

220115

25 April 2022

Jesse Gallo, Planning Board Chairman
Village of Warwick Planning Board
77 Main Street, PO Box 369
Warwick, NY 10990

RE: Site Plan – Western Addition LLC Dine-In Market, Bistro & Boutique Hotel
63 Wheeler Avenue, Village of Warwick, Orange County, NY
SBL 210-5-3

Dear Chairman Gallo:

The above referenced property is an existing site with frontage on Wheeler Avenue, West Street and McEwen Street. The applicant plans to renovate the existing building for a Dine-In Market, Bistro and a 4 – room Boutique Hotel. The existing parking lot along Wheeler Avenue will be used for patron parking. The entrance on McEwen Street will be used for employee parking and for trash and recycling pickup. The parking lot and driveway will be gravel.

We would like to request that this project be placed on the next planning board meeting for discussion. If you have any questions or require further clarification, please do not hesitate to contact the undersigned.

Sincerely,
MJS Engineering & Land Surveying, PC



Bradley G. Cleverley, PE
Project Manager

BGC/mlp
Enclosures

cc John Contreras

VILLAGE OF WARWICK
PLANNING BOARD APPLICATION

Date 3/3/22

Application fee _____

- 1) Applicant's name SHELLEY GARRY / John Contreras
Address 12 BLACK WALNUT DR. WARWICK Tele: 516 326 0406
2) Project Location 63 WHEELER AVE WARWICK NY 16990
3) Section 210 Lot 3 Block 5
4) What action is the applicant seeking CHANGE OF USE

5) Describe Proposed Project DINE-IN MARKET / BISTRO /
BOUTIQUE HOTEL

6) Application For:

- A) Site Plan ☒ B) Amended Site Plan _____ C) Preliminary Approval _____
D) Final Approval _____ E) Minor Subdivision _____ F) Major Subdivision _____
G) Conditional Use _____ F) Lot Line Change _____
7) Square Footage of Parcel 0.549 AC

8) Have any variances or special permits been granted to the proposed property N
If so please attach _____

Signatures must be notarized

Signature of Applicant [Signature] Date 3/3/2022

Signature of Property Owner [Signature] Date 3/3/2022

Notary Seal:

MAUREEN J EVANS
Notary Public, State of New York
No. 01EV6262317
Qualified in Orange County
Commission Expires May 21, 2024

[Signature]

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

Short Environmental Assessment Form

Part 1 - Project Information

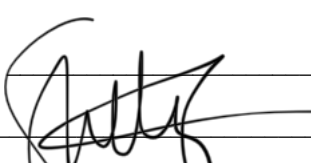
Instructions for Completing

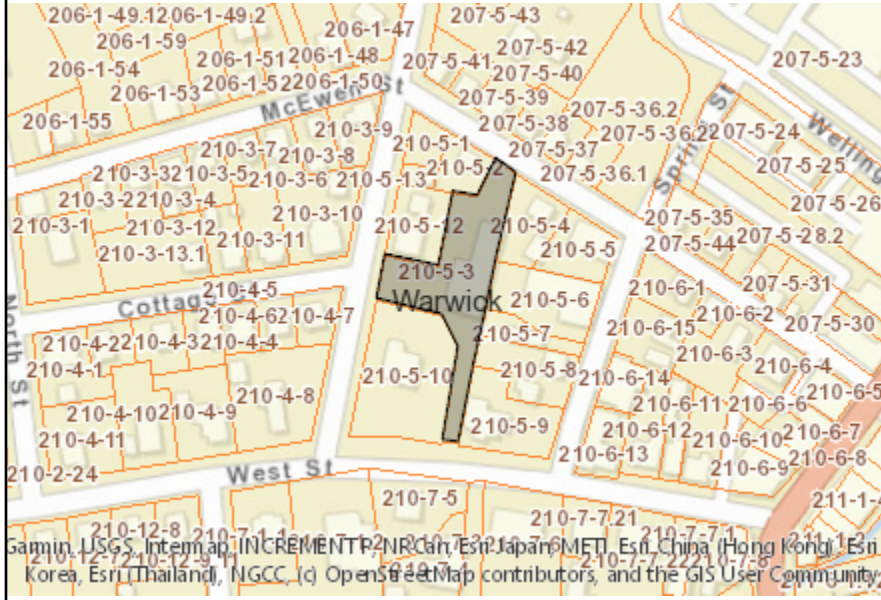
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:			State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban) <input type="checkbox"/> Forest Agriculture Aquatic Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

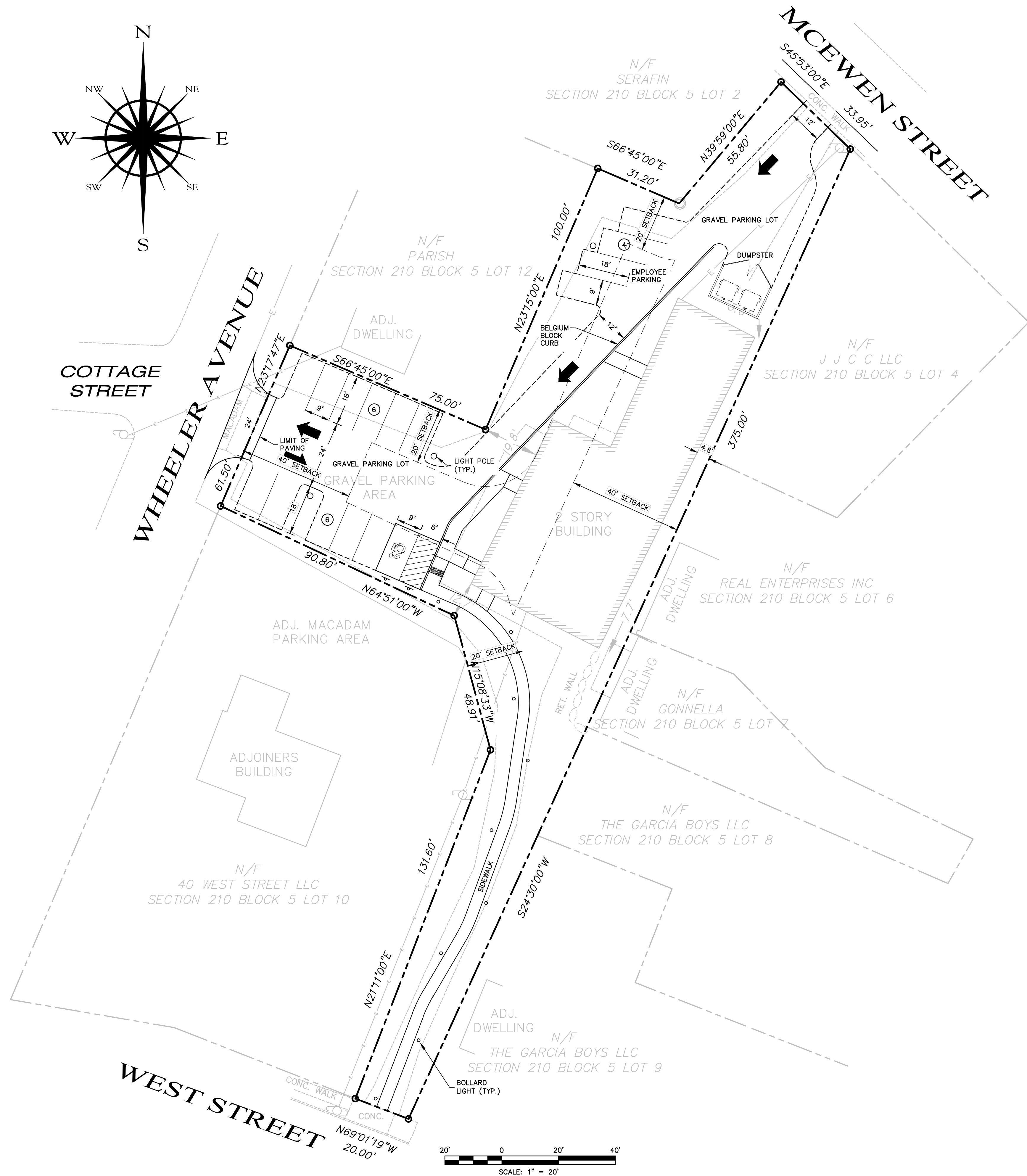
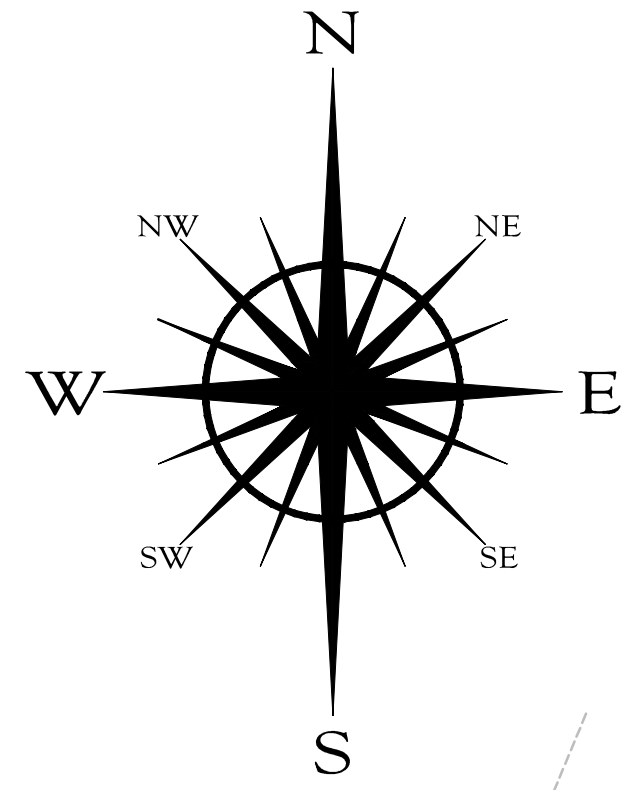
14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site</u> Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. <u>Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</u>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input type="checkbox"/> YES <input type="checkbox"/> 	YES <input type="checkbox"/>
18. <u>Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</u> If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name:  Date: _____ <u>Signature</u> _____ Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



VICINITY MAP
SCALE: 1"=2,000'

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
LOT AREA:	40,000 SF	23,943 SF*
LOT WIDTH:	100' MIN.	63'*
FRONT YARD SETBACK:	40' MIN.	92'
FRONT YARD:	15' MIN.	TBD
SIDE YARD SETBACK:	20' MIN.	12.7'
SIDE YARD:	20' MIN.	TBD
SIDE YARD RESIDENTIAL ADJACENT:	40' MIN.	19.8'*
REAR YARD SETBACK:	40' MIN.	3'*
REAR YARD:	20' MIN.	TBD
REAR YARD RESIDENTIAL ADJACENT:	35' MIN.	4.8'*
STREET FRONTAGE:	100' MIN.	61.5'*
BUILDING HEIGHT:	40' MAX.	<40'
BUILDING COVERAGE:	40% MAX.	20.1%
LOT DEPTH:	150' MIN.	150'

	PARKING
PARKING REQUIRED EATING & DRINKING	12 SP/1,000 GLA
TOTAL PARKING SPACES	TBD
PARKING SPACE DIMENSION	9'x18'
TWO-WAY AISLE WIDTH 90' PARKING	24'
ONE-WAY AISLE WIDTH 60' PARKING	14'

* DENOTES AN EXISTING NON-CONFORMANCE
** DENOTES A PROPOSED NON-CONFORMANCE
- 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.
7. CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.
8. SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE OR DISCLOSED TO MJS ENGINEERING & LAND SURVEYING, P.C. 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.
9. 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.

A	04/25/22	SUBMITTED TO PLANNING BOARD	JCD	BGC	
NO.	DATE	REVISION	BY	CK.	

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. A

DWG. NO.
C-1
SHEET 1 OF 1