT LEADER
Ns	1	Nyssa sylvatica	Blackgum	3" - 3.5"	B+B	AS SHOWN	LIMBED TO 7" - STRAIGHT LEADER
ORNAMENTAL TREES							
Ac	2	Amelanchier canadensis	Serviceberry	2" - 2.5"	B+B	AS SHOWN	MULTI-STEM
Cc	1	Cercis canadensis	Eastern Redbud	2" - 2.5"	B+B	AS SHOWN	STRAIGHT LEADER
SHRUBS							
BN	26	Buxus 'NewGen Independence'	NewGen Independence Boxwood	18"-24" Ht.	Cont.	AS SHOWN	
Lf	79	Leucothoe fontanesiana 'Little Flames'	Little Flames Leucothoe	10"-12" Ht.	Cont.	AS SHOWN	
Pl	42	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	48"-36" Ht.	Cont.	AS SHOWN	
PERENNIALS							
Am	68	Alchemilla mollis 'Thriller'	Lady's Mantle	#1 Cont.	Cont.	18" O.C.	
Co	110	Coreopsis x 'Full Moon'	Big Bang Full Moon Coreopsis	#1 Cont.	Cont.	15" O.C.	
Ha	239	Heuchera americana 'Green Spice'	Heuchera	#1 Cont.	Cont.	12" O.C.	
Ls	94	Liatris spicata 'Kobold'	Liatris	#1 Cont.	Cont.	12" O.C.	
GRASSES							
Cp	194	Carex Pensylvanica	Pennsylvania Sedge	#1 Cont.	Cont.	15" O.C.	
Hm	193	Hakonechloa macro 'All Gold'	All Gold Japanese Forest Grass	#1 Cont.	Cont.	18" O.C.	
Sh	348	Sporobolus heterolepis 'Tara'	Prairie Dropseed	#2 Cont.	Cont.	15" O.C.	

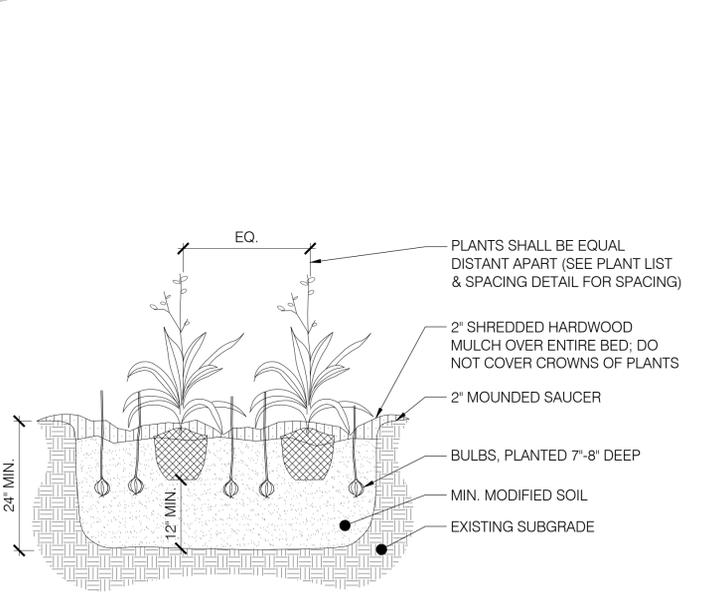


1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

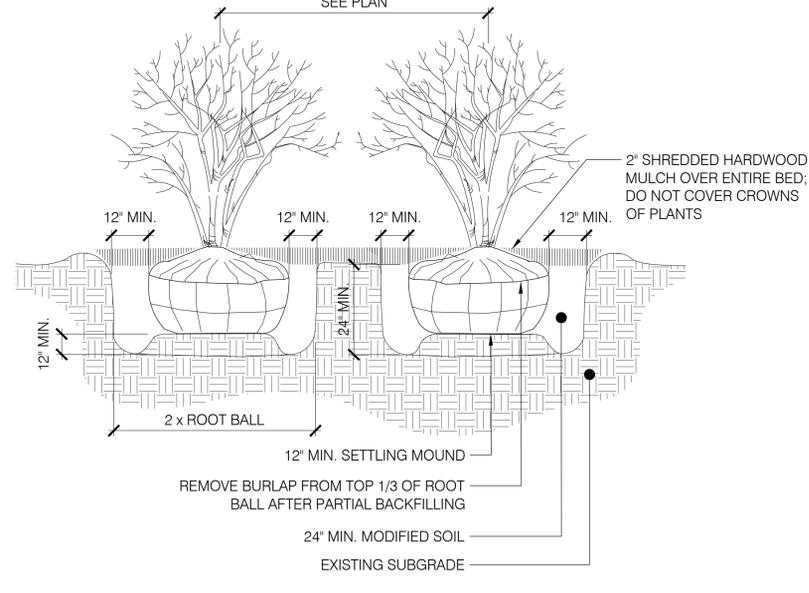


2 PLANT SPACING
SCALE: NTS

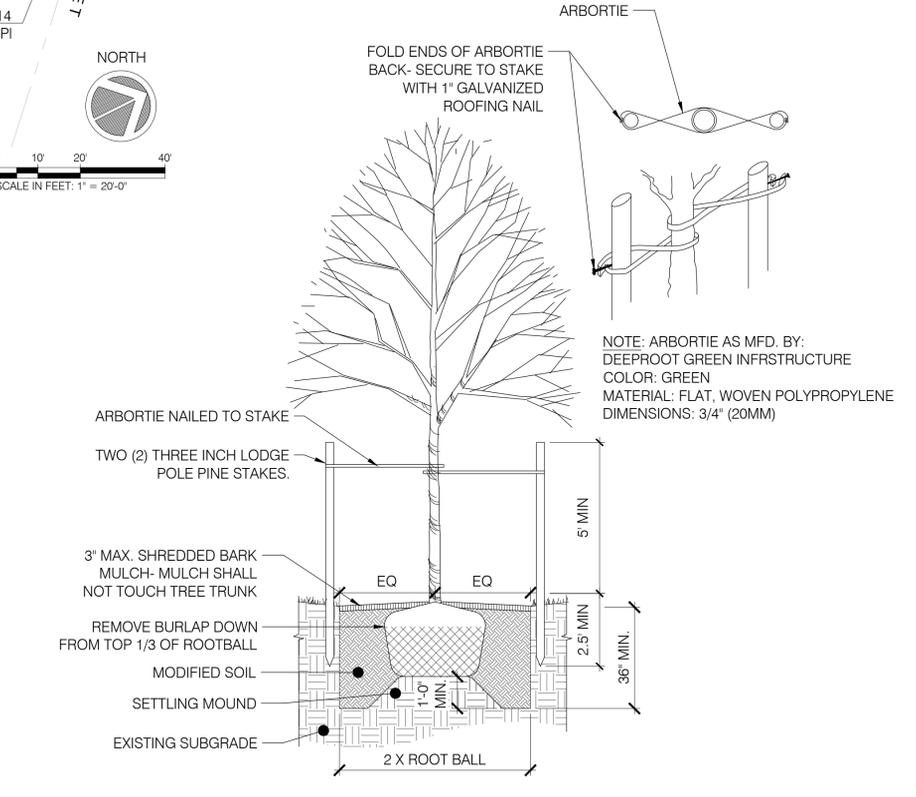
DRAFT
NOT FOR CONSTRUCTION



3 PERENNIAL & GRASS PLANTING
SCALE: 1" = 1'-0"



4 SHRUB PLANTING
SCALE: 1" = 1'-0"



5 TREE PLANTING
SCALE: 1" = 1'-0"

DL
David I. Lustberg
New Jersey Licensed Landscape Architect
NJ LLA# AS00851

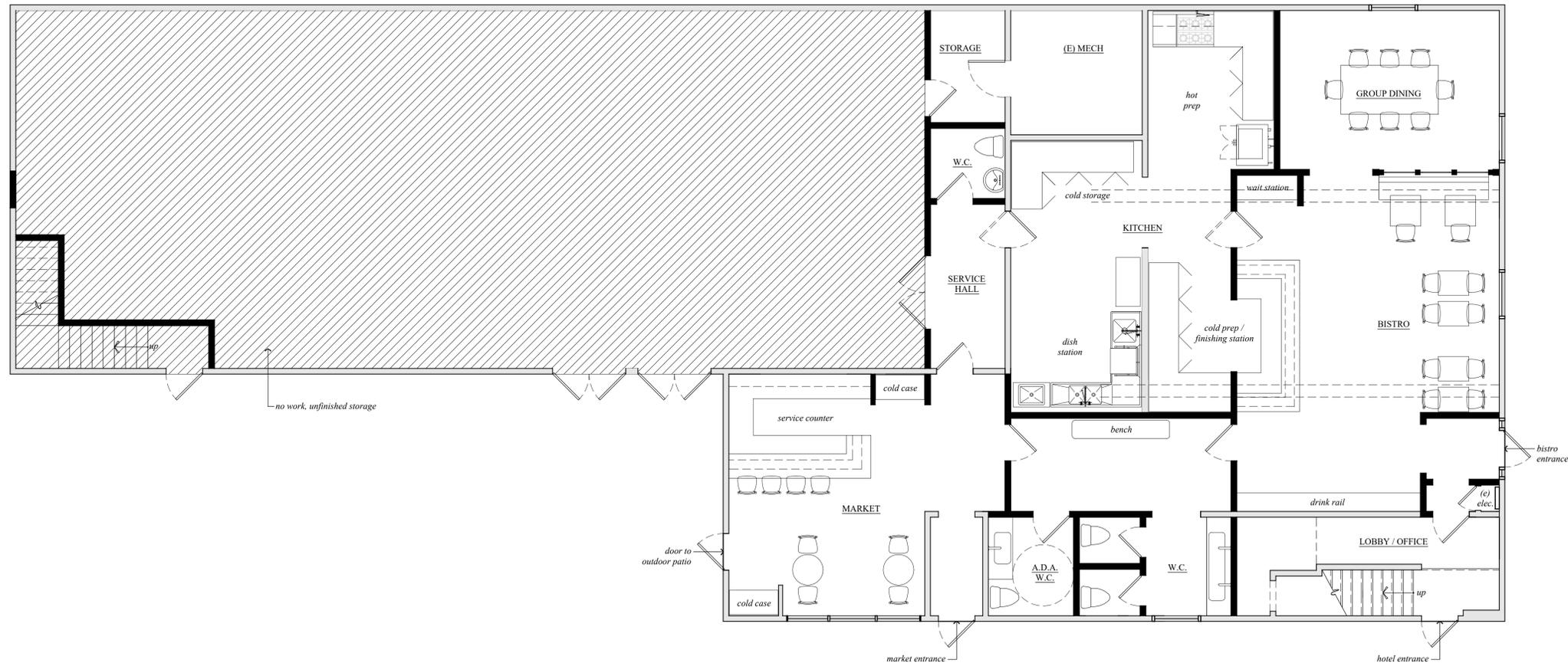
Issue:

No.	Date	Remarks
#	MM/DD/YYYY	Remarks

Sheet Title: **LANDSCAPE PLAN**

Drawn By: B. Parian	L-101
Checked By: D. Lustberg	
Date: 09/29/2023	
Scale: 1" = 20'-0"	
Project Number: 02-2022-162	Sheet: XX of XX

/USERS/ARTERIAL/ARTERIAL_DROPBOX/01_PROJECTS/02-2022-162_63_WHEELER STREET/6.0 02-2022-162_CADD/6.7 SHEETS/SITE PLAN/L101 LANDSCAPE PLANDWG
 DATE PRINTED: 10/2/2023 4:06 PM



1 Proposed First Floor Plan
 A1.01 Scale: 1/4" = 1'-0"

Consultants:
 PROGRESS DRAWINGS
 DATE: Oct. 2nd, 2023
 Prior dated documents
 voided by this issue
For Planning Board

Revisions:	Date	Description	Drawn	Check
△				
△				
△				
△				
△				
△				

Drawings on this page:
 Unauthorized addition or alteration of these drawings bearing an Architect's seal is a violation of the New York State Commissioner's Regulations Part 69, Architecture, Section 69.5b

Flour & Feed
 Western Addition LLC
 12 Black Walnut Dr
 63 Wheeler Ave
 Warwick, NY 10990
 Section 210, Block 5, Lot 3

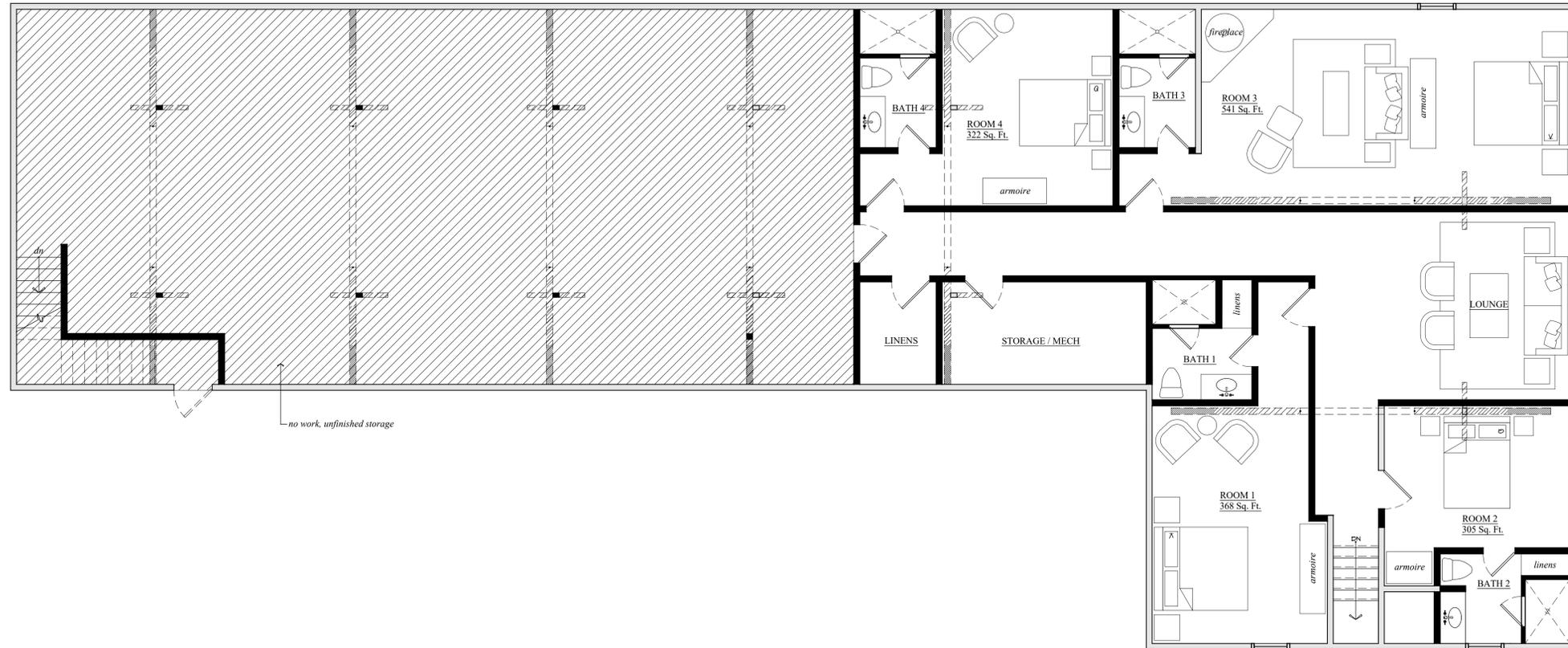
DEGRAW & DEHAAN ARCHITECTS
 FIFTY-FIVE NORTH STREET SUITE 101 MIDDLETOWN NEW YORK 10940
 PHONE 845-343-8510 FAX 845-956-9513

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Project
Flour & Feed
 63 Wheeler Ave
 Warwick, NY 10990
 Proposed First Floor Plan

Seal

 Date: 10/02/23
 Drawn By: BGD
 Checked By: TJD
 Drawing No.
A1.01



1 Proposed Second Floor Plan
 A1.02 Scale: 1/4" = 1'-0"

Consultants:

PROGRESS DRAWINGS
 DATE: Oct. 2nd, 2023
 Prior dated documents
 voided by this issue

For Planning Board

Revisions:	Date	Description	Drawn	Check
△				
△				
△				
△				
△				
△				

Drawings on this page:

Flour & Feed
 Western Addition LLC
 12 Black Walnut Dr
 63 Wheeler Ave
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Project
Flour & Feed
 63 Wheeler Ave
 Warwick, NY 10990
 Proposed Second Floor Plan



Date: 10/02/23
 Drawn By: BGD
 Checked By: TJD
 Drawing No.

A1.02

63 WHEELER AVE
PROPOSED
PLANT
PALLETTE

PLANT PALETTE



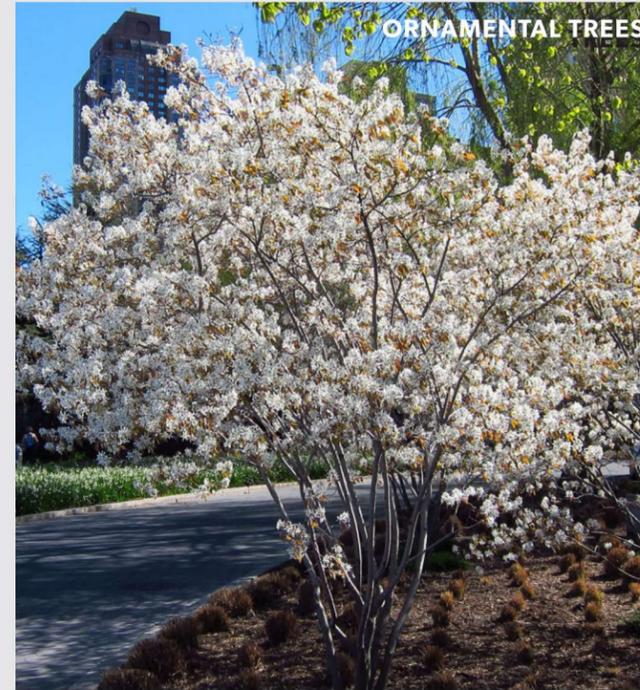
TREES

Acer saccharum: Sugar Maple
80'-100' Ht., 40'-50' Spread, Blooms in March-April



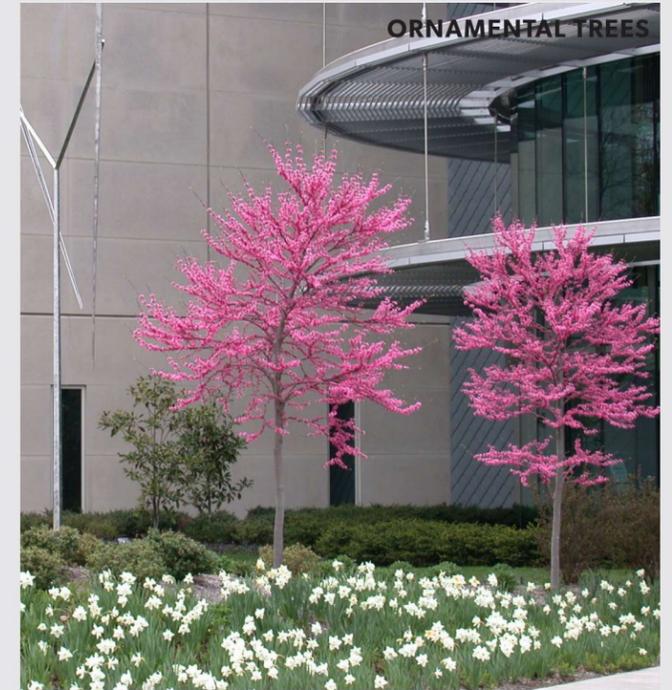
TREES

Nyssa sylvatica: Blackgum
30'-50' Ht., 20'-30' Spread, Blooms in May-June



ORNAMENTAL TREES

Amelanchier canadensis: Serviceberry
25'-30' Ht., 15'-20' Spread, Blooms in April-May



ORNAMENTAL TREES

Cercis canadensis: Eastern Redbud
25'-30' Ht., 25'-35' Spread, Blooms in April-May



SHRUBS

Buxus 'NewGen Independence': Boxwood
3'-4' Ht., 3'-4' Spread



SHRUBS

Leucothoe fontanesiana 'Little Flames': Leucothoe
18"-20" Ht., 12"-15" Spread, Blooms in April-May



SHRUBS

Prunus laurocerasus 'Schipkaensis': Skip Laurel
5'-6' Ht., 5'-6' Spread, May-June



GRASSES/PERENNIALS

Carex pensylvanica: Pennsylvania Sedge
6"-12" Ht., 6"-12" Spread, Blooms in May



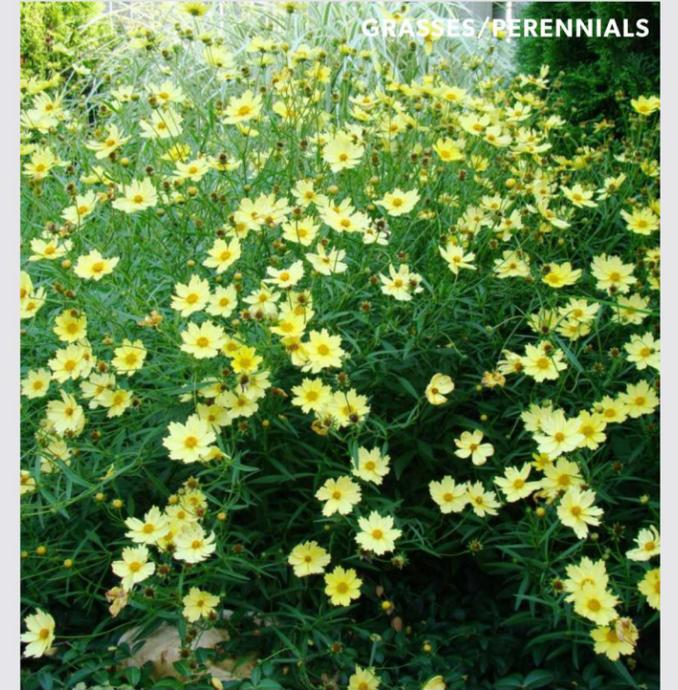
Hakonechloa macra 'All Gold': Hakone Grass
15"-18" Ht., 18"-24" Spread



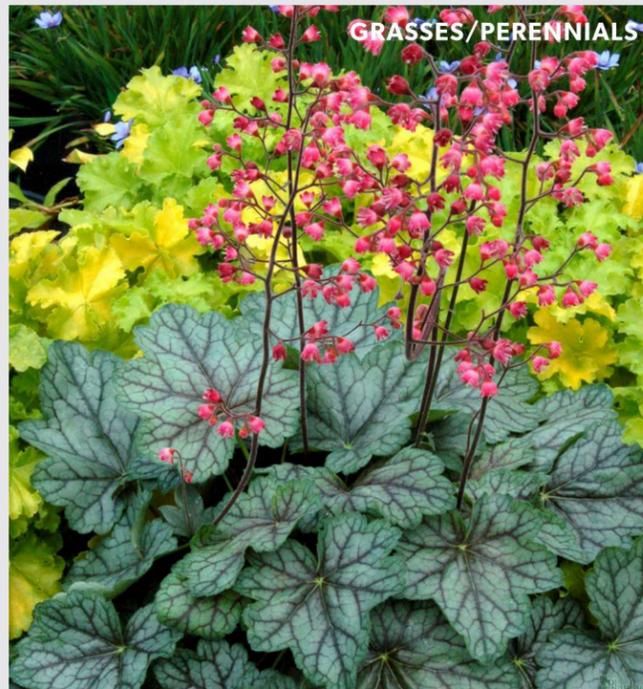
Sporobolus heterolepis 'Tara': Prairie Dropseed
24"-36" Ht., 24"-36" Spread, Blooms in August-October



Alchemilla mollis 'Thriller': Lady's Mantle
12"-24" Ht., 12"-24" Spread, Blooms in May-June



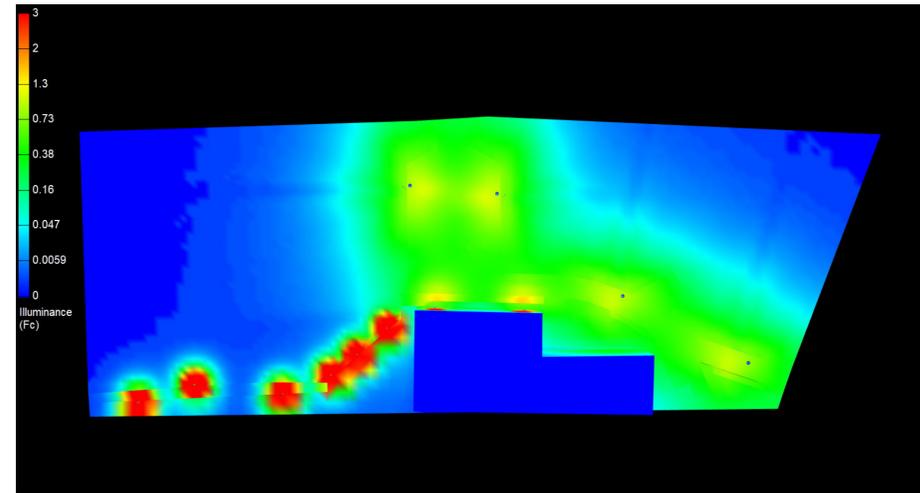
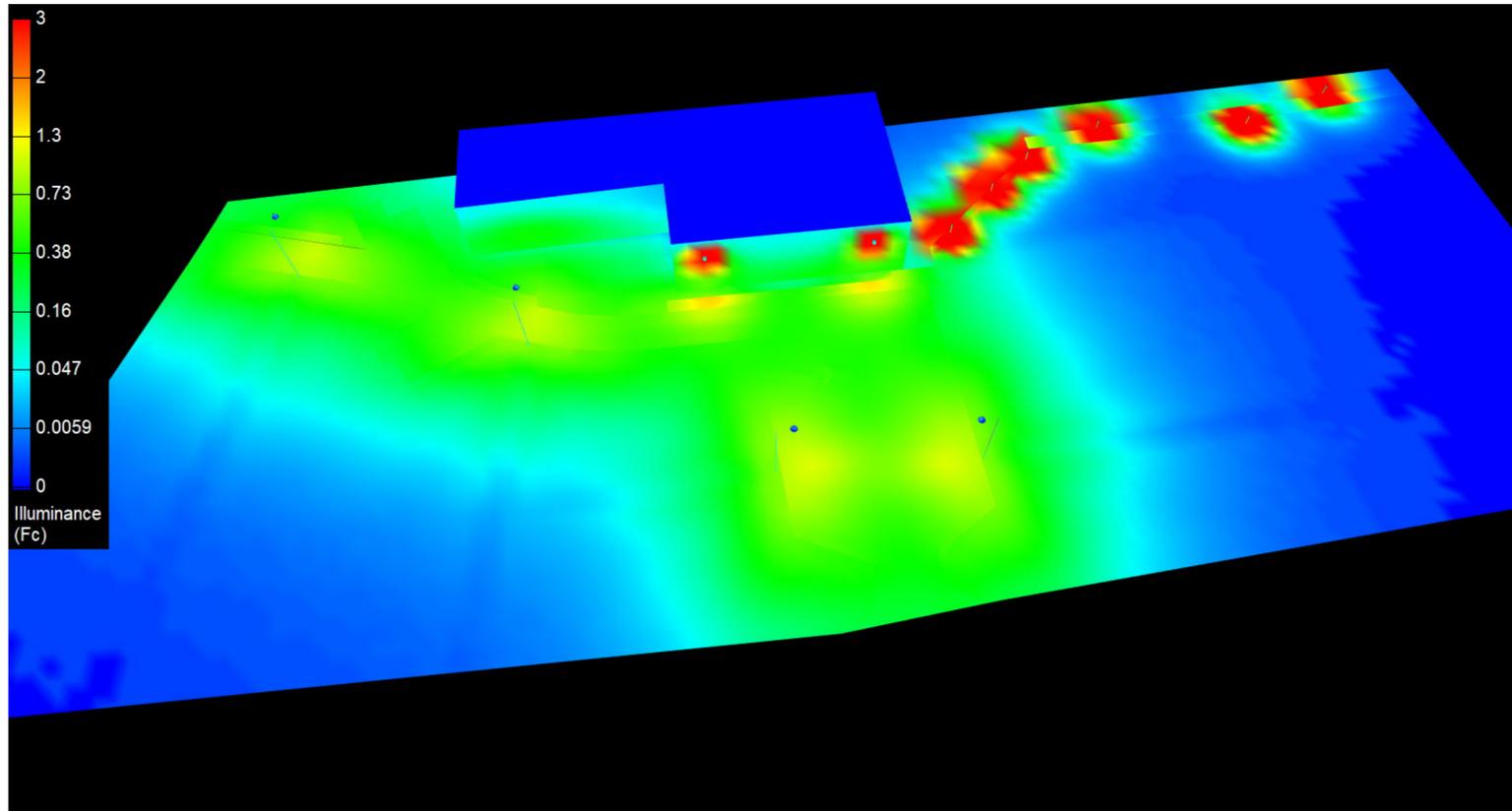
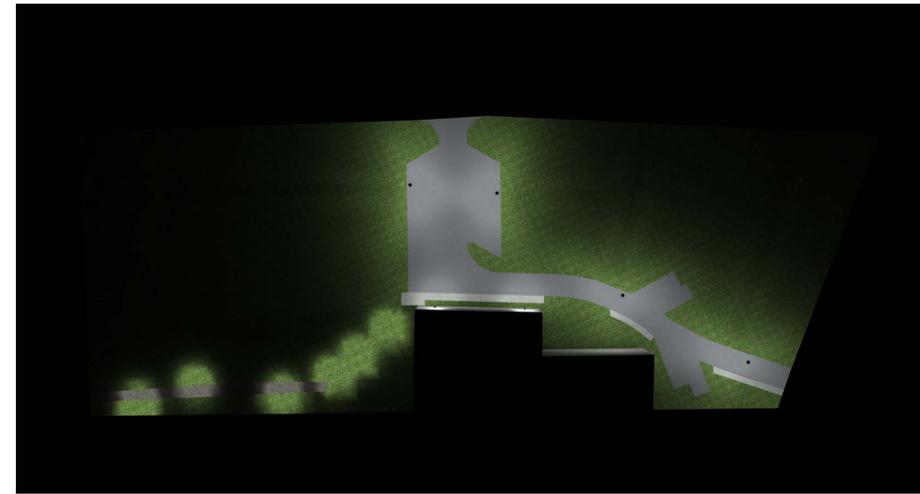
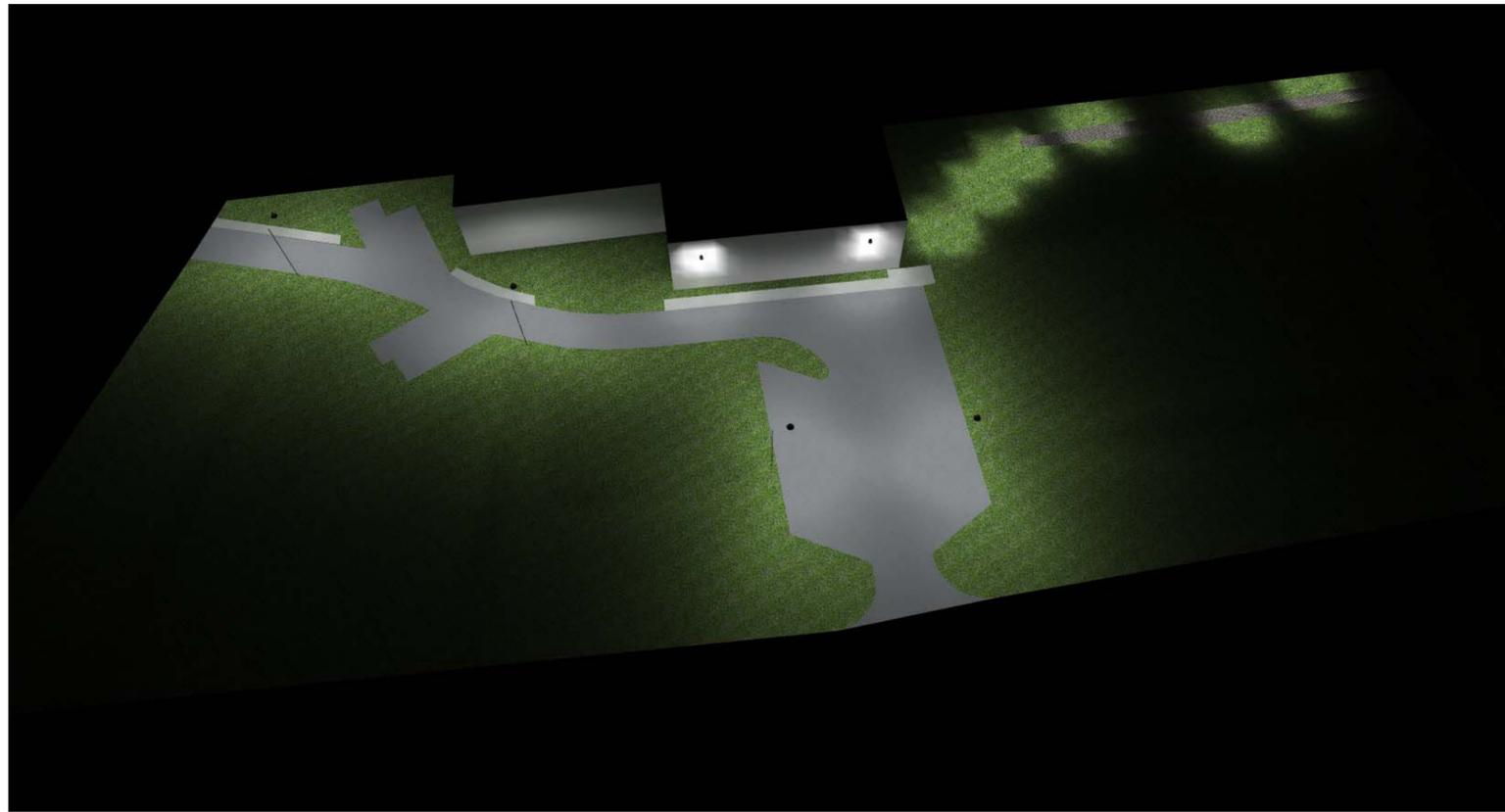
Coreopsis x 'Full Moon': Full Moon Coreopsis
24"-30" Ht., 15"-18" Spread, Blooms in August-September



Heuchera 'Green Spice': Coral Bells
15"-30" Ht., 12"-24" Spread, Blooms in June-July



Liatris spicata 'Kobold': Litaris
15"-18" Ht., 6"-12" Spread, Blooms in July-August



Luminaire Location Summary

LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Z		
1	BEGA 77910	5163.799	5083.623	20	318.526	0
3	BEGA 77910	5105.443	5039.721	20	323.638	0
4	BEGA 77910	5036.256	5005.137	20	245.208	0
6	BEGA 77910	5010.028	4958.897	20	65.57	0
9	Bega 99862	5052.622	4778.284	0	0	0
10	Bega 99862	5056.796	4809.969	0	0	0
12	Bega 99862	5083.737	4879.221	0	0	0
13	Bega 99862	5081.795	4851.217	0	0	0
14	Bega 99862	5073.538	4917.76	0	0	0
15	Bega 99862	5079.609	4896.874	0	0	0
16	Bega 66411	5073.777	4947.258	15	152.892	0
18	Bega 66411	5094.682	4989.087	15	152.892	0
19	Bega 66411	5098.442	4921.914	15	246.627	0

Luminaire Calculations Disclaimer:
 The calculations shown in this report are for informational purposes only. While all necessary steps have been taken to ensure the accuracy of the calculations, it should be noted that all results directly rely on the point-by-point calculation software used. The results may vary due to the specific luminaire data used, the calculation program used. Field results may differ from computer light level analyses due to uncontrollable factors such as: line of sight, surface reflectance, and other environmental factors. BEGA-US shall not bear the responsibility for the accuracy of the calculations performed and the results of the final light levels.

#	Date	Comments

Revisions

Drawn By: MH
 Date: 7/28/2023
 For: MJS Engineering
 Scale: Not to Scale



Western Addition LLC
Village of Warwick NY R3

Application

This LED wall luminaire has a partially shielded light source and is designed for the down lighting of interior and exterior locations with glare-free illumination.

Materials

Luminaire housing constructed of die-cast and spun marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 Three-ply opal glass
 High temperature silicone gasket

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP44
 Weight: 4.0lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	8.9W
System wattage	12W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	724 lumens (3000K)
Lifetime at Ta = 15° C	500,000 h (L70)
Lifetime at Ta = 40° C	268,000 h (L70)

LED color temperature

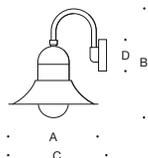
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:



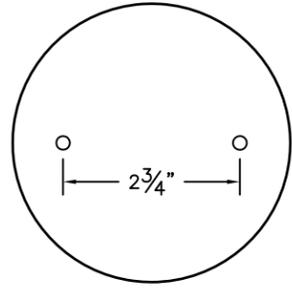
LED wall luminaire · partially shielded

	LED	A	B	C	D
66411	8.9W	12 5/8	14 1/2	13 1/2	4 3/8

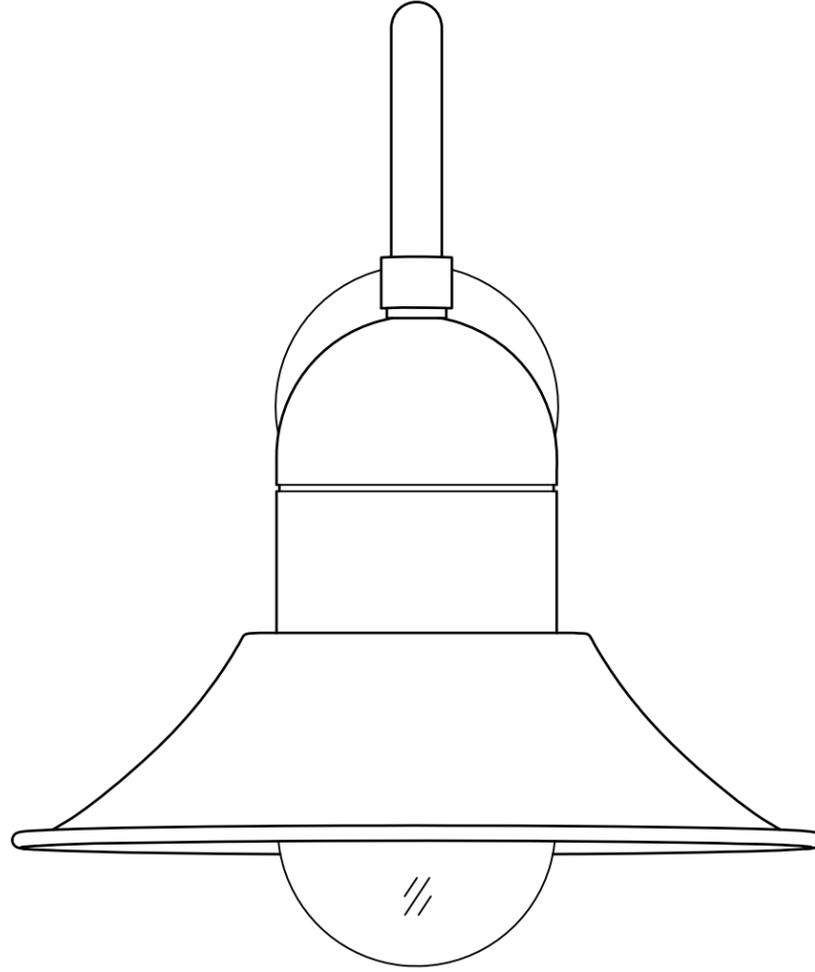


NOTE: LUMINAIRE # 66 411 – SEE SPECIFICATIONS

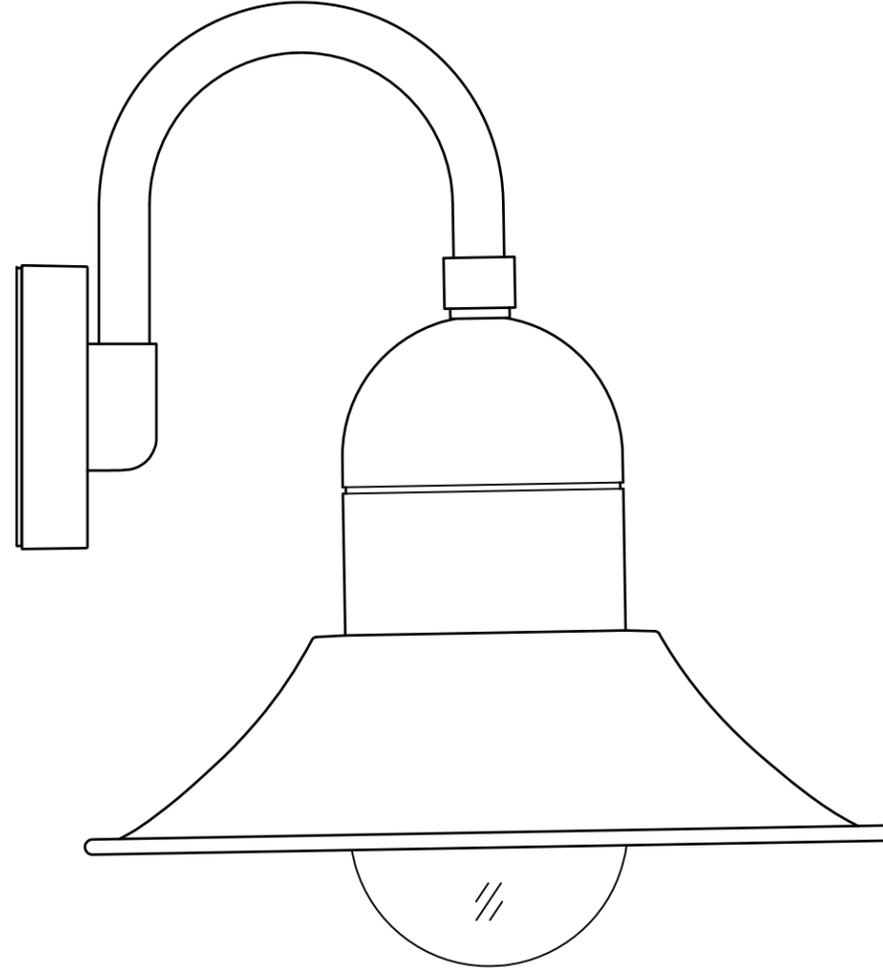
4 3/8"



MOUNTING DETAIL
(MOUNTING KIT PROVIDED)



∅12 5/8"



13 1/2"

15"

TYPE: _____

SUBMITTAL APPROVAL

APPROVED BY: _____ DATE: _____
SIGNED: _____

REV.	DATE	DESCRIPTION

CAT NO.: 66 411

PROJECT: -

LOCATION: -

DRAWN: RA DATE: 9/12/2017 FILE NAME: 66411.dxf

BEGA

1000 Bega Way
Carpinteria, Ca. 93013
(805) 684-0533

This print contains confidential information which is the property of BEGA U.S. By acceptance this information, the borrower agrees that it will not be used for any other purpose other than that which is loaned.

Pole top luminaires with asymmetrical light distribution

Housing: Two interlocking die-cast aluminum housings. Heavy gauge .080" spun aluminum shade with rolled edge, finished white inside. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Arm: Fabricated from .125" wall aluminum extrusion formed into a continuous smooth radius, terminating and welded into a one piece die-cast aluminum fitter. Fitter slip fits a 3" O.D. pole top and is secured by six (6) socket head stainless steel set screws threaded into stainless steel inserts.

Enclosure: Lamp enclosure/optical system comprises an assembly of two pure anodized aluminum asymmetrical main beam reflectors with clear impact resistant acrylic lens with optical texture fixed to a heavy gauge .080" spun aluminum shade with rolled edge, finished white inside and rigidly fastened to the luminaire housing. Fasteners are stainless steel.

Electrical: 15.8W LED luminaire, 19 total system watts, -20°C start temperature. Integral 120V - 277V electronic LED driver, dimming not available. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

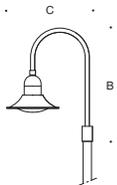
UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

Weight: 23.1lbs.

EPA (Effective projection area): 1.7 sq. ft.

Luminaire Lumens: 2250

Type:
 BEGA Product:
 Project:
 Voltage:
 Color:
 Options:
 Modified:



Single pole-top luminaires

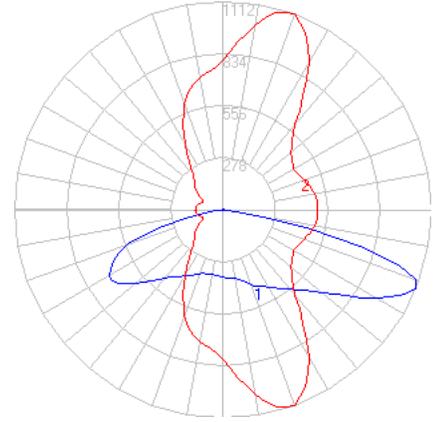
	Lamp	LEED	A	B	C
77910	15.8W LED	LZ-2	19 ³ / ₄	40 ⁵ / ₈	32 ⁵ / ₈

Recommended for use with 14' to 18' poles.

BEGA

Photometric Filename: 77910.ies

TEST: BE77910
 TEST LAB: BEGA
 DATE: 11/29/2016
 LUMINAIRE: 77 910
 LAMP: 15.8W LED



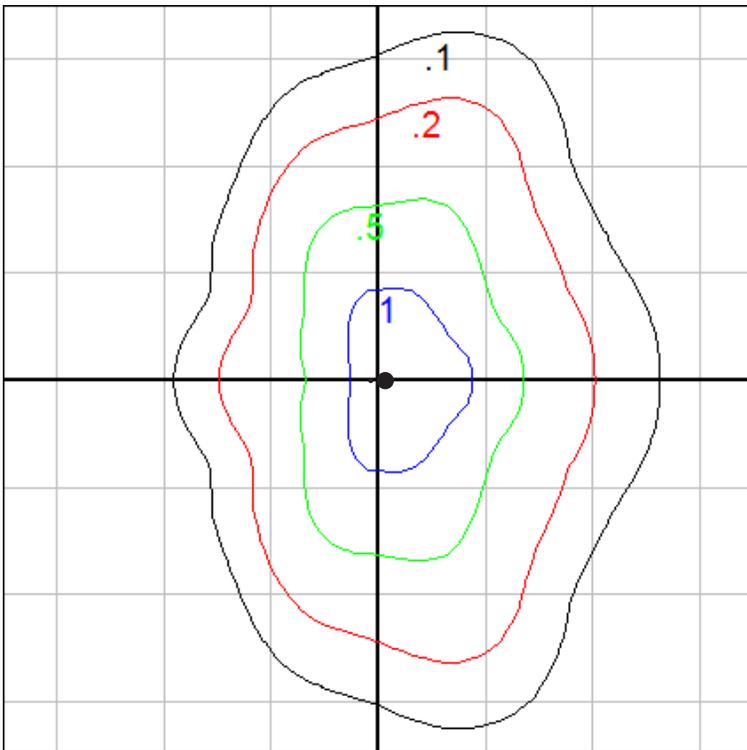
Characteristics

IES Classification	Type III
Longitudinal Classification	Medium
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	2250
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	118
Total Luminaire Watts	19
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	1111.8 (290H, 67.5V)
Max. Cd. (<90 Vert.)	1111.8 (290H, 67.5V)
Max. Cd. (At 90 Deg. Vert.)	4 (0.2%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	221 (9.8%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

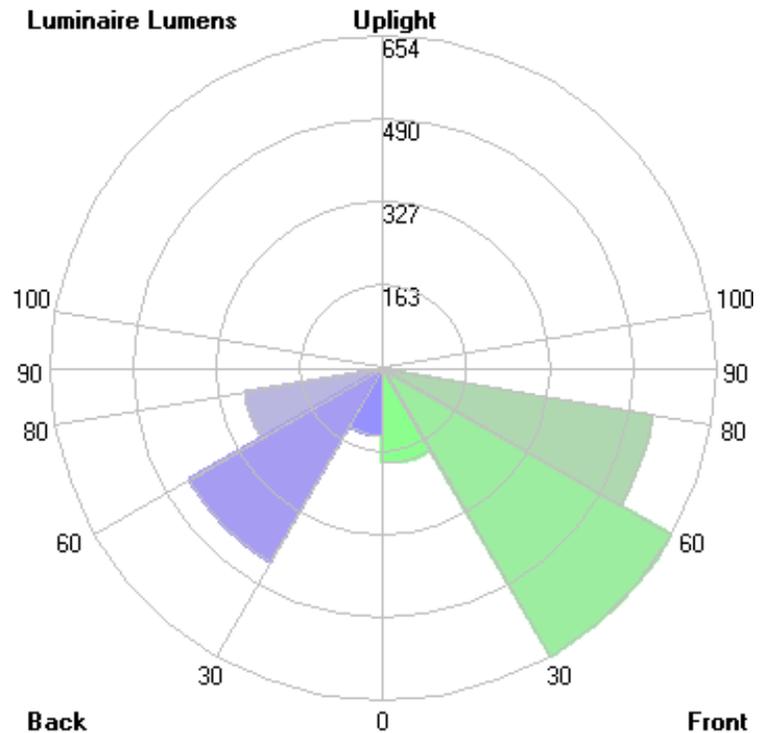
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	186.9	N.A.	8.3
FM (30-60)	653.8	N.A.	29.1
FH (60-80)	537.8	N.A.	23.9
FVH (80-90)	13.8	N.A.	0.6
BL (0-30)	132.5	N.A.	5.9
BM (30-60)	439.5	N.A.	19.5
BH (60-80)	274.2	N.A.	12.2
BVH (80-90)	10.3	N.A.	0.5
UL (90-100)	1.3	N.A.	0.1
UH (100-180)	0.1	N.A.	0.0
Total	2250.2	N.A.	100.0

BUG Rating B1-U1-G1



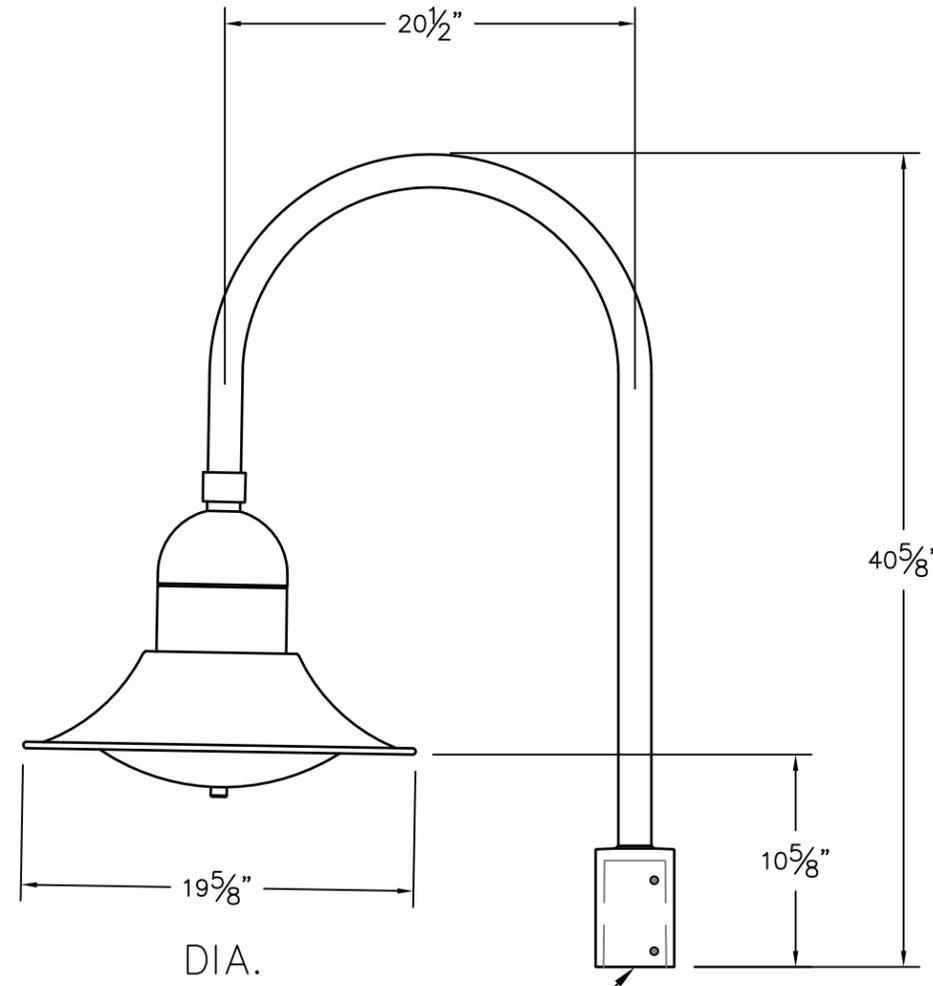
Mounting Height: 15 ft. 8 in. (1508HR) Grid Spacing: 15 ft.



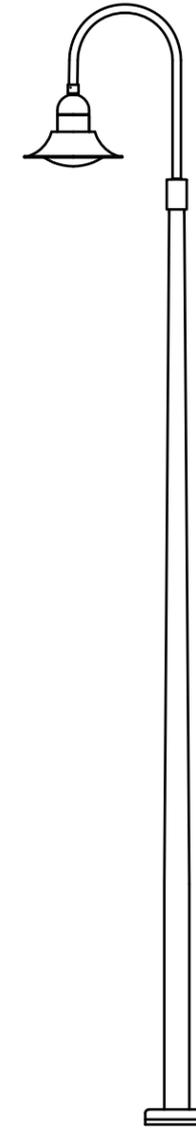
In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

NOTES:

- LUMINAIRE # 77 910 – SEE SPECIFICATIONS.



SLIP FITS 3" O.D.
POLE OR TENON
(REQUIRES A MINIMUM 4 ¹/₂" LENGTH OF
STRAIGHT DIA. POLE/TENON)



SHOWN ON 1508HR

TYPE: _____

SUBMITTAL APPROVAL

APPROVED BY: _____ DATE: _____
SIGNED: _____

REV.	DATE	DESCRIPTION

CAT NO.: 77 910

PROJECT: -

LOCATION: -

DRAWN: RA DATE: 7/24/2017 FILE NAME: 77910.dxf

BEGA

1000 Bega Way
Carpinteria, Ca. 93013
(805) 684-0533

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**BEGA LED system bollard - luminaire head
with shielded light - 360°**

Enclosure: Housing constructed of die-cast aluminum. Die-castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy. Glass diffuser, inside white. Fully gasketed for weather tight operation using molded silicone gasket.

Installation: BEGA LED system bollards are designed for easy attachment to system bollard tubes using an interlocking stainless steel mechanism and stainless steel set screw threaded into stainless steel insert. An accompanying bollard tube must be selected for proper installation, see below chart for compatible tube options.

Electrical: 16.5W LED luminaire, 19.8 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

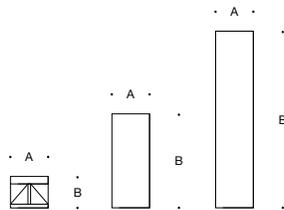
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 8.4 lbs

Luminaire Lumens: 1286



Bollard heads · shielded · 360°

Lamp	A	B
99 862 16.5W LED	7½	5½

Bollard tubes

Integrated components	Door	A	B	Anch. unit
99 622 —	✓	7½	32	79 818
99 644 1 LED floodlight 19.3W	✓	7½	32	79 818
99 626 GFCI outlet	✓	7½	32	79 818
99 658 Passive infrared motion sensor	✓	7½	32	79 818
99 635 Emergency lighting battery 10W	✓	7½	32	79 818
99 615 —		7½	14½	79 817

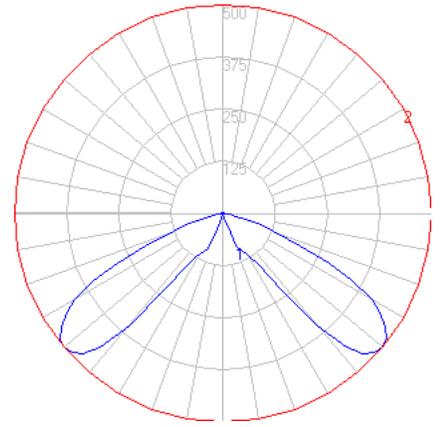
Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



BEGA

Photometric Filename: 99862.ies

TEST: BE_99862
 TEST LAB: BEGA
 DATE: 5/11/2017
 LUMINAIRE: 99 862
 LAMP: 16.5W LED



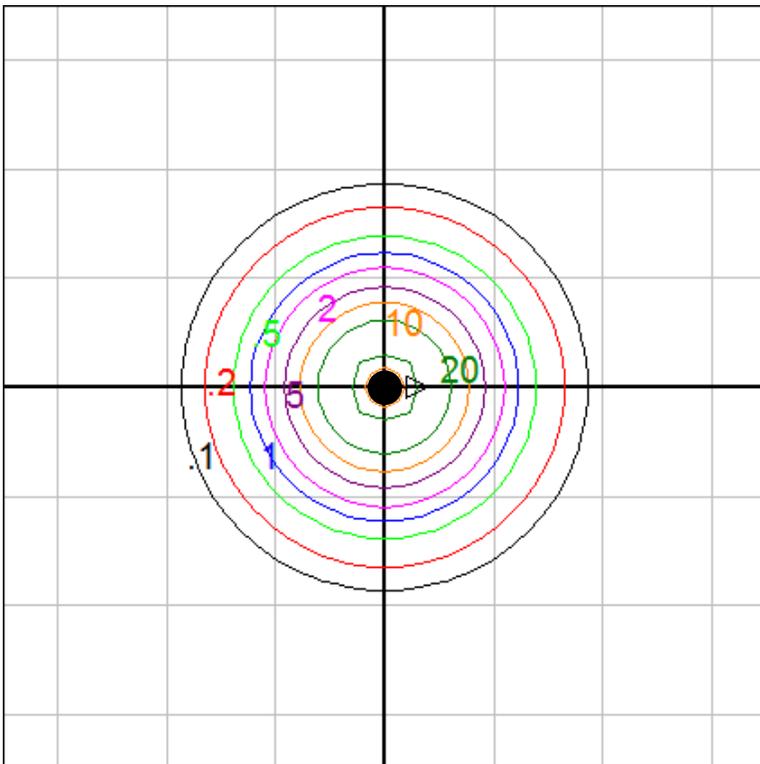
Characteristics

IES Classification	Type V
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	1280
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	65
Total Luminaire Watts	19.8
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	500 (0H, 50V)
Max. Cd. (<90 Vert.)	500 (0H, 50V)
Max. Cd. (At 90 Deg. Vert.)	0 (0.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	14.3 (1.1%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

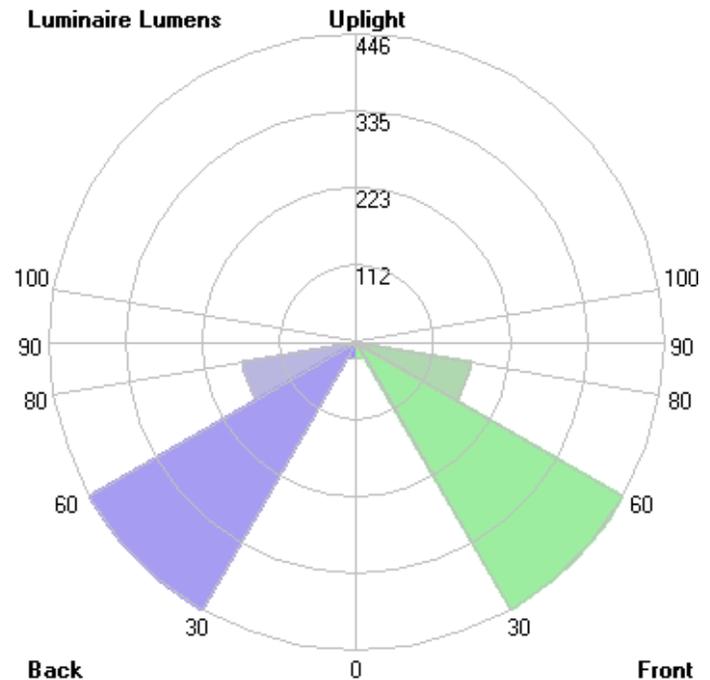
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	23.0	N.A.	1.8
FM (30-60)	446.4	N.A.	34.9
FH (60-80)	167.8	N.A.	13.1
FVH(80-90)	2.9	N.A.	0.2
BL (0-30)	23.0	N.A.	1.8
BM (30-60)	446.4	N.A.	34.9
BH (60-80)	167.8	N.A.	13.1
BVH(80-90)	2.9	N.A.	0.2
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	1280.2	N.A.	100.0

BUG Rating B1-U0-G0

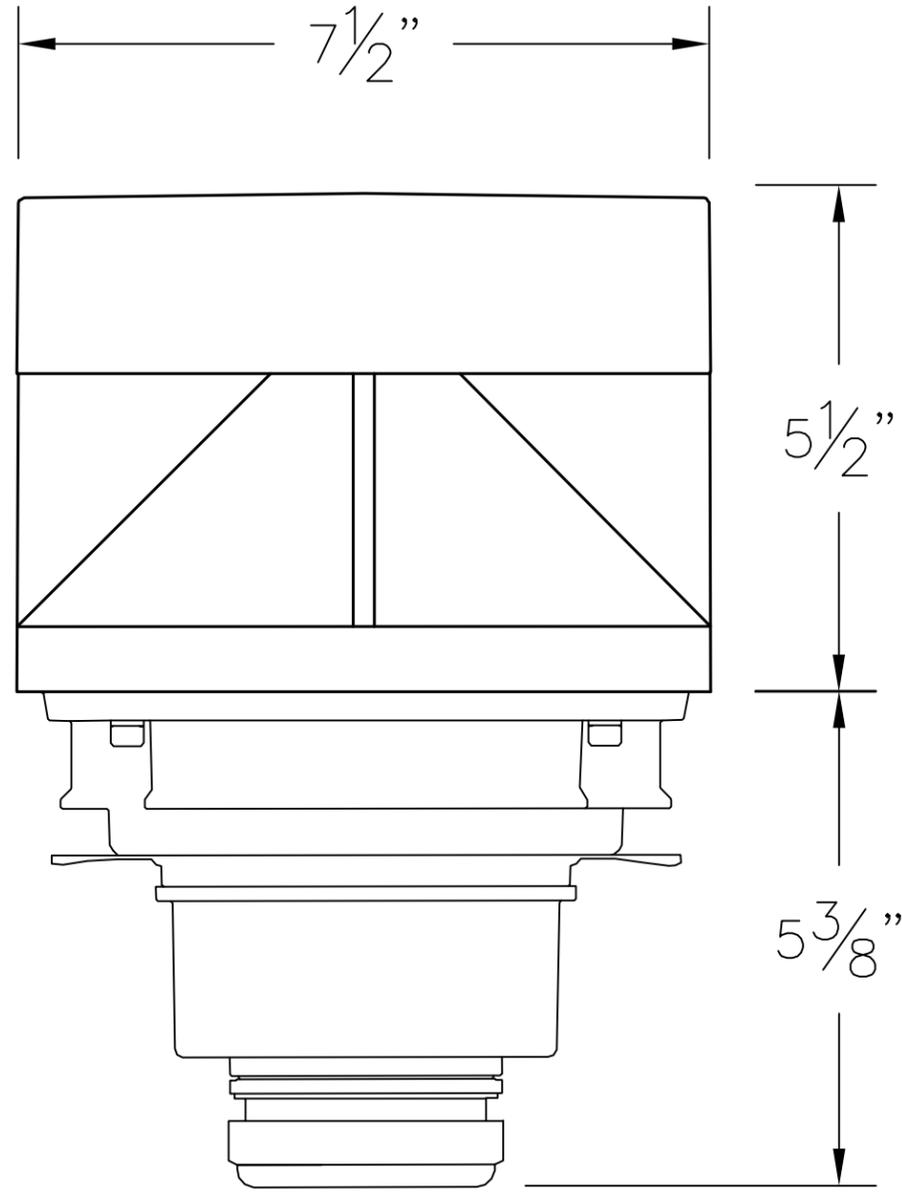


Mounting Height = 2.2 ft. Grid Spacing = 5 ft.
 *Using 99 620 system bollard tube



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

NOTES: SYSTEM BOLLARD HEAD # 99 862- SEE SPECIFICATIONS



99 862 Shown on
Bollard Tube 99 615

(SCALE 1:2)

TYPE: _____

SUBMITTAL APPROVAL

APPROVED BY: _____ DATE: _____
SIGNED: _____

REV.	DATE	DESCRIPTION

CAT NO.: 99 862

PROJECT: -

LOCATION: -

DRAWN: RA DATE: 8/26/2016 File Name: 99862.DXF

BEGA

1000 Bega Way
Carpinteria, Ca. 93013
(805) 684-0533

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77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK

INCORPORATED 1867

Alteration/Relocation of a Permanent Sign Application

Application Fee \$ _____

Paid Check # _____

Project Information Date: 10/11/23
Applicant Name: Christiane Riat
Name of Business: Greenview Tavern
Project Location: 10 Railroad Ave Warwick, New York 10990
Mailing Address: 10 Railroad Ave Warwick NY
Phone Number: 845-986-1509 Alt. Phone Number: 845-545-9102
Email Address: simonecr22@gmail.com

I, the applicant, am the property owner of the project location

Yes, _____ Date: _____
owner's signature

No **If the applicant is not the property owner, then the applicant must present a notarized Property Owner Acknowledgement Form along with this application. (§ 145-81.C.6) The acknowledgement form can be found here: (insert link here)*

Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.

Please read the Village of Warwick Zoning Code, Article VIII Signs §145-81 through §145-99, for information such as design criteria, illumination, prohibited signs, etc.

The Zoning Code is accessible on the Village's website www.villageofwarwick.org or accessible [here](#).

1. For signs to be located on buildings, linear frontage of the building is required 40ft
feet/inches

2. Zoning district: Central Business (CB)
*To find your district go to: <https://villageofwarwick.org/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>

a. The project is zoned within the Historic District: Yes No

*Please use the following link to see the Historic District boundaries:
https://villageofwarwick.org/postings/compplan/Fig4--historic_district.pdf

**For projects located within the Historic District, A Certificate of No Effect or of Appropriateness is required from the Architectural Historic District Review Board (AHDRB). The review process takes place at an AHDRB regularly scheduled meeting. The Alteration/Relocation of a permanent sign within the Historic District does not need to be presented before the Planning Board. §7-3B.*

3. Sign Design: a scaled drawing of the sign showing the following:

***For sign guidelines, please visit the Zoning Code listed above.**

- Type of sign, shape, size, and materials.
- Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
- The visual message, text, copy or content of the sign.

- d. The method of illumination, if any, including type of lamp, wattage, and the position of lighting or other extraneous devices. A photometric plan and manufacturers cut sheets showing lighting levels and potential glare from illumination may be required in accordance with § 145-91.C. and § 145-104.B.10 of the Zoning Law.
 - e. Landscaping, if any, including types of vegetation, location of plantings, and planting and maintenance schedule.
4. Sign Location: a plan, drawn to scale, shall be submitted showing the following:
- a. If a freestanding sign, a full description of the placement of the proposed sign, specifically its location on the premises, its orientation, and its position in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls, and fences.
 - b. If an awning, window, wall, or projecting sign, the placement of the proposed sign, which shall include: location on the awning, window, wall or building; the size of the awning, window, or linear footage of the building; projection from the building, if relevant; and the proposed position of the sign in relation to adjacent signs and lighting fixtures.
5. If the applicant is not the owner of the property on which the sign is to be located written permission from the property owner is required. Please refer to the Property Owner Acknowledgement Form.
6. Attach or email a typed description describing the project in detail to planning@villageofwarwick.org

The Code Enforcement Officer shall determine that the sign will meet the criteria in §145-81.D and §145-81.J. If, in the judgment of the Code Enforcement Officer, sufficient doubt exists as to whether the application can comply with the design criteria, referral shall be made to the Planning Board within ten (10) days of receipt of the application at a regularly scheduled Planning Board meeting. §145-81.B.3

The Planning Board, within ten (10) days of its receipt of an application at a regularly scheduled Planning Board meeting, for a permanent sign alteration or relocation, shall refer the application to the Architectural Historic District Review Board (AHDRB) for comment. §145-81.B.3

The AHDRB shall review the application and provide comment to the Planning Board within thirty (30) days of its receipt of the sign application. Failure of the AHDRB to provide comment to the Planning Board within thirty (30) days shall be considered as no comment on a sign application. The Planning Board shall consider the comments of the AHDRB and the application shall then consider the design criteria §145-81.B.3

(For projects located within the Historic District) The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district. Any building or fixture located within the district or subject to the provisions of this chapter, including light fixtures, outdoor signs, and other outdoor advertising fixtures. §7-3.B

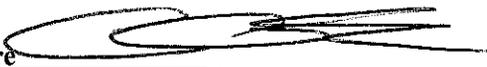
The Planning Board meets the 2nd Tuesday of the month. The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

Any missing information will cause delays in the procedure.

Sign permits are valid for (6) months from the issue date.

Applicant Signature



Date 10/11/23

Internal Use Only

Application complete as per code Property Owner Acknowledgement Form, if applicable

Reviewed by Code Enforcement Officer, or one of similar authority

The project is zoned within the Historic District:

Yes **If yes, then the application must be submitted to the AHDRB for review at a regular scheduled AHDRB meeting. Application is to be approved, modified, or denied via motion. A Certificate of No Effect or of Appropriateness is then issued to the applicant along with a sign permit. The Alteration/Relocation of a permanent sign within the Historic District does not need to be presented before the Planning Board. §7-3B.*

Reviews by AHDRB on _____ meeting date

Approved with modifications _____

Certificate of No Effect/Appropriateness issued

No **If no, the application can be approved by the Code Enforcement Officer if deemed appropriate. If doubt exists, the Code Enforcement Officer refers to the Planning Board, who refers to the AHDRB creating a recommendation for the Planning Board to approve, modify, or deny. All final decisions, excluding the Code Enforcement Officer, must be made via motions at regular scheduled meetings.*

Approved by Code Enforcement Officer, _____ on _____ date
name of licensing authority

Referred to Planning Board on _____ date

Planning Board referred to the AHDRB via a motion on _____ meeting date

Recommendation of AHDRB

Meets aesthetics criteria

Approved with modifications _____

Concerns (attached discussion from AHDRB)

Recommendation presented to the Planning Board on _____ meeting date

Approved by Planning Board

Approved with modifications _____

Denied, reason _____

Sign Permit issued by the Code Enforcement Officer, _____ on _____ date
name of licensing authority

77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK

INCORPORATED 1867

Property Owner Acknowledgement Form (for use with sign applications)

Project Information

Applicant Name: Christiane Riat

Name of Business: Greenview Tavern

Address of Proposed Sign: 10 Railroad Ave

Property Owners Information

Name: John O Connell

Mailing Address: 24 Points of View Warwick NY

Phone Number: 646-530-1697 Alt. Phone Number _____

Email Address: Silverinsh@x@aol.com

I, John O Connell, owner of 10 Railroad Ave,
(printed name of property owner) (address of property)

Warwick, NY 10990, grant permission to _____
(printed name of applicant) to add a new sign or to

modify/relocate an existing sign located on my property.

John O Connell
Signature of Owner

10/11/23
Date

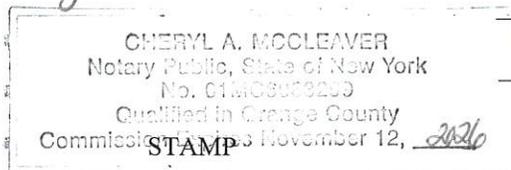
Form must be notarized.

State of New York

Subscribed and sworn before me this

County of Orange

11 day of October, 2023



[Signature]
(signature of notary)

This form must be completed, notarized, and presented with a New Sign Application or with an Alteration/Relocation Sign Application only if the sign applicant is not the property owner. (§ 145-81.C.6)
Missing paperwork will cause a delay in the review process.





TEN RAILROAD AVENUE
GREENVIEW TAVERN EST. 75

2 FT

3 FT

GREENVIEW TAVERN EST. 75

BAR & RESTAURANT

GREENVIEW TAVERN

TEN RAILROAD AVE

KFH-3516



VILLAGE OF WARWICK INCORPORATED 1867

The Architectural and Historic District Review Board (AHDRB)

43-45 Colonial Avenue applicant Kevin Wilson

The following approvals for exterior aesthetics occurred at the October 3, 2023, regular AHDRB meeting. Board members present at the meeting were: Chairman, Michael Bertolini, Jane Glazman, Matthew LoPinto, and Chris DeHaan. Glenn Rhein and Matthew Finn were absent.

Kevin Wilson from Warwick Millworks, Inc. explained that the project had previously been approved for siding color and was now seeking approval for trim color and black windows.

The Board made the following decisions:

- Approval of white Anderson windows
- Approval of siding – Mountain Sage
- Approval of trim – Cobble Stone
 - all trim around perimeters (doors, windows, Inside/outside corners, fascia and soffit)
- Denial of clay color
- Denial of black windows

Chairman Bertolini told Kevin Wilson to come back before the Board to present a shutter color sample when available.

I, JENNIFER MANTE, Deputy Village Clerk of the Village of Warwick, in the County of Orange, State of New York HEREBY CERTIFY that the above motion was made at a special meeting of the Architectural and Historic District Review Board of the Village of Warwick duly called and held on Tuesday, October 3, 2023, and has been compared by me with the original minutes as officially recorded in the AHDRB Minute Book of the Planning Department and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matter.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Warwick this 4th day of October 2023.

Jennifer Mante, Deputy Village Clerk

For Internal Use Only

Approved by Planning Board on _____
meeting date

Modifications No Yes *if yes attach notes

Presented to Village Board (if relevant) _____
meeting date

Letter set to applicant on _____

Deputy Clerk

From: Kevin Wilson <warwickmillworks@gmail.com>
Sent: Wednesday, October 11, 2023 9:50 AM
To: Michael Bertolini; jane@bertolini.com; Deputy Clerk
Subject: 45 Colonial Avenue
Attachments: Colonial.eml; Colonial 2.eml; Colonial 3.eml; Colonial4.eml; Colonial 5.eml

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Mr. Bertolini,

It is with importance that I include you in this conversation I had with Kim Weinschreider about her grandparents, Frank and Ruth Ullery, who lived at 45 Colonial Avenue. Mrs Weinschreider spent over an hour with me on the phone telling me about the history of the home as she spent countless years of her life visiting the home as a child. She came to visit the home and expressed to me that she did have photos and would send them over. I have attached those photos of the house. The earliest photos she could share with us were dated July 23, 1955. The other photos are from earlier time and do not have a date. I understand the importance of keeping the age of the home, our last meeting we reviewed black vs white windows. Unknown to me entering the construction of this house I was not aware the architect did not get full approval from the architectural review board. I had ordered black windows as per the homeowners request. I realize the vote was for white windows although it was without our knowledge prior to the meeting of what this home looked like previous to our lives. Please take this into consideration, I will also be joining the October 17th or 18th meeting. I look forward to seeing you then for the review of shutter color.

Thank you! -Kevin

--
Warwick Millworks, Inc.
845-492-9323
7 Spring Street,
Warwick, NY 10990

- 2) The Board agreed that the balusters do not need to be replaced by railing and that wooded flower box planters to be placed along the edge of the floor (to keep people from falling off) and planted with boxwood or something that would not require constant upkeep.
- 3) Replace/put up Black Shutters
- 4) Paint Door Black
- 5) Do not paint trim a different color, leave the house white and as is.
- 6) Remove white pebbles in monument base and replace with some type of River Rock or dark muted color. The Board indicated that the applicant could plant flowers or plants around the perimeter of the base of the monument.
- 7) Sign to be reviewed by ARB before placement in monument base.

***applicant came into the office on 5/3/23 indicating that the water feature was being removed and the white stone is being replaced with dark brown mulch and there will be plantings below the sign once it has been approved and erected into the monument to be no higher than 6 ft. in total.**

43 COLONIAL AVE.

EXTERIOR CHANGES

43-45 COLONIAL LLC

The applicant is proposing to remove one entrance and create a wrap around porch around the deck to create one entrance and one single family home as opposed to a two-family home.

The applicant submitted a drawing and proposed 1) **no front gable because of the entryway but the gable on the top stays the same.** 2) **asphalt driveway** 3) **single double-hung windows and will also be adding a window.** 4) **double shutters on dining room windows** 5) **bring roof around which will make it appear as a U shape porch.** 6) **Body – a smooth Hardie Plank in Sage Green – Mountain Sage** 7) **Trim and Peak – Olympic Mountain (BM 971) – 8) Mullions and Window Trim- Anderson Architectural Windows Canvas, the windows will have a 5x4 2” high window sill.** 9) **The applicant is proposing Tremco architectural Black shingles for the roof.** 10) **The applicant presented the siding and shutter color as a James Hardi – Beaujolais, the Board requested a sample of that product to see the real color as opposed to a computer generated version. The applicant is also proposing a single car garage to match the house**

Mr. DeHaan and Mr. LoPinto who are both architects reviewed the building plans and make several suggestions to the applicant.

The Board approved the proposed changes will the condition that the applicant submits a color sample of the proposed siding and accent in Beaujolais.



**THIS IS A
KODACOLOR PRINT
MADE BY
EASTMAN KODAK COMPANY
T. M. REGIS. U. S. PAT. OFF.
Week Ending July 23, 1955
I R 2**









Architectural Review Board

43–45 Colonial Ave, Warwick, NY 10990

Joyce Neuss

Date: 9/10/2023

Approval requested:

- **Siding;** Mountain Sage horizontal and cedar shake (approved), all trim around perimeters (doors, windows, Inside/outside corners, fascia and soffit) to be Cobble Stone



Mountain Sage



Cobble Stone

- **Windows;** Anderson Architectural Series black exterior with window panes



- **Exterior Front Door;** Reeb Total Eclipse



Contractor:

WARWICK MILLWORKS, INC.

**KEVIN WILSON (845) 492-9323
7 SPRING ST, WARWICK, NY 10990**



MANUEL ANTONIO ANDRADE, AIA
KENNETH IRVING ARCHITECT PC

NEUSS RESIDENCE

43-45 COLONIAL AVENUE, WARWICK, NY

Village of Warwick
Architectural and Historic District Review Board/
Architectural Review Board
Rules of Meeting Procedure

Adopted & Effective: TBD

GENERAL CONSIDERATIONS

Public bodies may, by resolution, adopt rules of procedure in addition to what is required by State statute. The purpose of the written Rules of Meeting Procedure is to provide the AHDRB/ARB and the public with an outline of how the meeting will be run.

REGULAR MEETINGS

The regular meeting of the AHDRB/ARB will be on the first Tuesday of each month. Should the first Tuesday of the month fall on a holiday, the meeting shall be held the first Wednesday of the month or such other date as the AHDRB/ARB may decide.

The regular meetings will commence at 4:30 P.M. and be held in the boardroom at Village Hall located at 77 Main Street, Warwick, New York.

The regular meetings may be canceled by the direction of the Chairman.

Upon cancellation of a regular meeting, the Secretary to the AHDRB/ARB must post notice on the Village's website and front door to Village Hall.

SPECIAL MEETINGS

Special meetings of the AHDRB/ARB are all those Board meetings other than regular meetings.

A special meeting may be called by the Chairman and upon notice to the entire Board.

Notice may be given to Board members by telephone, in person, email, or in writing at least 72 hours in advance unless an emergency exists.

QUORUM

A quorum of the AHDRB/ARB must be present to conduct business.

A quorum of the five-member AHDRB/ARB is three members.

ALTERNATE MEMBERS

The Village of Warwick Village Board of Trustees may appoint, at its discretion, a resident of the Village of Warwick to serve on the Village of AHDRB/ARB as an alternate member. Such appointment shall be consistent with requirements and procedures of the appointment of any other member of the Board to which the alternate is appointed.

The alternate member shall be allowed to attend every meeting.

EXECUTIVE SESSIONS

Executive sessions will be held in accordance with Public Officers Law § 105.

All executive sessions will be entered into from a properly noticed and convened public meeting.

AGENDA

The agenda of every AHDRB/ARB meeting will be prepared by the Secretary of the AHDRB/ARB at the direction of the Chairman.

Applications to be placed on the agenda must be provided to the Secretary to the AHDRB/ARB in accordance with the Code of the Village of Warwick and Zoning Code of the Village of Warwick.

Items may be placed on the agenda at any time, including during the meeting, by a majority vote of the Board.

The agenda will be prepared by the Secretary to the AHDRB/ARB and emailed to Board members and placed on the Village website no later than 4:00 P.M., 7 days prior to the regular scheduled meeting.

If necessary, addendums to the agenda may be distributed to the AHDRB/ARB and posted on the Village website by the Secretary to the AHDRB/ARB by 4:00 p.m., by the day of the meeting if time allows, but no later than the start of the

meeting.

Distribution of the agenda, agenda items, and addendums shall be provided only in digital format unless a request is made to the Secretary to the AHDRB/ARB no later than 4:00 P.M., 7 days prior to the regular scheduled meeting unless in the event of emergency.

VOTING

Pursuant to Village Law, each member of the AHDRB/ARB has one vote.

A vote upon any question will be taken by “Aye” and “Nay.”

When taking votes, the Secretary to the AHDRB/ARB must record in the minutes for each member whether they voted aye, voted nay, abstained from voting, or were absent. Abstentions and absences are not counted as votes. Abstentions and absences are neither positive nor negative votes; they are simply no vote at all.

For the purposes of determining whether a matter passed, the Secretary to the AHDRB/ARB must tally the number of “aye” votes.

Unless otherwise specified by State law, a majority vote of the members present and constituting a quorum of the totally authorized voting power of the Board must vote “aye” for any matter to pass.

An alternate member can vote on any issue when a regular member is not present at that meeting as long as the alternate member is fully familiar with the subject matter being called to vote. The alternate member's vote shall be based on the alternate member's own volition and familiarity with the subject matter and shall not be subject to any regular member's voting preference.

MINUTES

Minutes will be taken by the Secretary to the AHDRB/ARB.

Minutes must consist of a record of all motions, proposals, resolutions, and any other matter formally voted upon and the vote thereon.

Minutes must be taken at executive session of any vote taken and must consist of a record of the final determination of the action, and the date and vote thereon.

Minutes must include the following:

- The name of the Board;
- The date, place, and time of the meeting;

- Notation of whether a Board member is present or absent, and the Board member's time of arrival or time of departure if different from the time the meeting was called to order and adjourned;
- Vote of each member upon every question, or indicate if member is absent or fails to vote;
- The names and titles of other Village officials, employees and consultants present and the approximate number of attendees;
- A record of communications presented to the Board;
- The time the meeting is adjourned; and
- Signature of Secretary to the AHDRB/ARB or person who took the minutes if not the Secretary to the AHDRB/ARB.

ORDER OF BUSINESS

- Call to order;
- Pledge of Allegiance;
- Roll call;
- Approval of previous meeting's minutes;
- Correspondence
- Public Hearing(s) when applicable;
- Application Review(s) and Decisions;
- General Discussion (if applicable);
- Adjournment.

GENERAL RULES OF PROCEDURE

The Chairman presides at the meeting. In the Chairman's absence, the Vice Chairman presides.

The presiding officer may debate, make motions, and take any other action that other Board members may take.

Board members are not required to rise but must be recognized by the presiding officer before making motions and speaking.

Motions require a second.

A member, once recognized, may not be interrupted when speaking unless it is to call him or her to order. If a member is called to order, they must cease speaking until the question of order is determined. If the member is in order, he or she may proceed.

A member may not be limited in the number of times he or she speaks on a question.

Motions to close or limit debate require a two-thirds vote.

GUIDELINES FOR PUBLIC COMMENT

The public may speak only during the Public Comment period of a Public Hearing and at any other time a majority of the Board allows.

Speakers must be recognized by the presiding officer.

Speakers must step to the front of the room/microphone.

Speakers must give their name, residency, and organization, if any.

Speakers must limit their remarks to three minutes (this time limit may be changed to accommodate the number of speakers).

Speakers may not yield any remaining time they may have to another speaker.

Board members may, with the permission of the Chairman, interrupt a speaker during their remarks, but only for the purpose of clarification or information.

The AHDRB/ARB is not required to accept or respond to questions from the public at meetings but may request that inquiries be submitted in writing to be responded to at a later date.

All remarks must be addressed to the Board as a body and not to individual Board members.

Interested parties or their representatives may also address the Board by written communications.

GUIDELINES FOR USE OF RECORDING EQUIPMENT

All members of the public and all public officials are allowed to tape or video record public meetings.

Recording is not allowed during executive sessions.

The recording must be done in a manner which does not interfere with the meeting.

The Chairman may make the determination that the recording is being done in an intrusive manner, taking into consideration, but not limited to brightness of lights, distance from the Board, size of the equipment, the amount of noise generated by the activity, and the ability of the public to observe the meeting.

If the Chairman determines that the recording is interfering with the meeting, the Chairman may request the individual alter their behavior to eliminate the interference. If the Chairman's request is not complied with, the Chairman may have the individual removed from the meeting room.

The Board has the authority to adopt reasonable rules governing the use of cameras and recording devices during open meetings and those rules must be written, conspicuously posted, and provided to those in attendance upon request.

ADJOURNMENT

Meetings must be adjourned by motion.

AMENDMENTS TO THE RULES OF PROCEDURE

The foregoing procedures may be amended at any time by a majority vote of the Board.