

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC

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WARWICK, NY 1099
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June 12, 2019

Michael Newhard, Mayor
Village of Warwick Village Board
77 Main Street
Warwick, NY 10990

**Re: Village View Estates
KRE Project #04170.0**

Dear Mayor Newhard and Village Board Members:

Village View Estates has revised their cluster subdivision application in response to feedback from the Village Board, the Village Planning Board and the public. The Village of Warwick Planning Board has initiated a process of preparing a Supplemental Environmental Impact Statement for the new design which is known as the Reduced Scale Alternative. The project sponsor seeks to get feedback from the Village Board on the Reduced Scale Alternative Plan before the SEQR review gets to far underway. To that end we ask that the matter be placed on a Village Board agenda for discussion.

Also open ended is the amount of the fee to be paid to the Village for each lot gained above the base lot count. With the introduction of two-family townhouse units on the present application, the question also arises as to whether the fee should be the same for a two-family dwelling unit versus a single-family dwelling unit. We ask that this topic also be discussed at the next available Village Board meeting.

Enclosed are the latest Reduced Scale Alternative Plan, a sketch of the proposed through road connection plan through adjacent land in the Town of Warwick, as well as concept renderings of the proposed one-family and two-family dwellings.

Should you have any questions, or require anything further, please contact this office.

Respectfully,



Kirk Rother, P.E.

cc: Client
Jay Myrow, Esq.



VILLAGE VIEW CLUSTER SUBDIVISION

VILLAGE OF WARWICK ORANGE COUNTY, NY



BULK REQUIREMENTS

R-1 ZONE

CLUSTER DEVELOPMENT

	MINIMUM REQUIRED
LOT AREA (S.F.)	10,000
LOT WIDTH (FT.)	50
FRONT YARD (FT.)	15
REAR YARD (FT.)	25
ONE SIDE YARD (FT.)	5
BUILDING SEPERATION (FT.)	10

	MAXIMUM ALLOWED
BUILDING HEIGHT (FT.)	35
LOT COVERAGE (%)	35

SHEET INDEX

SHEET #1	COVER SHEET
SHEET #2	SUBDIVISION PLAT
SHEET #3	SITE PLAN
SHEET #4	SUBDIVISION PLAN
SHEET #5	SUBDIVISION PLAN
SHEET #6	SUBDIVISION PLAN
SHEET #7	ROAD A PROFILE
SHEET #8	ROAD A PROFILE
SHEET #9	ROAD B PROFILE
SHEET #10	EROSION CONTROL PLAN
SHEET #11	DETENTION POND DETAILS
SHEET #12	BIORETENTION AREA DETAILS
SHEET #13	DETAILS
SHEET #14	DETAILS

OPEN SPACE AREAS CALCULATION

	EXCLUDING PROPOSED GRADING & STORMWATER AREAS	INCLUDING PROPOSED GRADING & STORMWATER AREAS
TOTAL AREA OF PARCEL	20.3 AC.	20.3 AC.
OPEN SPACE AREA "A"	0.84 AC.	0.89 AC.
OPEN SPACE AREA "B"	0.72 AC.	0.77 AC.
OPEN SPACE AREA "C"	5.61 AC.	7.75 AC.
TOTAL CONSERVED AREA	7.17 AC.	9.41 AC.
% CONSERVED LAND	35% ±	46% ±

RECORD OWNER / APPLICANT

ROBERT SILBER
VILLAGE VIEW ESTATES, LLC
4 FOSSE COURT
ARMONT, N.Y.



LOCATION MAP

SCALE: 1" = 2,000'

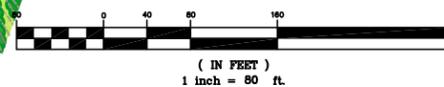
GENERAL NOTES:

- VILLAGE OF WARWICK TAX MAP DESIGNATION: SEC. 201, BLK. 1, LOTS 1.1, 1.2, 1.3 & 2.
- TOTAL AREA OF PARCELS IN VILLAGE: 20.3 ACRES.
- ENTIRE PARCEL IS LOCATED IN THE R-1 ZONING DISTRICT.
- TOTAL NUMBER OF RESIDENTIAL LOTS WITHIN THIS SUBDIVISION: 25
- PARCEL IS LOCATED WITHIN THE WARWICK VALLEY CENTRAL SCHOOL DISTRICT.
- PROPOSED SUBDIVISION TO BE SERVED BY VILLAGE OF WARWICK PUBLIC WATER & SEWER.
- BOUNDARY & TOPOGRAPHY INFORMATION SHOWN TAKEN FROM DRAWING ENTITLED: "SURVEY OF PROPERTY FOR RALPH FREDDOLINO" PREPARED BY JOHN MGLON, P.L.S. ON APRIL 6, 1993.
- A.C.D.E. WETLANDS AS FLAGGED & VERIFIED BY: PETE TORGERSON IN AUGUST 2017.
- PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 60 DAYS OF THE LAST APPROVAL OF THE FINAL PLANS.
- ALL UTILITIES SHALL BE INSTALLED UNDER GROUND.
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.

LEGEND

EXISTING PROPERTY LINE	—————
PROPOSED PROPERTY LINE	—————
PROPOSED EASEMENT LINE	- - - - -
PROPOSED BUILDING SETBACK	—————
EXISTING STONEWALL	○ ○ ○ ○ ○
PROPOSED EDGE OF PAVEMENT	—————
EXISTING EDGE OF PAVEMENT	—————
EXISTING WETLAND LIMIT	· · · · ·
EXISTING STREAM	—————

GRAPHIC SCALE



VILLAGE VIEW
CLUSTER SUBDIVISION
REDUCED SCALE ALTERNATIVE
VILLAGE OF WARWICK,
ORANGE COUNTY, NEW YORK

PROJECT TITLE

COVER
SHEET

DRAWING TITLE

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC

5 St. Stephens Lane, Warwick, NY 10990
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DATE	REVISIONS
08-11-18	REV. TWO FAMILY RATIO
02-12-18	REDUCED SCALE ALTERNATIVE
08-22-18	REV. PER ENGINEER'S COMMENTS
08-01-18	REV. PER ENGINEER'S COMMENTS
08-18-18	ADD SPRING
04-04-18	ADDITIONAL DESIGN
03-01-18	DETAILED DESIGN
10-08-17	GENERAL REVISIONS
03-28-17	REV. PER VILLAGE ENGINEER'S COMMENTS
02-12-16	INITIAL PREPARATION

DATE	REVISIONS	KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053	DATE
D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #	
N.A.	N.A.	N.A.		1 OF 14
CAD # 04170	PROJECT #	SCALE		
CLUS 1-17	04170.0	AS SHOWN		

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. REPRODUCTIONS OF THIS PLAN WHICH DO NOT BEAR THE ORIGINAL SEAL OF A LICENSED PROFESSIONAL ENGINEER SHALL BE CONSIDERED INVALID.



LOCATION MAP
SCALE: 1" = 2,000'

GENERAL NOTES:

1. TOWN OF WARWICK TAX MAP DESIGNATION: SEC. 43, BLK. 1, LOTS 3 & 4-2 AND SEC. 31, BLK. 2, LOTS 84.1, 84.2 & 85.2
2. TOTAL AREA OF PARCELS: 73.4+ ACRES.
3. ENTIRE PARCEL IS LOCATED IN THE SL ZONING DISTRICT.
4. TOTAL NUMBER OF RESIDENTIAL LOTS WITHIN THIS SUBDIVISION : 25
5. PARCEL IS LOCATED WITHIN THE WARWICK VALLEY CENTRAL SCHOOL DISTRICT.
6. PROPOSED SUBDIVISION TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC.
7. BOUNDARY & TOPOGRAPHY INFORMATION SHOWN TAKEN FROM DRAWING ENTITLED: "SURVEY OF PROPERTY FOR RALPH FREDDOLINO" PREPARED BY JOHN MCGLOIN, P.L.S. ON APRIL 6, 1993.

RECORD OWNER / APPLICANT
ROBERT SILBER
VILLAGE VIEW ESTATES, LLC
4 FOSSE COURT
AIRMONT, N.Y.

VILLAGE VIEW TOWN PARCEL
TOWN OF WARWICK,
ORANGE COUNTY, NEW YORK

THROUGH ROAD CONNECTION OVERALL PLAN

KIRK ROTHER, P.E.
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(845) 988-0620

DATE	REVISIONS
04-22-19	INITIAL PREPARATION

DATE	REVISIONS	KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 076063	DATE

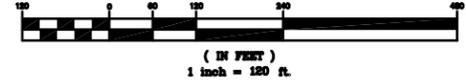
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D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	1 OF 3
CHD # 04170	PROJECT # 04170.0	SCALE AS SHOWN	

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- USDA SOIL TYPE LINE
- PROPOSED BUILDING SETBACK
- EXISTING STONEWALL
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLAND LIMIT
- EXISTING STREAM

GRAPHIC SCALE





FRONT ELEVATION

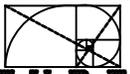


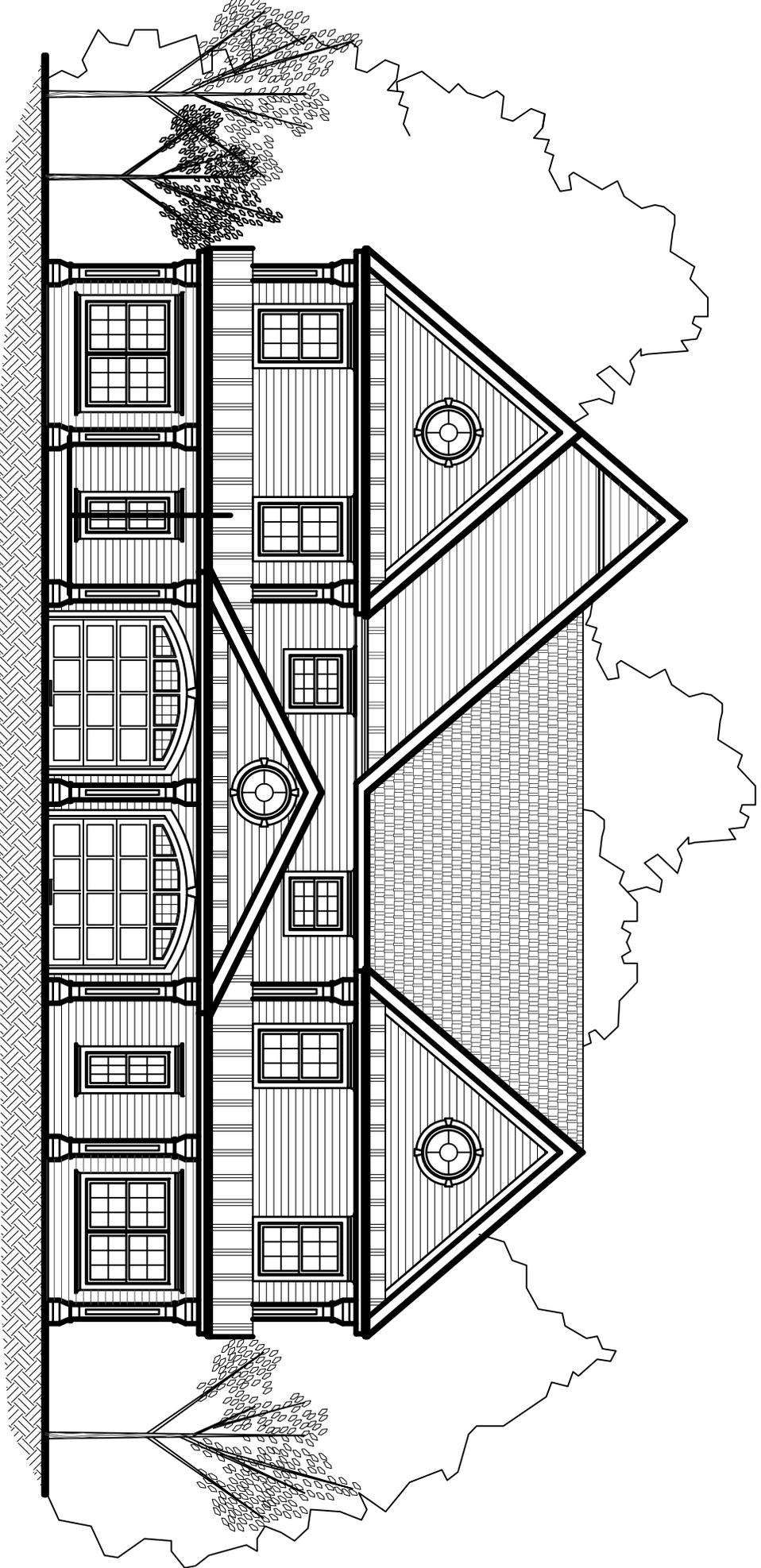
SIDE ELEVATION

2-2-18

3 - BEDROOM - 2 1/2 BATH;
 FIRST FLOOR:
 MUDROOM/LAUNDRY/PANTRY/PDR
 SECOND FLOOR: 2 BEDROOM, BATH W/LAUN.,
 STUDY, MASTER BEDROOM ENSUITE
 SQUARE FEET: 2,326 BONUS SQUARE FEET: 588

COTTAGE 'A'
 'WARWICK VIEW'
 VILLAGE OF WARWICK, NEW YORK

IRACE 
ARCHITECTURE
 60 MAIN STREET, SUITE #3B
 WARWICK, NEW YORK 10990
 P - 845 - 9888 - 0198
 F - 845 - 9888 - 0298



WARWICK VIEW
DUPLEX

FRONT ELEVATION

IRACE ARCHITECTURE
 60 MAIN STREET, SUITE #3B
 WARWICK, NEW YORK 10990
 P—845—988—01998
 F—845—988—02998

FIRST FLOOR	957 SQ. FT.
SECOND FLOOR	1,090 SQ. FT.
TOTAL	2,027 SQ. FT.
GARAGE	307 SQ. FT.