

John A. McGloin

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February 23, 2024

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

The Sliter application for a lot lie change involves 5 Tax lots in the Village of Warwick with the rear portion being in the Town of Warwick. The Sliter's wish to modify the lot lines and create 4 tax lots instead of the existing 5. There is no new construction proposed. The purpose of the lot line change is to have the existing improvements completely on the proposed lots rather than the existing conditions which cause encroachments.

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(2) APPLICATION FOR SUBDIVISION APPROVAL

An applicant, at his discretion, may submit an application for Preliminary Subdivision approval for a project that involves outside review agencies that require a preliminary approval.

The applicant should submit an Application for Preliminary and/or Final Subdivision Approval, including:

- Application fee
- Escrow fee for services for reviews, including reviews of an informal submission, performed at the direction of the Planning Board by the Village Engineer, Attorney or other consultant.
- Applications to the Planning Board shall be made by the property owner involved or by an applicant with the written consent of the property owner and the property owner's signature shall be notarized.
- **All items as specified in the attached checklist.**

Such submission shall be submitted to the Planning Board secretary **at least three (3) weeks prior to the Planning Board meeting at which review is sought.**

The Planning Board will determine if referral to the AHDRB is warranted.

Consultant Review & Fees

All fees for consultant review that the Planning Board incurs during the preliminary or final review of the subdivision plan application will be the responsibility of the applicant. An advanced deposit for these fees will be required to be placed in an escrow account with the Village of Warwick. ***No review of the application will commence until the escrow deposit is received. In addition, if the escrow balance falls below 80% of the initial deposit, the applicant will be required to make an additional deposit to bring the balance back to the original amount, prior to any further review of the application by the Planning Board. Final plans will not be signed unless the escrow account is current.***

Sincerely,

Jesse Gallo, Chairman
Village of Warwick Planning Board

Village of Warwick Planning Board
77 Main Street, PO Box 369
Warwick, New York 10990
Tel: (845) 986-2031, ext. 7
Email: planning@villageofwarwick.org

OFFICE USE ONLY:

Date Received: _____

App. Fee Received: _____

Escrow Received: _____

APPLICATION FOR SUBDIVISION APPROVAL

(Preliminary Approval / Final Approval)

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

1. Project Name LOT LINE CHANGE FOR DAVID M SLITER & AMY B SLITER

2. Tax map designation: Section 213 Block 8 Lots 6, 7 & 9

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

*See Article II Zoning Districts and Zoning Maps

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

4. Type of Existing Use: RESIDENTIAL & FLOWER BUSINESS

5. Proposed Type of Use: SAME

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

7. Proposed Project's Use Group(s): _____

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

9. Type of Project: check one

☒ Preliminary Subdivision Approval

☐ Final Subdivision Approval

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

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

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

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

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

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

12. Applicant's Name AMY & DAVID SLITER Phone 845-544-5192 / 845 544 3806

Address 18 Galloway Rd Email DAVID SLITER@YAHOO.COM

(Street Number & Name) (Post Office) (State) (Zip Code)

Warwick NY 10990

Owner's Name AMY + DAVID SUTER Phone 845-544-5182

Address 18 GANNY RD, LAWRENCE NY 10390 Email DAVID-SUTER@YAHOO.COM
(Street Number & Name) (Post Office) (State) (Zip Code)

Applicant's Representative's Name JOAN A McLENN Phone 845-986-1262

Address PO Box 636 WALWICK NY Email JASURVEY58@GMAIL
(Street Number & Name) (Post Office) (State) (Zip Code)

Plan Preparer's Name SAME AS ABOVE Phone _____

Address _____ Email _____
(Street Number & Name) (Post Office) (State) (Zip Code)

Attorney's Name _____ Phone _____

Address _____ Email _____
(Street Number & Name) (Post Office) (State) (Zip Code)

Meeting Notification Name JOAN McLENN Phone 845-986-1262 Email JASURVEY58

13. Total acreage _____ Number of lots 2 © GMAIL

14. This application is for the use and construction of _____
NO CONSTRUCTION PROPOSED

15. Is any variance from Article IV Bulk Requirements requested? Yes (No)

If so, for what? _____

16. Has the Zoning Board of Appeals granted any variance or has the Village Board granted any special use permit concerning this property? Yes (No)

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

17. Estimated area of disturbance NO DISTURBANCE

18. Is this a cluster subdivision? NO

TO BE SIGNED AND NOTARIZED

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

COUNTY OF Orange
STATE OF New York SS:

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

Sworn before me this

Signature * Amy B Sliter 2/8/24

Day of 20

Title OWNER

Notary Public

PROXY STATEMENT (Completion required ONLY if applicable)

COUNTY OF Orange
STATE OF NY SS:

Amy Sliter, being duly sworn, deposes and says that he resides at _____ in the County of Orange and State of New York (Owner's Address)

And that he is the (owner in fee) OWNER of the PROPERTY (Official Title)

(corporation which is the owner in fee) of the premises described in the foregoing application and that he has authorized JOHN MC GHOEN to make the foregoing application for Planning Board approval as described herein and to represent him on all Planning Board matters.

Sworn before me this 8th Day of Feb 2024

* Amy B Sliter 2/8/24
Owner's or Official's Signature

Notary Public

JEANINE GARRITANO WADESON
Notary Public, State of New York
No. 01GA5018154
Qualified In Orange County
Commission Expires Sept. 20, 2025

VILLAGE OF WARWICK PLANNING BOARD PRELIMINARY / FINAL SUBDIVISION CHECKLIST

The following items shall be submitted with a completed checklist to the Planning Board secretary at least 3 weeks prior to the Planning Board Meeting before consideration for being placed on a Planning Board agenda.

INITIAL SUBMISSION

- ☒ Project Cover Letter, including a narrative describing the existing and proposed use(s) of the property.
- ☒ Completed Application for Preliminary / Final Subdivision Approval
- ☒ Application fee payable to the Village of Warwick. The memo on the application fee check must indicate the project name and type of payment.
- ☒ Escrow deposit payable to the Village of Warwick. The memo on the escrow deposit check must indicate the project name and type of payment.
- ☒ Completed Escrow Account for Consultant Review Form.
- ☐ N/A Prior approved subdivision, if applicable
- ☒ Deed and if applicable, confirmation of corporate ownership and proxy.
- ☒ Short or Full Environmental Assessment Form (EAF), as appropriate, completed using the NYSDEC online mapper.
- ☐ N/A Permit Application for Development in Flood Hazard Areas, if applicable.
- ☒ Six collated sets of the Subdivision Plans (4 full size sets, 2 of 11"x17" reduced sets, and entire submittal emailed to planning@villageofwarwick.org in pdf format) bearing the signature and seal of a NYS licensed land surveyor or professional engineer. Refer to Subdivision Plan Requirements for additional requirements.

SUBSEQUENT SUBMISSIONS

Subsequent submissions shall include a cover letter with itemized responses to the Planning Board's review comments and six sets of plans as described above.

SUPPORTING DOCUMENTS

The applicant shall submit reports, correspondence and/or approvals by other agencies, and other documents regarding the proposed project. These might include:

- Correspondence from the Village Board, Architectural and Historic Review Board, and Zoning Board of Appeals
- Environmental reports (e.g. wetlands, endangered species, site remediation)
- Cultural resources reports
- Traffic studies
- Stormwater Pollution Prevention Plan (SWPPP) or other drainage studies
- Permits or approvals from the NYSDEC, Orange County Department of Health, etc.
- Copy of all offers of cession, covenants, deed restrictions, and easements in effect or proposed.

SUBDIVISION PLAN REQUIREMENTS

1. ☒ Title block including the project name, the name, address, license number, seal, and signature of the design professional who prepared the drawings, and the dates of preparation and of each revision.
2. ☒ Property boundaries and right-of-way locations, certified by a licensed land surveyor.
3. ☒ Name(s) & address(es) of owner(s) and applicant(s).
4. ☒ Parcel(s) tax map ID (Section, Block and Lot).

5. S Vicinity map. Show zoning district boundaries within 500 feet of the parcel, if applicable.
6. Bulk table showing zoning district(s), applicable use group(s), and bulk requirements together with compliance information.
7. The proposed pattern of lots, including street layout, recreation areas, sidewalks, and systems of drainage, sewerage and water supply.
8. NA Existing watercourses, intermittent streams, wetland areas, rock outcrops, trees with a diameter of 8 inches or more 3 feet above ground level, wooded areas, and any other significant features.
9. Certification by a licensed land surveyor of all metes, bounds, and topography.
10. NA Topographic survey of the parcel within contours at intervals of 2 feet or less, extending at least 50 feet beyond the property boundary. The datum should be noted.
11. NA Required yards and setbacks drawn on the plan.
12. North arrow, written and graphic scale.
13. Names of all adjoining property owners.
14. The proposed use, location, height, and designs of all existing and proposed buildings and structures, including representative exterior renderings and details.
15. NA Delineation of wetlands and the name and address of the delineator. Also include the date of delineation and the name of the jurisdictional agency (ACOE and/or NYSDEC).
16. NA Locations of existing utilities on and near the project site, and all streets which are proposed, mapped or built.
17. NA Location and description of all existing and proposed site improvements, including but not limited to drainage pipes, drains, culverts, ditches, bridges or other drainage works, retaining walls, curbs, pavement, sidewalks, and fences. Provide applicable details.
18. NA Wetland boundaries, including the name and address of delineator and date of delineation, and jurisdictional agency (NYSDEC or USACE).
19. NA Boundaries of areas subject to flooding as per the FEMA Flood Insurance Study.
20. NA Proposed contours, at intervals of two feet or less, with spot grades as needed to clarify proposed grading.
21. NA Finished floor elevations.
22. NA Road design layout information, profiles, and details.
23. NA Existing and proposed water supply facilities, including profiles of proposed water mains.
24. NA Existing and proposed sanitary sewer facilities, including profiles of proposed sewer mains.
25. NA Erosion control measures, including locations, maintenance notes, and details.
26. Existing signs, and locations and details of proposed signs.
27. NA Landscaping plans and details.
28. NA Lighting plans, details, and manufacturer's information on proposed fixtures.
29. NA Location of fire and other emergency zones including location of nearby fire hydrants. Provide defined access and egress drives with truck turning radius shown where necessary.
30. NA Sight distances at each proposed driveway or roadway.
31. NA Profiles of all driveways in excess of ten percent slope.
32. NA Match lines.
33. NA Locations of traffic safety devices and directional flow of traffic shown.
34. NA For projects involving more than one phase, a plan indicating the ultimate development of the entire property.
35. NA For cluster subdivisions, submit design process maps, calculations of proposed open space, etc.
36. NA Special mitigation measures required by the SEQRA review process, whether conducted by the Planning Board or another agency.
37. Approval block near the lower right hand corner.
38. Drawing size, format, and information that conforms to the requirements for filing in the Orange County Clerk's office.

The Planning Board can waive one or more of the subdivision plan elements that it deems to be not applicable to the proposed project.

This list is provided as a guide only and is for the convenience of the applicant. The Village of Warwick Planning Board may require additional notes or revisions prior to granting approval. The applicant shall review the Village Code and all applicable State, including SEQRA documents in accordance with NYCRR §617 and Federal requirements for additional information required.

Preparer's Acknowledgement:

The plat for the proposed plan has been prepared in accordance with this checklist and the Village of Warwick Ordinances, to the best of my knowledge.

By: _____

Licensed Professional

Date: _____

2/23/2024

Printed Name: _____

JOAN A MCGLOTHLIN