



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727

www.EngineeringPropertiesPC.com

November 12, 2025

VILLAGE OF WARWICK VILLAGE BOARD
77 MAIN STREET
WARWICK, NY 10990

ATT: MAYOR MICHAEL NEWHARD

RE: 15 MAPLE AVENUE, WARWICK, NY
AT&T – AIROSMITH DEVELOPMENT
WO# 1803.15

RECEIVED

NOV 12 2025

VILLAGE OF WARWICK
CLERK'S OFFICE

Dear Mayor Newhard and Village Trustees:

We have reviewed the following documents submitted for the New Cingular Wireless PCS, LLC ("AT&T") – Airosmith Development – 15 Maple Avenue project:

- Cover Letter prepared by Airosmith Development, dated 10/14/2025
- Special Use Permit Renewal Application, dated 09/15/2025
- Plan Set prepared by GT Wireless Engineering, last revised 06/04/2025

Introduction:

New Cingular Wireless PCS, LLC ("AT&T") proposes to modify its equipment at an existing co-located telecommunications facility located on the existing hospital building at 15 Maple Avenue, Warwick, Orange County, New York. The property is owned by St. Anthony Community Hospital and consists of three (3) tax lots (Section 207 Block 1 Lots 2, 3 & 4.2), situated within the Village's Continuing Care Retirement Community (CCRC) zoning district and the Village's designated Historic District. No portion of the property is within a mapped FEMA Floodway or Floodplain. Wireless Communications are regulated by Special Use Permits within the Village according to Village Code Section 145-120.1.

There are currently three (3) co-located telecommunications facilities constructed on the hospital building (AT&T, Verizon & T-Mobile). AT&T was granted a Special Use Permit for this facility by the Village Board during the December 7th, 2020, Board meeting following a Public Hearing held for the application. According to Section 145-120.1, "the Special Use Permit granted pursuant to this chapter shall be valid for a period of 5 years measured from the date of final action by the Village Board". Therefore, it is our understanding that the original Special Use Permit is set to expire on December 7th, 2025.

Site Design and Development • Land Surveying • Landscape Architecture • Environmental Planning and Permitting
Construction Support • Project Management • Client Advocating and Representation • Municipal Engineering

Review Comments:*Special Use Permit for Wireless Communications as per Section 145-120.1:*

1. The landowner must also sign the application.
2. Provide a written narrative of the need for the wireless telecommunications facility to provide services primarily within the Village.
3. Village Attorney to confirm that the name and address of the property owner, operator and applicant are appropriate and sufficient, provided on the application.
4. Provide all Tax Map parcel numbers for the property on the application and plans.
5. Indicate the zoning district in which the property is located on the Site Plan. Also note that the property is in the Village of Warwick Historic District on the Site Plan and the application.
6. Provide the size of the property on the application.
7. Provide the location of all residential structures within 750 feet of the property boundary lines.
8. Provide the location and uses of all occupied structures within 750 feet of the property boundary lines.
9. Provide the type, size and location of all proposed and existing landscaping.
10. Provide the number, type and design of the wireless telecommunications facility(s) antenna(s) proposed and the basis for the calculations of the wireless telecommunications facility's capacity to accommodate multiple users.
11. Provide a description of the proposed wireless facility and antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above pre-existing grade, materials, color and lighting.
12. Provide the frequency, modulation and class of service of radio or other transmitting equipment.
13. Provide the transmission and maximum effective radiated power of the antenna(s).
14. Provide the direction of maximum lobes and associated radiation of the antenna(s).
15. Provide the Applicant's proposed wireless facility maintenance and inspection procedures and related system of record.
16. Provide certification that NIER levels at the proposed site are within the threshold levels adopted by the FCC.
17. Provide certification that the proposed antenna(s) will not cause interference with existing telecommunications devices. The certifying engineer need not be approved by the Village.
18. Provide a copy of the FCC license applicable for the use of the wireless telecommunications facility.
19. Provide propagation studies of the proposed site and all adjoining proposed or in-service or existing sites. (including other telecommunication carriers)
20. Provide certification that there are no agreements in existence that would limit or preclude the ability of the applicant to share any new wireless telecommunications facility that it constructs.
21. Provide certification that the wireless telecommunications facility and attachments both are designed and constructed ("as built") to meet all county, state and federal structural requirements for loads, including wind and ice.
22. Prior to issuance of a Certificate of Compliance or Certificate of Occupancy the applicant shall post with the Village cash bond or surety for the cost of removal of the tower in the event

it should be abandoned or become a hazard or otherwise be subject to removal pursuant to valid exercise of police power of the Village.

23. The applicant shall submit a completed Visual EAF addendum according to Section 145-120.1.I.
24. As necessary, provide a plan for mitigation of the visual impacts which shall include a screening plan and such other methods as the applicant may employ to diminish any adverse visual impact attributable to the proposal.
25. Discuss all Noise Suppression materials to be utilized in the design and construction of any appurtenances.
26. Village Board to determine whether Retention of Expert Assistance as per Section 145-120.1.X is warranted.
27. Section 145-120.1.Z states that a Public Hearing is required prior to granting a Special Use permit.
28. Add the Extent and Parameters of Special Use listed in Section 145-120.1.CC on the Site Plan.
29. Payment of Performance Security in accordance with Section 145-120.1.EE.
30. Note on the Site Plan that an Annual NIER Certification is required as detailed in Section 145-120.1.GG.
31. Provide the Village with a copy of the Liability Insurance pursuant to Section 145-120.1.HH.
32. Provide Indemnification in accordance with Section 145-120.1.II.
33. Provide proof of notification that was sent to the Town of Warwick in accordance with Section 145-120.1.PP.
34. An applicant can request in writing the waiver of application requirements that are inapplicable to their permit application as per Section 145-120.1.NN.

SEQR Process & FEAF Part 1:

35. The property is within 500 feet of New York State Route 17A/94; therefore, a referral to Orange County Planning Department for a 239 review is required.
36. A Long Form Environmental Assessment Form – Part 1 needs to be submitted for the application for the Village Board to conduct a SEQR review, Section 145-120.1.H

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer



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November 12, 2025

Village of Warwick
77 Main Street
Warwick, NY 10990

ATTN: Mayor Newhard

**RE: PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES
CAMPBELL ROAD WATERMAIN EXTENSION
Village of Warwick, ORANGE COUNTY, NY**

Dear Mayor Newhard and The Board of Trustees:

Pursuant to your request, Engineering & Surveying Properties, P.C. (EP) is pleased to submit this proposal to provide land surveying and engineering services for the design, permitting, bidding and construction oversight/inspection of a proposed watermain extension located on Campbell Road in the Village of Warwick herein referred to as the "project". It is our understanding that the approximately 400-foot watermain extension will connect an existing watermain "dead-end", located near the existing fire hydrant situated between 11 and 13 Campbell Road, with the existing watermain in Oakland Avenue (NYS Route 94). The scope of services will be performed for the **Village of Warwick**, herein referred to as the "Client". A more detailed scope of services follows:

1.0 SURVEY

- 1.1** EP will perform a boundary survey and topographic survey of the Campbell Road and NYS Route 94 Right of Way in the vicinity of the proposed watermain extension, including all visible and recorded underground utilities.
- 1.2** EP will perform a final survey as-built of the watermain extension for the Village's records.

2.0 ENGINEERING DESIGN

- 2.1** EP will prepare the necessary plans for the watermain extension including the following.
 - 2.1.1** Watermain Extension Plan
 - 2.1.2** Profiles
 - 2.1.3** Details
- 2.2** EP will prepare an Engineering Report & Specifications for the watermain extension.

3.0 PERMITTING**3.1 Orange County Department of Health (OCDH)**

3.1.1 EP will prepare the necessary application, report, specifications and plans for submission to the OCDH for watermain extension approval.

3.2 NYSDOT Highway Work Permit

3.2.1 EP will prepare necessary plans & details to submit to NYSDOT for review of the watermain connection in NYS Route 94.

3.2.2 EP will complete the necessary NYSDOT application online to obtain a NYSDOT Utility Work Permit(s). *It is noted that the Village will need to provide necessary insurance documents as required by NYSDOT.*

4.0 CONSTRUCTION**4.1 BID PHASE**

EP will prepare or perform the following documents and/or services with the intent to select a General Contractor for the construction of the project described above.

4.1.1 EP will prepare a "Bid Package" consisting of the following items necessary for solicitation of bids

4.1.1.1 Project Description and required public bid documentation

4.1.1.2 Project Specifications

4.1.1.3 Project Design Plans

4.1.2 EP will coordinate the solicitation from local contractors including the previous bidders and any additional contractors EP or the Village determines to be qualified to complete the project.

4.1.3 EP will attend one (1) "Pre-Bid Meeting" onsite with all prospective bidders.

4.1.4 EP will review and respond to all Request For Information (RFI's) prior to the bid deadline.

4.1.5 EP will prepare and issue Addenda to the Bid Package as necessary.

4.1.6 EP will review all received bids against the Project Manual and make a recommendation to the Client on the selection of a General Contractor.

4.2 CONSTRUCTION PHASE

4.2.1 EP will review and process contractor submittals required prior to installation

4.2.2 EP will provide the necessary construction inspection to ensure compliance with all approved drawings and regulations.

4.2.3 EP will review and respond to any contractor Requests for Clarification and/or Change Orders as necessary.

4.2.4 EP will review all contractor pay requests.

5.0 LIMITATIONS OF SERVICE

Engineering & Surveying Properties, P.C. will provide the above referenced scope of services subject to the following limitations:

5.1 Owner shall provide access to the premises to be surveyed.

5.2 All application and permit fees to be paid directly by the Client.

5.3 As the Surveyor & Engineer of record for this project, it is anticipated that the selected contractor may desire to utilize EP to provide construction stakeout surveying services. EP agrees that any construction stakeout surveying services provided will be the responsibility of the Contractor and not the Client.

5.4 EP agrees to make one (1) revision to the applications, plans, reports, specifications, etc. due to comments made by the Client prior to submission for permitting.

- 5.5 EP agrees to make one (1) revision to the applications, plans, reports, specifications, etc. due to comments after the permitting agency's' initial review.
- 5.6 Any additional revisions beyond what is specified above are not included and if required, will be invoiced on a time and materials basis in accordance with the attached hourly rate schedule.
- 5.7 It is noted that the watermain extension application will require up to date municipal water system pressures and flows. Hydrant flow testing may be required. EP will coordinate with the Village of Warwick to obtain this information. It should be noted that any new testing that is required and performed by EP will be invoiced on a time and materials basis in accordance with the attached hourly rate schedule.
- 5.8 All meetings and or conference calls (both in person or virtually) unless specifically included above, will be billed on a time and material basis in accordance with the attached hourly schedule.

6.0 FEES AND PAYMENTS

Invoices will be issued on a monthly basis and payment is due upon receipt. The estimate fee will serve as a not-to-exceed amount without prior written authorization from the Village of Warwick Board of Trustees.

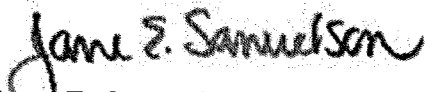
Item 1.1	Boundary Survey & Topographic Mapping	\$	5,500
Item 1.2	Final As-Built	\$	2,800
Item 2.1	Engineering Plans	\$	6,000
Item 2.2	Engineering Report	\$	3,000
Item 3.1	OCDH Watermain Extension	\$	2,000
Item 3.2	NYSDOT Utility Work Permit	\$	4,000
Item 4.1	Bid Phase	\$	7,500
Item 4.2	Construction Phase	\$	5,500

Please return the completed proposal acceptance form indicating that you authorize us to proceed and that you have read and agree with the attached copy of the Standard General Terms and Conditions of Agreement.

It is anticipated that EP will be able to commence the surveying approximately 2-4 weeks after receipt of the completed authorization form. Engineering design can commence 1-3 weeks after a completed survey. Delay in authorization of this proposal may result in a change in timeframes to commence work.

Any outstanding balance greater than 60 days will be assessed finance charges and EP reserves the right to stop all work. If work has stopped for non-payment, EP will not resume work until payment of all outstanding debt of the Client has been made in full.

Sincerely,
Engineering & Surveying Properties, PC



Jane E. Samuelson, P.E.
Chief Engineer

AUTHORIZATION FORM

I HEREBY AUTHORIZE ENGINEERING & SURVEYING PROPERTIES, PC TO PERFORM THE SCOPE OF WORK FOR THE FEES AS STATED ABOVE AND HEREBY AGREE TO ALL LIMITATIONS, TERMS AND CONDITIONS OF THE PROPOSAL.

Signer's Name (Print)_____
Signature_____
Date**CLIENT CONTACT INFORMATION:**

Please provide the responsible party's contact information below for each outlined.

Change to Proposal Scope and/or Additional Work:

Name: _____

Address: _____

E-Mail: _____

Phone: _____

Invoices (please provide desired format (paper or e-mail)):

Paper: _____

E-mail: _____

Name: _____

Address: _____

E-Mail: _____

Phone: _____

FOR EP USE ONLY_____
Client Name:_____
Project # & Name:_____
Proposal #:_____
Retainer amount required: \$_____
EP Representative name (Print)_____
EP Representative signature_____
Date

Engineering & Surveying Properties, PC

2025 Municipal Hourly Fee Schedule*

Principal	\$ 228.00 /hr
Licensed Landscape Architect	\$ 209.00 /hr
Chief Engineer	\$ 199.00 /hr
Chief Surveyor	\$ 170.00 /hr
Professional Engineer	\$ 160.00 /hr
Senior Engineer	\$ 141.00 /hr
Assistant Chief Surveyor	\$ 136.00 /hr
Senior Project Engineer	\$ 126.00 /hr
Project Engineer	\$ 112.00 /hr
Project Landscape Architect	\$ 107.00 /hr
Surveyor	\$ 107.00 /hr
Senior Draftsperson	\$ 102.00 /hr
Staff Engineer	\$ 102.00 /hr
Senior Technician	\$ 92.00 /hr
Survey Draftsperson	\$ 87.00 /hr
Staff Planner	\$ 87.00 /hr
Engineering Technician	\$ 82.00 /hr
Field Technician	\$ 82.00 /hr
Survey Technician	\$ 82.00 /hr
Administrative	\$ 50.00 /hr
1-Man Survey Field Crew	\$ 155.00 /hr
2-Man Survey Field Crew	\$ 184.00 /hr
 SWPPP Weekly Inspections	 \$ 275.00 each
 Reproduction	
24"x36"	\$ 2.10 /sheet
30"x42"	\$ 2.63 /sheet
34"x44"	\$ 3.11 /sheet
36"x48"	\$ 3.59 /sheet

* Rates are subject to change at any time.

GENERAL TERMS AND CONDITIONS OF AGREEMENT

The engagement of Engineering & Surveying Properties, P.C. (EP) by the CLIENT is under the following terms and conditions and is an integral part of the collective Agreement between the CLIENT and EP.

1. GENERAL

- 1.1. The fee estimate for the proposed Scope of Services is valid for 60 days from the date of Proposal. The hourly rate schedule is subject to change at any time by EP.
- 1.2. Payment to EP is the sole responsibility of signatory of this Agreement and is not subject to third party agreements.
- 1.3. All schedules set forth in the attached Scope of Services commence upon receipt of a signed Agreement and, if requested, a retainer. All retainer amounts will be applied to the final invoice.
- 1.4. Requests for additional services must be authorized in writing before additional work can begin. Any fee adjustment required shall be established at that time. Directives from CLIENT sent by e-mail that change EP's scope of services or increase fees must also be provided in writing as a hard copy.
- 1.5. All AutoCAD drawings, tracings, specifications, computations, survey notes and other original documents as instruments of service are and shall remain the property of EP unless otherwise provided by law or noted above. CLIENT shall not use such items on other projects without EP's prior written consent. EP shall not release CLIENT'S data to a third party without authorization.
- 1.6. Any delay, default, or termination in or of the performance of any obligation of EP under this Agreement caused directly or indirectly by strikes, accidents, acts of God, shortage or unavailability of labor, materials, power or transportation through normal commercial channels, failure of CLIENT or CLIENT'S agents to furnish information or to approve or disapprove EP's work promptly, late, slow or faulty performance by CLIENT, other contractors or governmental agencies, the performance of whose work is precedent to or concurrent with the performance of EP's work, or any other acts of the CLIENT of any other Federal, State or Local Government agency, or any other cause beyond EP's reasonable control, shall not be deemed a breach of this Agreement. The occurrence of any such event shall suspend the obligations of EP as long as performance is delayed or prevented thereby, and the fees due there under shall be equitably adjusted.
- 1.7. The obligation to provide further services under this Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. In the event of any termination, EP shall be paid for all services rendered to the date of termination, as well as for all reimbursable expenses and termination expenses.
- 1.8. It is understood that the scope of work defined in this Agreement is based on the information provided by the CLIENT. If this information is incomplete or inaccurate or if unexpected site conditions are discovered, or if additional services are required, the scope of work may change even as the work is in progress. EP shall make reasonable effort to contact the CLIENT when a change in the scope of work appears necessary, and the CLIENT, by agreeing to the change, also recognizes that the estimate of cost or contract figure may also change.

2. INVOICING AND PAYMENT

- 2.1. Invoices will be rendered monthly and become due upon receipt. Any invoice outstanding for more than 60 days after date of invoice will be subject to a charge of 2 percent per month (24 percent annual interest rate).
- 2.2. Should it become necessary to utilize legal or other resources to collect any or all moneys rightfully due for services rendered under this Agreement, EP shall be entitled to full reimbursement of all such costs, including reasonable attorney's fees, as part of this Agreement.

- 2.3. Invoice payments must be kept current for the work to continue. If the CLIENT fails to pay any invoice due to EP within 90 days of the date of the invoice, EP may, without waiving any other claim or right against CLIENT, suspend services under this Agreement until EP has been paid in full all amounts due to EP and/or any of its Consultants and Subcontractors.
- 2.4. Invoicing for out-of-pocket expenses including copying, travel, and delivery (mail, overnight, personal) shall be billed at cost.

3. WARRANTIES AND LIMITATIONS OF PROFESSIONAL LIABILITY

- 3.1. The CLIENT shall at all times indemnify and save harmless EP and its officers, agents and employees on account of any claims, damages, losses, litigation, expenses, counsel fees, and compensation arising out of any claims, damages, personal injuries, property losses and/or economic damages sustained by or alleged to have been sustained by any person or entity, to the extent caused by negligent acts, omissions or negligence of the CLIENT, its agents, employees, professional consultants or subcontractors in connection with this project unless said loss was caused solely by EP's own negligence. For any such damage on account of any error, omission or other professional negligence, the EP's liability will be limited to the fee charged but in no case shall it exceed the limits specified in the EP's general and professional liability insurance policy.
- 3.2. EP shall not be responsible for failure to perform or for delays in the performance of work, which arise out of causes beyond the control and without the fault or negligence of EP, including delinquent payment by CLIENT.
- 3.3. Boundary determinations occasionally disclose unseen or unknown conflicts between the record documents and the location of physical improvements. Upon discovery of any latent or patent ambiguity, uncertainty, or dispute disclosed by the records or by placement of the boundaries on the ground, work on the boundary survey will be suspended and you will be immediately notified. EP will present alternatives for possible resolution and any additional work required to achieve resolution will be negotiated. If you should choose to forego resolution, all work completed to date will be invoiced for payment and the project file will be archived by EP for future resolution. If you choose resolution, EP can act as your mediator, or relate conflicting information to a consultant or attorney of your choosing, so that a satisfactory resolution can be achieved. Upon resolution of said conflict, this initial agreement will be reinstated and completed in accordance with its initial terms subject to potential interim rate increases.

4. SUBSURFACE INVESTIGATIONS AND FIELD EXPLORATIONS

- 4.1. The appropriate underground utility mark-out service shall be contacted prior to performing any underground drilling, excavating, testing, etc. that are part of the Scope of Services in this agreement to verify the location of existing utilities. The CLIENT agrees to provide EP with the location of known or suspected underground utilities or subsurface structures not marked out by the mark-out service. EP shall not be responsible for damage to any undocumented or incorrectly located utilities by the surveyor.
- 4.2. EP shall not be responsible for the sampling or testing of hazardous materials unless specifically agreed to in the Scope of Services of this agreement. Further, CLIENT shall notify EP as to the presence of any known hazardous materials on-site. Should unanticipated hazardous materials be encountered EP take immediate health and safety measures and notify the CLIENT. Hazardous materials constitute a changed condition mandating a renegotiation of the scope of services and fees.
- 4.3. EP shall not be responsible for obtaining permits for working in wetland or wetland buffers or as required by local agencies for access clearing, tree removal or grading. All costs and fees for permits, permit document preparation and implementation of erosion control measures, site stabilization and restoration shall be added to the costs and fees of this agreement unless specifically agreed to in the Scope of Services of this agreement.

Towns and Villages of Orange County Drug and Alcohol Testing Agreement

Partners in Safety Inc. under the terms and conditions of this agreement shall provide drug and alcohol testing services to the Employer that meet the compliance requirements of the U.S. Department of Transportation as defined in 49 CFR Part 40 and Part 382 and your individual policy.

Complete DOT Program:

\$58.00 per Employee per year

Includes:

- All random drug tests performed by SAMSHA-certified lab
- All random alcohol tests using approved evidential breath testing device
- MS Confirmation
- Medical Review Officer service
- Specimen Collection
- Overnight shipment of specimen
- Random selection of employees
- Record Management
- Internet Resulting/Updating
- Collection Site Management
- DOT Audit Assistance
- Blind Specimen Submissions
- MIS Reports
- Monthly Billing
- Medical facility invoicing & payment processing
- Consultation with medical professionals

Additional Charges:

(Pre-employment, post-accident, reasonable cause or follow-up tests performed during normal business hours). Please note: The use of non-approved medical facilities may result in additional fees.

DOT drug test at lab or offices of Partners In Safety:	\$ 53.00 per test
DOT drug test with collection performed at an approved walk-in medical facility:	\$ 105.00 per test
Return-to-Duty/Follow-Up drug test including observed specimen collection performed at:	
• Offices of Partners In Safety:	\$ 82.00 per test
• Approved walk-in medical facility:	\$ 122.00 per test
DOT Breath Alcohol test the offices of Partners In Safety:	\$ 44.00 per test
DOT Breath Alcohol test at an approved walk-in medical facility:	\$ 68.00 per test
DOT/19A physical performed at the offices of Partners In Safety:	\$ 80.00 per person
Split Specimen Testing - re-test of positive specimen by another SAMHSA-certified lab: (only when requested by employee within 72 hours of MRO's notification)	\$ 275.00 per test
Emergency Service: (for special situations requiring urgent on-site collections or tests on nights, weekends or holidays)	\$ 185.00 per hour (minimum of 2 hours, plus the cost of the test)

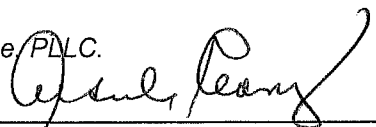
On-site medical services available upon request, minimum volume required.

Professional medical services are provided by *Partner in Safety and Medicine PLLC.*

Signature & Title _____

Client Village of Warwick NON-DOT

Date: _____



Ursula Clancy, President

Partners In Safety, Inc.

Towns and Villages of Orange County Drug and Alcohol Testing Agreement

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\$ 275.00 per test

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\$ 185.00 per hour (minimum of 2-hours, plus the cost of the test)

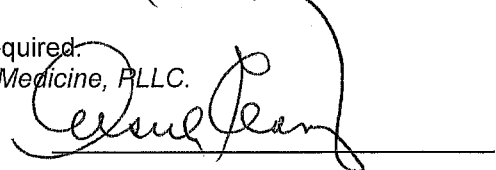
On-site medical services available upon request, minimum volume required.

Professional medical services are provided by *Partner in Safety and Medicine, PLLC.*

Signature & Title _____

Client Village of Warwick

Date: _____



Ursula Clancy, President

Partners In Safety, Inc.

Partners In Safety, Inc.

800 Route 17M
Middletown, NY 10940
845-341-0515

Invoice

Date	Invoice #
1/1/2026	4031.2026

Bill To
Village of Warwick Michael Newhard P.O. Box 369 Warwick, NY 10990

P.O. No.	Terms
	Net 30 days

Quantity	Description	Rate	Amount
11	Consortium Fee for Drug & Alcohol Program 2026 Consortium Fee	58.00	638.00
CREDIT CARD PAYMENTS ACCEPTED AT AN ADDITIONAL 3.25%		Total	\$638.00
		Balance Due	\$638.00



November 4, 2025

Hon. Michael Newhardt, Mayor
Village of Warwick
77 Main Street
P.O. Box 369
Warwick, New York 10990

Re: Maple Ave. Pump Station Improvements
Contract No. 1A – General Construction

Subj: Certified Payment Estimate No. 4A

File: 1334.019.001

Dear Mayor Newhardt:

Attached please find a copy of the fourth request for payment for Contract No. 1A (General Construction) of the Village of Warwick Maple Ave. Pump Station Improvements Project. Also enclosed are the lien waiver and release form, and payment voucher associated with this application.

At this time, we recommend that the Village of Warwick review and authorize the payment to TAM Enterprises, Inc. in the amount of \$ 23,750.00 for work completed through October 31, 2025.

Should you have any questions or comments concerning our recommendation, please do not hesitate to call our office.

Sincerely,

BARTON & LOGUIDICE, D.P.C.

Jason A. Ballard, P.E., LEED AP
Senior Associate

JAB/tlh

Attachment

Contractor's Application for Payment

Owner:	<u>Village of Warwick</u>	Owner's Project No.:	<u>1334.019.001</u>
Engineer:	<u>Barton & Loguidice</u>	Engineer's Project No.:	<u>1334.019.001</u>
Contractor:	<u>TAM Enterprises Inc</u>	Contractor's Project No.:	<u>2448</u>
Project:	<u>The Relocation of Maple Ave Booster Pump Station</u>		
Contract:	<u></u>		

Application No.:	<u>4</u>	Application Date:	<u>10/31/2025</u>
Application Period:	<u>From 10/1/2025</u>	to	<u>10/31/2025</u>

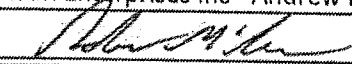
1. Original Contract Price	\$	<u>1,060,000.00</u>
2. Net change by Change Orders	\$	<u>-</u>
3. Current Contract Price (Line 1 + Line 2)	\$	<u>1,060,000.00</u>
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	<u>394,417.91</u>
5. Retainage		
a. 5% X \$ <u>394,417.91</u> Work Completed =	\$	<u>19,720.90</u>
b. 5% X \$ <u>-</u> Stored Materials =	\$	<u>-</u>
c. Total Retainage (Line 5.a + Line 5.b)	\$	<u>19,720.90</u>
6. Amount eligible to date (Line 4 - Line 5.c)	\$	<u>374,697.01</u>
7. Less previous payments (Line 6 from prior application)	\$	<u>350,947.01</u>
8. Amount due this application	\$	<u>23,750.00</u>
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$	<u>685,302.99</u>

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

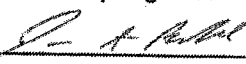
- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: TAM Enterprises Inc - Andrew McGinnis, President

Signature: 

Date: 10/30/25

Recommended by Engineer

By: 
Title: Senior Associate
Date: 11/5/2025

Approved by Funding Agency

By: _____
Title: _____
Date: _____

Approved by Owner

By: _____
Title: _____
Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: Village of Warwick
 Engineer: Barton & Loguidice
 Contractor: TAM Enterprises Inc
 Project: The Relocation of Maple Ave Booster Pump Station
 Contract:

Owner's Project No.: 1334.019.001
 Engineer's Project No.: 1334.019.001
 Contractor's Project No.: 2448

Application No.: 4 Application Period: From 10/01/25 to 10/31/25 Application Date: 10/31/25

Application Date: 10/31/25

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
1	Bonds and Insurance	\$27,000.00	27,000.00	-	-	27,000.00	100%	\$0.00
2	Submittals	\$50,000.00	25,000.00	25,000.00	-	50,000.00	100%	\$0.00
3	Mobilization / Demobilization	\$28,425.55	14,212.78	-	-	14,212.78	50%	\$14,212.77
4	Grand St. Site Preparation	\$17,643.61	6,175.26	-	-	6,175.26	35%	\$11,468.35
5	Maple Ave. Booster Station Site preparation	\$14,184.60	-	-	-	-	0%	\$14,184.60
6	Gas excavation from main to meter	\$12,067.16	-	-	-	-	0%	\$12,067.16
7	Sidewalk Prep and Installation	\$15,000.00	-	-	-	-	0%	\$15,000.00
8	C103 Assemble New Header on site, Cut in New Header, New water service across the road	\$17,431.45	-	-	-	-	0%	\$17,431.45
9	C103 Water install Dual 6" Dip to USEMCO	\$37,437.16	-	-	-	-	0%	\$37,437.16
10	C103 Proposed Drywell + 55# SDR35 Drainage installation	\$8,346.54	-	-	-	-	0%	\$8,346.54
11	Excavate, Prep Backfill for Foundation for USEMCO Building	\$14,523.08	-	-	-	-	0%	\$14,523.08
12	Foundation and Pour Slab pads SUB	\$35,000.00	-	-	-	-	0%	\$35,000.00
13	Set and complete USEMCO Building (Payment Schedule to be 50 % to be paid after approval of Submittal, 45% to be paid after successful start up with 5% retainage.)	\$490,731.70	245,365.85	-	-	245,365.85	50%	\$245,365.85
14	Strip Top Soil, Prep for Paving	\$11,999.62	-	-	-	-	0%	\$11,999.62
15	C103 Pave New Driveway	\$35,843.50	-	-	-	-	0%	\$35,843.50
16	Excavation and Backfill of PRV Valve Vault	\$16,038.00	-	-	-	-	0%	\$16,038.00
17	Installation of PRV Valve Vault, Pipe Fittings, Restoration	\$103,326.03	51,664.02	-	-	51,664.02	50%	\$51,664.01
18	Start up and testing	\$20,000.00	-	-	-	-	0%	\$20,000.00
19	Punch List Items	\$15,000.00	-	-	-	-	0%	\$15,000.00
20	Traffic and Safety	\$15,000.00	-	-	-	-	0%	\$15,000.00
21	General Field order Allowance	\$75,000.00	-	-	-	-	0%	\$75,000.00
Original Contract Totals		\$ 1,060,000.00	\$ 369,417.91	\$ 25,000.00	\$ -	\$ 394,417.91	37%	\$665,582.09
Change Orders								

Lump Sum

Contractor's Application for Payment

Owner's Project No.:	1334.019.001
Engineer's Project No.:	1334.019.001
Contractor's Project No.:	2448

Application Date: 10/31/25

Original Contract and Change Orders

SECTION 01 29 00.10

LIEN WAIVER AND RELEASE

WHEREAS, TAM Enterprises Inc hereafter called the "Undersigned," having entered into a written contract or purchase order with the Village of Warwick, hereafter call the "Owner", for the supplying of materials and/or the furnishing of labor and materials, or the furnishing of labor only for the project known as the Relocation of Maple Avenue Water Booster Station.

WHEREAS, Undersigned has requisitioned a PARTIAL/FINAL payment from the Owner pursuant to such contract or purchase order.

NOW, THEREFORE, for good and valuable consideration including the PARTIAL/FINAL payment of \$23,750.00 provided for herein, Undersigned agrees as follows:

- 1) Upon receiving payment from the Owner, the payment to which this instrument refers, Undersigned agrees not in any way to claim or file a mechanic's lien or other lien against said project, premises or any part thereof, or on the monies or other consideration due to become due for the Owner for any of the materials heretofore furnished or work or labor performed or furnished by the Undersigned. Further, the Undersigned hereby formally and irrevocably releases and waives in writing every and any lien, charges or claim of any nature whatsoever that it has, or as to which it may at any time have been entitled, up to and including the date hereof in connection with the said project, except for any unpaid retained monies unless the payment herein is payment of retainage, which lien waiver shall be for the benefit of the Owner of the Project.
- 2) The Undersigned further says that all monies due for this work which includes all labor, material, fuel, transportation and equipment, fringe benefits, pension funds, apprentice training programs, employee vacations, welfare funds, and similar funds and payments as well as all applicable sales and used taxes, royalties, commissions, permits, bonds, guarantees, insurances, licenses, or patent fees have been paid in full except as noted below. (If none write "NONE").

None

And that there are no persons in a position to have or file a lien against the above mentioned work and/or the premises on which the same is located on account of any labor or materials furnished to Undersigned or any of the Undersigned's subcontractors or suppliers.

- 3) Undersigned agrees that the lien waiver appearing in Paragraph "1" hereof shall be deemed to be in compliance with the Lien Law of the State of New York.
- 4) Undersigned agrees that any of its subcontractors or suppliers being entitled to any of the proceeds of the within payments have been paid except as noted below. (If none write "NONE").

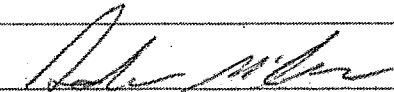
None

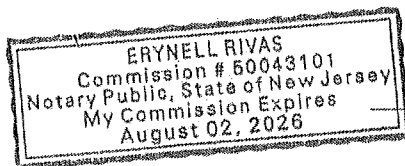
- 5) Furthermore, Undersigned hereby formally and irrevocably releases and waives any rights to make a claim upon any labor and material payment bond issued to the Owner, for this project on account of the labor, services, materials, fixtures or supplies heretofore furnished to this date by the Undersigned for the said project.
- 6) Furthermore, Undersigned hereby formally and irrevocably releases the Owner from all claims of liability, loss or damage to the Undersigned except as noted otherwise herein for anything furnished or performed in connection with, relating to or arising out of the contract or out of the work covered by said contract, including, but not limited to, all claims for extra work, labor or materials, delays or increased costs due to changed conditions, loss of efficiency or productivity, non-sequential work operations, delays, acceleration, suspension of work, and for any prior act, neglect or default on the part of the Owner, or any of its officers, agents or employees in connection therewith, up to and including the date of this waiver, except for any unpaid retained monies.
- 7) The Undersigned further acknowledges that neither the aforesaid payment nor acceptances by the Owner, of the work covered by the aforementioned contract and/or purchase order shall in any way or manner operate as, or constitute a release or waiver of the Undersigned's obligations, undertaking or liabilities under said contract or purchase order or in any way affect or limit the same.

This Agreement shall run to the benefit of the Owner, its successors and assigns; signed and dated this 30th day of October, 2025.

AMOUNT OF THIS

PARTIAL/FINAL PAYMENT: \$ \$23,750.00





Office/Authorized Signature
Andrew McGinnis / President

Printed Name and Title

Sworn to before me this 30th day of October, 2025.



Notary Public

END OF SECTION

.....

November 10, 2025

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

Re: Warwick Village Well #3 Water Treatment Plant
General Contract Payment Application #13

Dear Mayor Newhard and Board of Trustees:

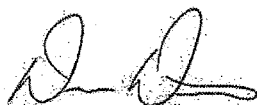
Please let this letter serve as background for the above-mentioned payment application.

We have reviewed the Application for Payment #13 from TAM Enterprises, Inc for the Warwick Village Well #3 Water Treatment Plant project. As of October 31, 2025, 70% of the well control systems have been installed.

We recommend the approval of the payment of \$93,638.65. The balance amount to close the project, including retainage, is \$336,657.46.

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

Very truly yours,



Darren D. Doetsch, PE
Vice President

DDD/AB/lk
Enc.

G:\Shared Drives\Engineering\Warwick (V)\248101 - Well 3 WTP Construction Management\03 - Construction\Pay Apps\GC\Pay App #13\20251110 Letter To Board Pay App 13.Docx



AIA® Document G702® - 1992

Application and Certificate for Payment

TO OWNER: Village of Warwick
77 Main Street
Warwick, NY

PROJECT: Village of Warwick - Well #3 WTP

APPLICATION NO: 013

Distribution to:

FROM TAM enterprises Inc.

VIA Pitingaro & Doetsche Consulting Engineers
P.C.

PERIOD TO: October 31, 2025

OWNER: []
ARCHITECT: []

CONTRACT FOR: General Construction

CONTRACTOR: []

CONTRACT DATE: N/A

FIELD: []

CONTRACTOR: 114 Hartley Rd.
Goshen, NY 10924

ARCHITECT: 20 Industrial Drive
Middletown, NY 10941

PROJECT NOS: 2431 / /

OTHER: []

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703®, Continuation Sheet, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents; that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM.....

1,196,000.00

2. NET CHANGE BY CHANGE ORDERS.....

50.00 CONTRACTOR:

3. CONTRACT SUM TO DATE (Line 1 + 2).....

51,196,000.00

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....

5904,571.10

5. RETAINAGE:

a. 5.00% of Completed Work

(Column D + E on G703: 5904,571.10) = \$45,228.56

b. 5.00% of Stored Material

(Column F on G703: 50.00) = 50.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703).....

50.00

By:

State of:

County of:

New Jersey

Bergen

Date:

11/7/25

Subscribed and sworn to before

me this

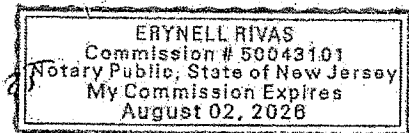
Notary Public:

My Commission

expires:

Erynell Rivas

08-02-2026



6. TOTAL EARNED LESS RETAINAGE.....

(Line 4 Less Line 5 Total)

5859,342.54

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....

(Line 6 from prior Certificate)

765,703.90

8. CURRENT PAYMENT DUE.....

593,638.65

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

5336,657.46

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....

593,638.65

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order		0.00

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA® Document G703® – 1992

Continuation Sheet

AIA Document G702¹, Application and Certification for Payment, or G732², Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

Village of Warwick - Well #3
WTP

APPLICATION NO:

013

APPLICATION DATE:

10-31-2025

PERIOD TO:

October 31, 2025

ARCHITECT'S PROJECT NO:

Pittingaro & Doetsch

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			% (G+C)		
1	Bonds and Insurance	29,900.00	29,900.00	0.00	0.00	29,900.00	100.00%	0.00	1,495.00
2	Submittals	50,700.00	48,165.00	0.00	0.00	48,165.00	95.00%	2,535.00	2,408.25
3	Mobilization/Demobilization	22,183.00	11,091.50	0.00	0.00	11,091.50	50.00%	11,091.50	554.58
4	Demolition of Existing Treatment Building and Well Pump	51,047.00	51,047.00	0.00	0.00	51,047.00	100.00%	0.00	2,552.35
5	Furnish and Install a new treatment building with drainage foundation floor walls roof windows doors and all other items specified	267,460.00	267,460.00	0.00	0.00	267,460.00	100.00%	0.00	13,373.00
6	Furnish and Install proposed well pump radar level sensor VFD and control panel. Electrical connections by others	140,810.00	0.00	98,567.00	0.00	98,567.00	70.00%	42,243.00	4,928.35
7	Furnish and Install SCADA panel and system.	34,602.00	0.00	0.00	0.00	0.00	0.00%	34,602.00	0.00
8	Furnish and Install UV system and appurtenances.	85,294.00	76,764.60	0.00	0.00	76,764.60	90.00%	8,529.40	3,838.23
9	Furnish and Install an 80-kw natural gas generator with weather enclosure and compatible ATS including natural gas piping. Electrical Connections by others	57,890.00	46,312.00	0.00	0.00	46,312.00	80.00%	11,578.00	2,315.60
10	Furnish and Install a chemical injection system	26,275.00	25,555.60	0.00	0.00	25,555.60	97.26%	719.40	1,277.78
11	Furnish and Install cartridge filter housings	86,198.00	77,578.20	0.00	0.00	77,578.20	90.00%	8,619.80	3,878.91
12	Furnish and Install a flow meter turbidity analyzer	101,585.00	76,188.75	0.00	0.00	76,188.75	75.00%	25,396.25	3,809.44

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G+C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	chloriner esidual analyzers chart recorders pressure gauges a pressure transmitter and all other instrumentation specified								
13	Furnish and Install a mini split system electrical unit heaters and an exhaust fan and louver.	23,953.00	21,557.70	0.00	0.00	21,557.70	90.00%	2,395.30	1,077.88
14	Furnish and Install a ductile iron pipe and fittings.	64,354.00	54,700.90	0.00	0.00	54,700.90	85.00%	9,653.10	2,735.04
15	Furnish and Install a shower and eyewash station combination unit	6,190.00	5,571.00	0.00	0.00	5,571.00	90.00%	619.00	278.55
16	Furnish and Install ADA compliant bathroom	12,176.00	0.00	0.00	0.00	0.00	0.00%	12,176.00	0.00
17	Furnish and Install all water supply piping and drainage piping	7,208.00	2,883.20	0.00	0.00	2,883.20	40.00%	4,324.80	144.16
18	Start-up	10,350.00	0.00	0.00	0.00	0.00	0.00%	10,350.00	0.00
19	Punch List	10,350.00	0.00	0.00	0.00	0.00	0.00%	10,350.00	0.00
20	Close out	7,475.00	0.00	0.00	0.00	0.00	0.00%	7,475.00	0.00
21	Stated Allowance for Unforeseen Items	100,000.00	11,228.65	0.00	0.00	11,228.65	11.23%	88,771.35	561.43
22	CO#1 Excavation Existing Valves (7,050.70)	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
23	CO#2 Labor and Materials Reinforce and pour footing 24x10 Basement Wall (4,177.95)	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	1,196,000.00	806,004.10	98,567.00	0.00	904,571.10	75.63%	291,428.90	45,228.55

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Name of Claimant: TAM Enterprises, Inc
Name of Customer: TAM Enterprises, Inc
Job Location: Well #3 WTP

Owner: Village of Warwick
Date Through: October 31, 2025

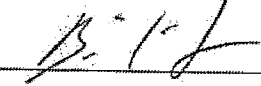
Exceptions: _____

Unconditional Waiver and Release Signature

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed above, the Releases or Waivers of Lien attached hereto, include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of work, labor or services who have or may have liens or encumbrances or the right to assert fees or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

The claimant has received the following progress payment: \$765,703.90

The current payment amount is: \$93,638.65

Claimant's Signature: 

Claimant's Title: Vice President

Date of Signature: 11/7/25

November 11, 2025

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

Re: Warwick Village Well #3 Water Treatment Plant
Electrical Contract Payment Application #3

Dear Mayor Newhard and Trustees:

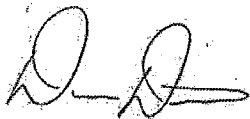
Please let this letter serve as background for the above-mentioned payment application.

We have reviewed the Application for Payment #3 from Joseph Warren Electrical, LLC for the Warwick Village Well #3 Water Treatment Plant project. As of October 31, 2025, the proposed electrical service, load center, disconnects, and a portion of the electrical connections have been installed. Materials are stored for the electrical service, generator, and other electrical components.

We recommend the approval of the payment of \$19,275.50. The balance amount to close the project, including retainage, is \$50,124.50.

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

Very truly yours,



Darren D. Doetsch, PE
Vice President

DDD/AB

G:\Shared Drives\Engineering\Warwick (V)\248101 - Well 3 WTP Construction Management\03 - Construction\Pay Apps\EC\Pay App #3\20251111 Letter To Board Pay App 3.Docx

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Page ___ of ___ pages

TO: Village of Warwick
77 Main Street, Warwick,Well #3 Water Treatment
1648 NY-17A
Warwick, NYAPPLICATION NO.: 3
PERIOD TO: 11/12/2025
PROJECT NOS.: 218101Distribution to:
Village of Warwick
P & D EngineersFROM: Joseph Warren Electrical, LLC
14 W. Lake Road, Warwick, NY 10980

VIA ARCHITECT:

CONTRACT DATE: Sep-24

LENDER

P.O. NUMBER:

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

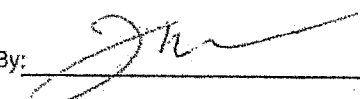
Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM..... \$ 99,800.00
2. Net Change By Change Orders..... \$ -
3. CONTRACT SUM TO DATE..... \$ 99,800.00
4. TOTAL COMPLETED & STORED TO DATE..... \$ 52,290.00
(Column G on Form G703)
5. RETAINAGE:
- a. 5 % of Completed Work \$ 2,614.50
(Columns D + E on G703)
- b. % of Stored Material \$ -
(Column F on G703)
- Total Retainage (Line 5a + 5b or
Total in Column I of G703)..... \$ 2,614.50
6. TOTAL EARNED LESS RETAINAGE..... \$ 49,675.50
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate)..... \$ 30,400.00
8. CURRENT PAYMENT DUE..... \$ 19,275.50
9. BALANCE TO FINISH, PLUS RETAINAGE
(Line 3 less Line 6) \$50,124.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ -	\$ -
Total approved this Month	\$ -	\$ -
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$ -	\$ -

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: 

Date: 11/12/25

Subscribed & sworn to before me
This 12th day of November 12, 2025
Notary Public - Linda A. Kump
My Commission Expires 12-3-28
LINDA A. KUMP

CERTIFICATE FOR PAYMENT NOTARY PUBLIC-STATE OF NEW YORK

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Architect certifies that the Owner that the Work has been completed in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 19,275.50

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application and on the Continuation Sheet that changed to conform to the amount certified.)

ARCHITECT: P & D Consulting Engineers

By: 

Date: 11/12/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under the Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

Page 2 of

3

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column "I" on Contracts where variable retainage for line items may apply.

APPLICATION NO.:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO.:

A	B	C	D	E	F	G		H	I
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%	BALANCE TO FINISH (C-G)	RETAINAGE (may vary)
			ON PREVIOUS APPLICATION	THIS PERIOD THIS PERIOD					
			(D + E)						
1	Mobilization/ Demobilization	5,500.00	2,750.00			2,750.00	50%	2,750.00	137.50
2	Demo existing electrical service & de	2,500.00	2,500.00			2,500.00	100%	-	125.00
3	Furnish & Install a new electrical serv	24,200.00	7,260.00	4,840.00	12,100.00	24,200.00	100%	-	1,210.00
4	Furnish & Install interior & exterior lig	7,400.00	0.00			0.00	0%	7,400.00	-
5	Furnish & Install all switches & recept	4,600.00	0.00			0.00	0%	4,600.00	-
6	Furnish & Install 1 400 Amp, 3 phase	5,900.00	0.00	2,950.00		2,950.00	50%	2,950.00	147.50
7	Furnish & Install proposed electrical c	7,300.00	0.00	7,300.00		7,300.00	100%	-	365.00
8	Furnish & Install all electrical connect	12,100.00	0.00	3,200.00	1,210.00	4,410.00	36%	7,690.00	220.50
9	Furnish & Install wire & conduit from t	10,300.00	3,090.00	2000	3,090.00	8,180.00	79%	2,120.00	409.00
10	Stated allowance for unforeseen	20,000.00	0.00	0		0.00	0%	20,000.00	-
11						0.00	0%		-
12						0.00	0%		-
13						0.00	0%		-
14						0.00	0%		-
15						0.00	0%		-
16						0.00	0%		-
17						0.00	0%		-
18						0.00	0%		-
19						0.00	0%		-
20						0.00	0%		-
21						0.00	0%		-
22						0.00	0%		-
23						0.00	0%		-
24						0.00	0%		-
25						0.00	0%		-
26						0.00	0%		-
	TOTAL	99,800.00	15,600.00	20,290.00	16,400.00	52,290.00	52%	47,510.00	2,614.50

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

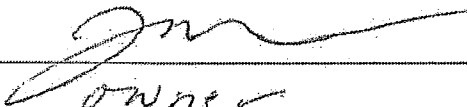
Name of Claimant: Joseph Warren Electrical, LLC
Name of Customer: VOW Well site #3
Job Location: _____
Owner: Warwick NY 10950
Date Through: Village of Warwick
NOR 12, 2025
Exceptions: _____

Unconditional Waiver and Release Signature

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed above, the Releases or Waivers of Lien attached hereto, include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of work, labor or services who have or may have liens or encumbrances or the right to assert fees or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

The claimant has received the following progress payment: \$ 30,400.00

The current payment amount is: \$ 19,275.50

Claimant's Signature: 

Claimant's Title: Owner

Date of Signature: 11/12/25

RECEIVED

NOV 05 2025

VILLAGE OF WARWICK
CLERK'S OFFICE

Christine Foy Stage
PO Box 134
Warwick, New York 10990
845-325-3244

November 5, 2025

Warwick Village Board
Warwick, New York 10990

Re: Salvation Army

Dear Village Trustees,

Once again this year the Warwick Lions Club would like to ring bells for the Salvation Army in front of Akin's Store. We are looking to do this on December 6, 7 and 14 from 10:00 am to 4:00 pm.

Thank you for your consideration.

Very truly yours,

Christine F. Stage

Christine Foy Stage

OFFICE USE ONLY		
☐ Original	☐ Amended	Date _____

RECEIVED

NOV 04 2025

49

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

VILLAGE OF WARWICK
CLERK'S OFFICE

1. Date Notice Sent: 11/04/2025 1a. Delivered by: Email

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

☒ New Application ☐ Removal ☐ Class Change

For premises in the City of New York:

☐ New Application ☐ New Application and Temporary Retail Permit ☐ Renewal ☐ Alteration ☐ Removal

☐ Class Change ☐ Method of Operation ☐ Corporate Change

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: VILLAGE OF WARWICK

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): _____ Expiration Date (if applicable): _____

5. Applicant or Licensee Name: MMAK CONCEPTS LLC

6. Trade Name (if any): _____

7. Street Address of Establishment: 13 FORESTER AVENUE

8. City, Town or Village: WARWICK, NY Zip Code: 10990

9. Business Telephone Number of applicant/ Licensee: (917)716-7596

10. Business E-mail of Applicant/Licensee: MICHAEL.ECONOMOS@YAHOO.COM

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ☒ Full Food menu; full kitchen run by a chef/cook ☐ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Restaurant (full kitchen and full menu required)

☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke

14. Method of Operation: (check all that apply) ☒ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): JAZZ, ACOUSTIC

☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel

☐ Other (specify): _____

15. Licensed Outdoor Area: ☐ None ☒ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure
(check all that apply) ☐ Sidewalk Cafe ☐ Other (specify): _____

OFFICE USE ONLY		
☐ Original	☐ Amended	Date _____

16. List the floor(s) of the building that the establishment is located on: **1ST FLOOR, 2ND FLOOR & BASEMENT**
17. List the room number(s) the establishment is located in within the building, if appropriate: _____
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☐ Yes ☒ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:

Name Serial Number
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (If YES, SKIP 23-25) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: **13 FORESTER LLC**
23. Building Owner's Street Address: **PO BOX 600**
24. City, Town or Village: **WARWICK** State: **NEW YORK** Zip Code: **10990**
25. Business Telephone Number of Building Owner: **(845)986-4111**

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

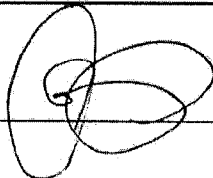
26. Representative/Attorney's Full Name: **MICHAEL KELLY**
27. Representative/Attorney's Street Address: **136 WAVERLY ROAD**
28. City, Town or Village: **SCARSDALE** State: **NEW YORK** Zip Code: **10583**
29. Business Telephone Number of Representative/Attorney: **(914)740-3580**
30. Business E-mail Address of Representative/Attorney: **KELLYMLK136@GMAIL.COM**

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: **MICHAEL KELLY** Title: **AUTHORIZED REPRESENTATIVE**

Principal Signature: _____



**AGREEMENT FOR REPAYMENT OF WATER AND SEWER CHARGES
BETWEEN THE VILLAGE OF WARWICK AND THE
OWNER AT 43 NORTH LYNN ST. WARWICK, NY 10990**

Account # 512500-0
BILLING CYCLE 1

This Agreement made as of _____ 2025, by and between the Village of Warwick,
with an address at 77 Main Street, Warwick, New York (hereinafter the "Village")

and

43 North Lynn St. Warwick, NY 10990.

WHEREAS the Owner of real property located at 43 North Lynn St., Warwick New York 10990, being also designated as Section 206, Block 01, Lot 83 on the tax map of the Village of Warwick, County of Orange, State of New York (hereinafter the "Property") which receives municipal central water and sewer service from the Village of Warwick; and

WHEREAS, as of the date hereof, the Owner owes THREE THOUSAND TWO HUNDRED AND SEVEN DOLLARS WITH FORTY-NINE CENTS (\$3207.49) in municipal central water and sewer service charges; and

WHEREAS, the Owner has claimed a related hardship in regard to the said charges and wishes to enter into an agreement for repayment of water and sewer charges.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The Owner acknowledges that the entire amount of \$ 3207.49 is currently due and payable; and

2. The Owner agrees to pay the said in **quarterly installments of \$200.47** and the Village agrees to accept such payments in full satisfaction of the outstanding bill. The Owners acknowledge that the agreement for installment payments is a grace period only for outstanding payments, and that the Owners must keep current on all future water and sewer bills while making installment payments.

3. It is agreed between the Village and the Owner that the Owner may pay the entire amount due hereunder at any time and thereby discharge its liability for such payments. Provided, however, that no partial payments shall be accepted by the Village; and payments must be made by the Owners either in the quarterly payments prescribed hereunder or in tender of the entire amount due hereunder.

4. In order to accept the said repayment installments, the Village shall establish an installment plan on the existing account with a quarterly sewer installment of \$81.43 and water

installment of \$119.04 for the payment of the \$200.47 bill. Ongoing water and sewer charges will continue to be billed from the Owners' existing account as well.

5. The Owners shall pay the sum of **\$200.47** (constituting the sewer installment of \$81.43 and the water installment of \$119.04) to the Village each quarter in addition to such bill for current water and sewer usage as may be due. Subsequent payments shall be billed on the 1st day of the month in the months of February, May, August, and November. Bills will be due by the 1st day of the month in the months of February, May, August, and November.

6. The repayment installments shall be subject to all fees and procedures as all water accounts in the Village of Warwick except that any fees or penalties shall only be assessed based on failure to timely make the individual quarterly payment then due or outstanding, not based on the entire balance of the repayment. The fees and procedures shall include, but not be limited to, the following:

- a. A 5% late fee shall be assessed against all payments thirty (30) days past due.
- b. An additional 3% late fee shall be assessed against all payments sixty (60) days past due.
- c. 15 days after the 60-day late fee notice, a shut off notice will be placed on the door of 43 North Lynn Street, Warwick, New York.
- d. In the event water service is shut off, a \$100.00 shut off/reconnect fee will be assessed against the account.
- e. 10 days after the shut off notice is sent; water service will be shut off until the balance is paid by cash or bank check including all late fees and other charges associated with the late payment.
- f. The remaining balance will be relevied onto the yearly Village Taxes if not paid.

7. In the event that the Property is sold, or title is otherwise transferred or conveyed, the outstanding balance on the account including repayment installments must be paid in full at the time of closing or such transfer or conveyance.

8. **VILLAGE POLICY IF THIS AGREEMENT IS NOT SIGNED AND RETURNED WITHIN THIRTY (30) DAYS.** In the event that the Owners fail to return a properly executed copy of this Agreement to the Village Clerk within thirty (30) days after such Agreement was mailed or otherwise provided to the Owners, the Owners shall be deemed to have irrevocably rejected the Agreement.

THE VILLAGE OF WARWICK

OWNER

By: Michael Newhard, Mayor

STATE OF NEW YORK)
) S.S.:
COUNTY OF ORANGE)

On the ____ day of _____, in the year 20__ before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in her capacity, and that by his signature on the instrument the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
) S.S.:
COUNTY OF ORANGE)

On the ____ day of _____, in the year 20__ before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in her capacity, and that by his signature on the instrument the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

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NOV 07 2025

VILLAGE OF WARWICK
CLERK'S OFFICE

MICHAEL VERNIERI

Certified Public Accountant

9 Oakland Avenue
P.O. Box 630 Warwick, NY 10990
(845) 986 - 7636

Michael Vernieri, CPA
Diane Scocozza

255 Greenwich Avenue
Goshen, NY 10924

Michael Newhard, Mayor
Village of Warwick
77 Main Street
P.O. Box 369
Warwick, NY 10990

I have examined the books and records of the Village of Warwick – Justice Court as of May 31, 2025 in order to provide an internal audit to comply with section 2019-a of the Uniform Justice Court Act.

The annual audit checklist is enclosed with this report.

I have found that all reporting and record keeping is being completed in a timely manner and the reports are in compliance with New York State requirements. There were no major record keeping deficiencies discovered in this fiscal year.



October 31, 2025

Appendix 9 – Annual Audit Checklist

CHECKLIST FOR INITIAL REVIEW OF JUSTICE COURT RECORDS

Cash Receipts Book

YES **NO**

- ▶ Are pre-numbered receipt forms issued for all collections? ☒ ☐
- ▶ Are duplicate copies kept for court records? ☒ ☐
- ▶ Are receipts recorded up-to-date? ☒ ☐

Last Recorded Receipt: # 39122

Date *Amount*
05/30/25 \$ 163.00

- ▶ Is the receipt book maintained in a manner to identify date received, payer, and the amount of fines, fees, bail and other categories of collection? ☒ ☐
- ▶ Are deposits identified? ☒ ☐
- ▶ Are duplicate deposit slips kept for court records? ☒ ☐
- ▶ Do deposit amounts agree with cash receipt amounts? ☒ ☐
- ▶ Are deposits made within 72 hours of collection? ☒ ☐
- ▶ Are deposits recorded up-to-date? ☒ ☐

Last Recorded Deposit:

Date *Amount*
05/31/25 \$ 636.00

- ▶ Is the receipt book totaled and summarized at the end of each month ☒ ☐

Last Month Totaled and Summarized: MAY 2025

Cash Disbursements Book

YES **NO**

- ▶ Are pre-numbered checks used for all disbursements other than petty cash? ☒ ☐
- ▶ Are all checks signed by the Justice? ☒ ☐
- ▶ Are canceled checks returned with bank statements and kept for court records? ☒ ☐
- ▶ Are checks recorded up-to-date? ☒ ☐

Last Recorded Check : # 1137

Date *Amount*
05/01/25 \$ 16,251.00

Bank Reconciliations**YES NO**

- Are bank accounts reconciled promptly after bank statements are received?

☒*Last Bank Reconciliation for Each Bank Account:**Date Performed*
06/03/25*Month Ending*
MAY 2025**Additional Supporting Records****YES NO**

- Is a list of bail maintained?
- Is a record of uncollected installment payments maintained?

☒☐☒☐**Dockets and Case Files****YES NO**

- Are separate dockets maintained for various classification of cases, such as Vehicle and Traffic, Criminal, Civil and Small Claims?
- Are case files maintained for all cases?
- Are indexes maintained for all cases?
- Do dockets for disposed cases appear to be complete?
- Do dockets for disposed cases agree with amounts reported?

☒☐☒☐☒☐☒☐☒☐**Accountability****YES NO**

- Is accountability determined at the end of each month?
- Do accountability amounts agree with bank reconciliations and supporting information?

☒☐☒☐*Last Determination of Accountability:**Date Performed*
06/03/25*Month Ending*
MAY 2025**Reports to Division of Criminal Justice Services****YES NO**

- Are reports made timely to the Division of Criminal Justice Services?
- Has the court received any notices regarding late reporting?
If yes, why were reports late and what corrective actions were taken.

☒☐☐☒

Reports to Justice Court Fund**YES NO**

- ▶ Are monthly reports made timely to the Justice Court Fund? ☒ ☐
- ▶ Do reported amounts agree with cash receipt and disbursement books? ☒ ☐
- ▶ Do reported amounts agree with docket dispositions and case files? ☒ ☐

*Last Report Submitted -**Month Ending*
05/31/25*Date*
06/03/25*Amount*
\$ 13,991.00

- ▶ Has the court received any notices regarding late reporting? ☐ ☒
- If yes, why were reports late and what corrective actions were taken?

Reporting to Department of Motor Vehicles - TSLE&D Program**YES NO**

- ▶ Is information reported timely to TSLE&D? ☒ ☐
- ▶ Has the court received any notices regarding late reporting? ☐ ☒
- If yes, why were reports late and what corrective actions were taken?

- ▶ Are reports from TSLE&D to the court maintained and utilized? ☒ ☐
- Last TSLE&D Report Available:* *Date* 06/03/25

- ▶ How many cases are shown as pending in the last TSLE&D report? 123
- Is the number of pending cases reasonable? ☒ ☐

 → How many cases are shown as pending for more than 90 days? 25

 → What actions have been taken to dispose of these cases?
 COURT DATES, SUSPENSIONS, AND WARRANTS ARE USED TO
 DISPOSE OF CASES.

Overall EvaluationGOOD



KENNEDY COMPANIES

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

RECEIVED

NOV 12 2025

VILLAGE OF WARWICK
CLERK'S OFFICE

November 11, 2025

Mayor Newhard and Members of the Board of Trustees
Village of Warwick
77 Main Street
Warwick, NY 10990

Dear Mayor Newhard and Members of the Board:

We are seeking approval to convert unused and unfinished office space at our property located at 8 Forester Avenue in the Village of Warwick into a two-bedroom, one-bathroom apartment.

The building was originally constructed as a residential home, and we believe that converting the third floor back into residential use represents its highest and best use at this time. Our initial intention is to have family members occupy the apartment; however, it could also serve as a market-rate rental unit in the future.

As the building currently contains a mixed use of two offices and six apartments, the proposed conversion would be consistent with the existing use pattern and enhance the overall utilization of the property.

We respectfully request that the Board consider and approve this proposed change of use so that we may fully and appropriately utilize our property.

Sincerely,
Warwick LLC

Robert M. Kennedy III
Member

Village of Warwick – Village Board
77 Main Street, PO Box 369
Warwick, New York 10990
Tel: (845) 986-2031, ext. 3
Email: clerk@villageofwarwick.org

Dear Applicant:

In order for the Village Board to adequately review your application, the following items must be received by the Village Clerk ***no later than 4:00 pm, 5 days prior to the regularly scheduled Village Board meeting. If all items are not received by this deadline, the application will be considered incomplete and will not be reviewed.***

1. Project Cover Letter
2. Completed Application
3. Completed Checklist
4. 2 collated sets of the Site Plan submitted to the Village of Warwick Planning Board
 - a. (1) full size set, (1) -11"x17" reduced set, and entire submittal emailed to clerk@villageofwarwick.org in pdf format) bearing the signature and seal of a NYS licensed land surveyor or professional engineer
5. Itemized response to any prior review comments
6. Application Fee
7. Escrow Deposit for Consultant Review - **Amount to be set by the Village Board*
Review of the application will not 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 Village Board.

Per Village Code Chapter 145-161 Application Procedure – Special Use Permits

An applicant for a Special Use Permit shall, simultaneously with the filing of any application with the Village Board, file an application for Site Plan approval with the Village Planning Board, together with appropriate plans, drawings and fees for Site Plan review.

Before the Village Board shall give any consideration to or review of the application for such Special Use Permit, the Village Planning Board shall refer said Site Plan Development application to the Architectural and Historic District Review Board (AHDRB).

For the full application process and information on Special Use Permits, please review the Zoning Code of the Village of Warwick <https://ecode360.com/WA0539/document/752979791.pdf>

VILLAGE OF WARWICK VILLAGE BOARD
APPLICATION FOR SPECIAL USE PERMIT
(EXCLUDING WIRELESS COMMUNICATION FACILITIES)

Contents:

1. Informational Letter
2. Application for Special Use Permit
3. Checklist

Other Relevant Information:

1. Visit www.villageofwarwick.org for:
 - a. Village Board Meeting Dates
 - b. Code of the Village of Warwick:
<https://ecode360.com/WA0539>
 - c. Zoning Code of the Village of Warwick:
<https://ecode360.com/WA0539/document/752979791.pdf>
 - d. Zoning & Historic Districts Maps:
<https://ecode360.com/WA0539/document/752979789.pdf>
 - e. Schedule of Fees:
<https://villageofwarwick.org/village-of-warwick-fees/>

Village of Warwick – Village Board
77 Main Street, PO Box 369
Warwick, New York 10990
Tel: (845) 986-2031, ext. 3
Email: clerk@villageofwarwick.org

OFFICE USE ONLY:

Date Received: _____

App. Fee Received: _____

Escrow Received: _____

APPLICATION FOR SPECIAL USE PERMIT

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

1. Project Name Warwick LLC - 3rd Floor Renovation and Change of Use

2. Tax map designation: Section 207 Block 3 Lot 3

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

4. Is the property located in the Historic District? Yes X No _____

**Per 145-161 - All Special Use Permit Applications - Before the Village Board shall give any consideration to or review of the application for such Special Use Permit, the Village Planning Board shall refer said Site Plan Development application to the Architectural and Historic District Review Board (AHDRB).*

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

5. Type of Existing Use: Office/mixed use

6. Proposed Type of Use: Apartment/mix use

7. Circle Applicable Categories for Project's Proposed Use: P* C* S* P

8. Proposed Project's Use Group(s): P, j

9. Proposed Project's Special Conditions: 145-120 **last column in Table of General Use Requirements*

10. Per Article III Use Regulations of the Village of Warwick Zoning Code, Table of General Use Requirements, does the project additionally require:

• Conditional Use Permit: Yes / No

**If 'yes' applicant must complete a Conditional Use Permit Application with the Planning Board.*

**Applicants to review ARTICLE XI Conditional Use Review and Approval & Article XII Conditional Use & Special Use Permit Use Standards.*

• Special Use Permit: Yes / No

**If 'yes' applicant must complete this Special Use Permit Application*

**Applicants to review Article XII Conditional Use & Special Use Permit Use Standards.*

11. **Application Fee(s)**, payable to the Village of Warwick, submitted as separate checks with the application:

• Application Fee for Special Use Permit Application: \$200.00 Check # ✓
Check # 1466

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

• Escrow Fee: **Amount to Be Determine by Village Board* Check # _____

13. Applicant's Name Warwick LLC Phone 845-986-4111
Address 8 Forester Ave., 2nd Floor, Warwick, NY 10990 Email rmk@kennedycoinc.com
(Street Number & Name) (Post Office) (State) (Zip Code)

Owner's Name Warwick LLC Phone 845-986-4111
Address 8 Forester Ave., 2nd Floor, Warwick, NY 10990 Email rmk@kennedycoinc.com
(Street Number & Name) (Post Office) (State) (Zip Code)

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

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

Attorney's Name _____ Phone _____
Address _____ Email _____
(Street Number & Name) (Post Office) (State) (Zip Code)

Meeting Notification Name _____ Phone _____ Email _____

14. Total acreage .62 Number of lots 1

15. This application is for the use and construction of 3rd Floor, 2-bedroom apartment

16. Is any variance from Article IV Bulk Requirements requested? Yes No

If so, for what? _____

17. Has the Zoning Board of Appeals granted any variance concerning this property? Yes / No

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

18. Estimated area of disturbance None

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.

Robert M. Kennedy - Member
Richard W Kennedy - Member
COUNTY OF Orange
STATE OF New York SS:

I, Robert M. Kennedy, 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 Robert M. Kennedy

10th Day of November 2025

Title Member

Kim Alyse Gratzel

Notary Public

KIM ALYSE GRATZEL

NOTARY PUBLIC-STATE OF NEW YORK

No. 01GR6396883

Qualified in Orange County

My Commission Expires 08-26-2027

PROXY STATEMENT (Completion required ONLY if applicable)

COUNTY OF _____
STATE OF _____ SS:

_____, being duly sworn, deposes and says that he resides
at _____ in the County of _____ and
(Owners Address)
State of _____.

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

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

Sworn before me this _____
Day of _____ 20____

Owner's or Official's Signature _____

Notary Public

**VILLAGE OF WARWICK VILLAGE BOARD
SPECIAL USE PERMIT CHECKLIST**

The following items shall be submitted with a completed checklist to the Village Clerk at least 5 days prior to the Village Board Meeting before consideration for being placed on a Village Board agenda.

INITIAL SUBMISSION

- ☐ _____ Project Cover Letter, including a narrative describing the existing and proposed use(s) of the property.
- ☐ _____ Completed Application for a Special Use Permit
- ☐ _____ Special Use Permit Application fee payable to the Village of Warwick. The memo on the application fee check must indicate the project name and type of payment.
- ☐ _____ Copy of the completed Application for Preliminary / Final Site Plan Approval / Amendment to Approved Site Plan that was submitted to the Planning Board for this project, including all items listed on the Site Plan Application Checklist.
- ☐ _____ Two collated sets of the Site Plan submitted to the Planning Board ((1) full size set, (1) 11"x17" reduced set, and entire submittal emailed to clerk@villageofwarwick.org in pdf format) bearing the signature and seal of a NYS licensed land surveyor or professional engineer.

SUBSEQUENT SUBMISSIONS

Subsequent submissions shall include a cover letter with itemized responses to the Village Board's review comments.

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 Planning 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
- Copy of all offers of cession, covenants, deed restrictions, and easements in effect or proposed.

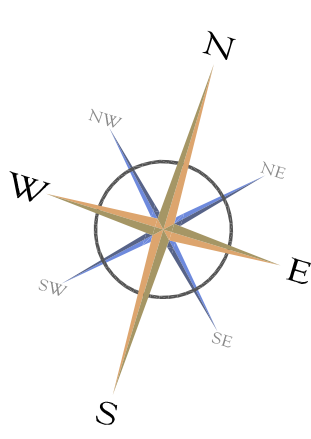
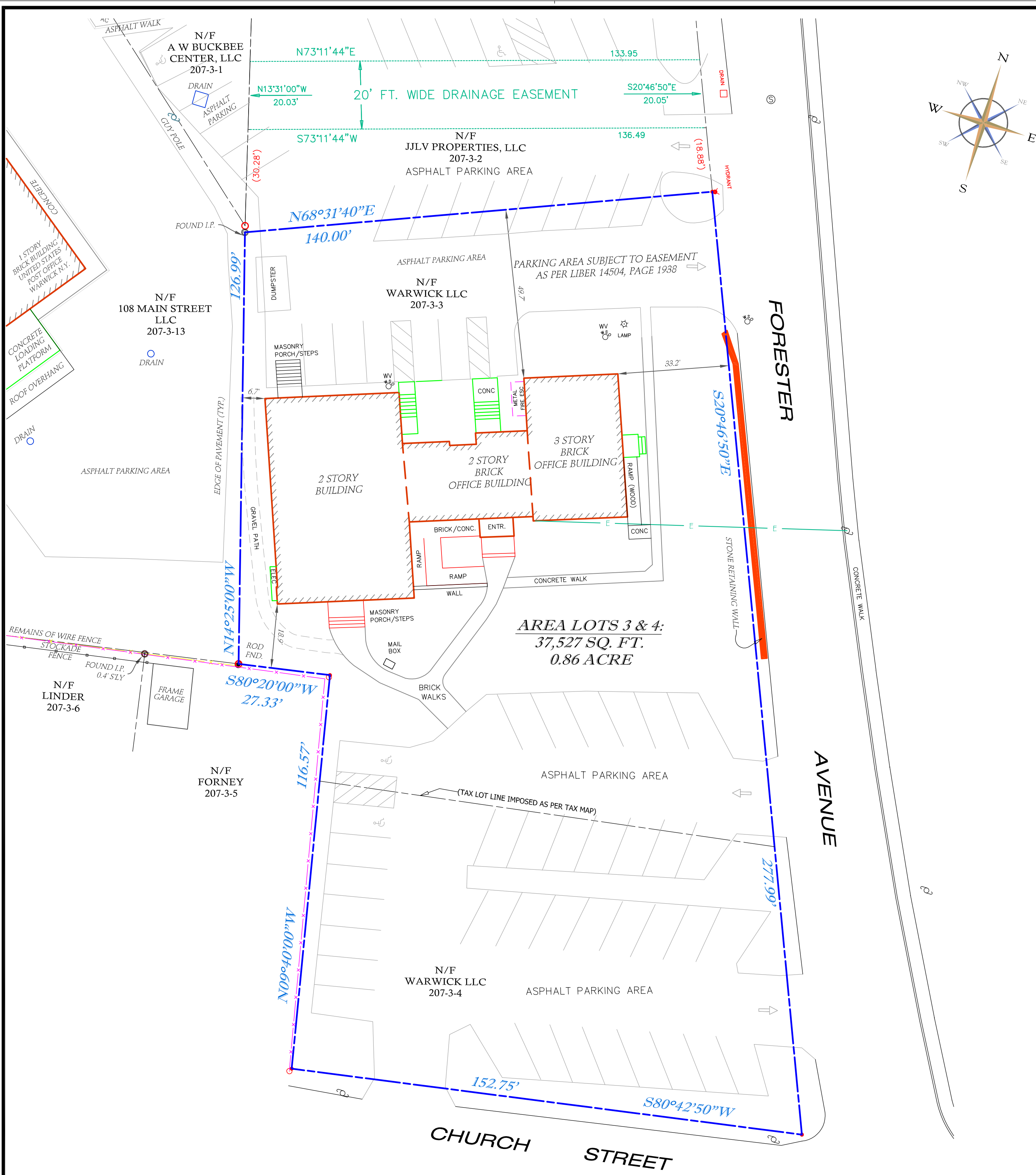
This list is provided as a guide only and is for the convenience of the applicant. The Village of Warwick Village Board may require additional notes or revisions prior to granting approval. The applicant shall review the Village Code and all applicable State, including SEQRA documents in accordance with 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: _____ Date: _____
Signature of Licensed Professional

Printed Name: _____



GENERAL NOTES

THIS SURVEY IS BASED ON A FIELD SURVEY BY SCHMICK SURVEYING, INC., COMPLETED ON JULY 3, 2025.

LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO THE ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS.

"SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE **PROHIBITED**.

THIS MAP **MAY NOT BE COPIED** IN WHOLE OR IN PART.

THIS MAP **MAY NOT BE** USED FOR OTHER PURPOSES OR TRANSACTIONS.

THIS MAP IS COPYRIGHTED BY SCHMICK SURVEYING, INC., AND **MAY NOT** BE SOLD, RENTED, LEASED, PHOTOCOPIED, TRACED, ENLARGED, REDUCED, OR TRANSFERRED IN ANY OTHER WAY **WITHOUT** THE PRIOR **WRITTEN CONSENT** OF SCHMICK SURVEYING, INC.

ONLY COPIES OF THIS MAP BEARING THE **EMBOSSED OR ORIGINAL** SEAL OF A NEW YORK STATE LICENSED LAND SURVEYOR ARE **VALID**.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A **VIOLATION** OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

CERTIFICATIONS ARE **NOT** TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE **NOT** VISIBLE ARE **NOT SHOWN**.

SUBJECT TO THE FINDINGS OF A **COMPLETE AND UP TO DATE** TITLE SEARCH.

SUBJECT TO ANY EASEMENTS OF RECORD.

REFERENCES

- BEING SECTION 207, BLOCK 3, LOTS 3 & 4
AS SHOWN ON THE VILLAGE OF WARWICK TAX MAPS.
- PREMISES KNOWN AS: 8 FORESTER AVENUE
- DEED LIBER: 5283, PAGE 167

CERTIFICATIONS

CERTIFIED ONLY TO THE FOLLOWING:
- WARWICK LLC

SURVEY OF PROPERTY
FOR
WARWICK LLC
VILLAGE OF WARWICK
ORANGE COUNTY NEW YORK
SCALE: 1" = 20' DATE: JULY 5 2025
SURVEY No. 23-128AB

SCHMICK SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
4 OVERLOOK DRIVE- WARWICK, NEW YORK
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Robert H. Schmick, Jr., P.L.S.
N.Y. Lic. No. 050573

November 12, 2025

**Village of Warwick – Village Board Application
77 Main Street
Warwick, NY 10990**

**Re: Rutherford Property – Site Plan Approval
30 Brady Road
Section 218, Block 1, Lot 4
Job #: FE-25159**

Dear Village of Warwick – Village Board Members,

We are enclosing a Village Board application for site plan approval for the removal of an existing 3-bedroom, single-family dwelling and the construction of a two-story, multi-family dwelling. The existing parking area will be modified and improved to accommodate the proposed use.

We have enclosed the following information for your review:

- Completed Application.
- Site Plan Check List.
- Planning Board Submission, dated 10/21/25.
- Electronic copy of the site plan and 2 hard sets (1 full-size & (1)11" x 17") dated 10/21/25.
- EAF, dated 10/21/25.

Sincerely
Friedler Engineering, PLLC



Brian Friedler, P.E.

Village of Warwick – Village Board
77 Main Street, PO Box 369
Warwick, New York 10990
Tel: (845) 986-2031, ext. 3
Email: clerk@villageofwarwick.org

OFFICE USE ONLY:

Date Received: _____

App. Fee Received: _____

Escrow Received: _____

APPLICATION FOR SPECIAL USE PERMIT

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

1. Project Name RUTHERFORD PROPERTY

2. Tax map designation: Section 218 Block 1 Lot 4

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

4. Is the property located in the Historic District? Yes _____ No ✓

**Per 145-161 - All Special Use Permit Applications - Before the Village Board shall give any consideration to or review of the application for such Special Use Permit, the Village Planning Board shall refer said Site Plan Development application to the Architectural and Historic District Review Board (AHD RB).*

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

5. Type of Existing Use: 3-BDRM, SINGLE-FAMILY

6. Proposed Type of Use: MULTI-FAMILY, 4-UNITS TOTAL

7. Circle Applicable Categories for Project's Proposed Use: P* C* (S*) P

8. Proposed Project's Use Group(s): g

9. Proposed Project's Special Conditions: 145-127 **last column in Table of General Use Requirements*

10. Per Article III Use Regulations of the Village of Warwick Zoning Code, Table of General Use Requirements, does the project additionally require:

- Conditional Use Permit: Yes / No

**If 'yes' applicant must complete a Conditional Use Permit Application with the Planning Board.*

**Applicants to review ARTICLE XI Conditional Use Review and Approval & Article XII Conditional Use & Special Use Permit Use Standards.*

- Special Use Permit: Yes / No

**If 'yes' applicant must complete this Special Use Permit Application*

**Applicants to review Article XII Conditional Use & Special Use Permit Use Standards.*

11. **Application Fee(s)**, payable to the Village of Warwick, submitted as separate checks with the application:

- Application Fee for Special Use Permit Application: \$200.00 Check # _____

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

- Escrow Fee: **Amount to Be Determine by Village Board* Check # _____

13. Applicant's Name DENNIS RUTHERFORD Phone _____
Address 30 BRADY RD, WARWICK N.Y. 10990 Email dennis@ruthford.us
(Street Number & Name) (Post Office) (State) (Zip Code)

Owner's Name ALICE RUTHERFORD Phone _____
Address 30 BRADY RD, WARWICK NY 10990 Email _____
(Street Number & Name) (Post Office) (State) (Zip Code)

Applicant's Representative's Name BRIAN FRIEDLER Phone 845 544 5662
Address 80 WARWICK LAKE PKWY, WARWICK Email Friedlerengineering@outlook.com
(Street Number & Name) (Post Office) (State) (Zip Code)

Plan Preparer's Name FRIEDLER ENGINEERING Phone 845 544 5662
Address _____ Email Friedlerengineering@outlook.com
(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 BRIAN FRIEDLER Phone 845 544 5662 Email Friedlerengineering@outlook.com

14. Total acreage 0.52 AC Number of lots 1

15. This application is for the use and construction of MULTI-FAMILY RESIDENTIAL

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

If so, for what? _____

17. Has the Zoning Board of Appeals granted any variance concerning this property? Yes / No

If so, list Applicant Name — (Attach entire ZBA approval.)

18. Estimated area of disturbance UNDER 1 AC.

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 _____
STATE OF _____ SS:

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

Sworn before me this _____ Day of _____ 20____ Signature _____
Title _____

Notary Public

PROXY STATEMENT (Completion required ONLY if applicable)

COUNTY OF Orange
STATE OF New York SS:

Alice Rutherford, being duly sworn, deposes and says that he resides at 107 Canter Court Goshen NY 10924 in the County of Orange and State of New York.
(Ownership Address)

And that he is the (owner in fee) Owner of the 30 Rody Rd Warwick NY 10970
(Official Title)

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

Sworn before me this 17 Day of October 2025

[Signature]
Notary Public

Alice Rutherford
Owner's or Official's Signature

CHERYL A. MCCLEAVER
Notary Public, State of New York
No. 01MC053420
Qualified in Orange County
Commission Expires November 12, 2026

**VILLAGE OF WARWICK VILLAGE BOARD
SPECIAL USE PERMIT CHECKLIST**

The following items shall be submitted with a completed checklist to the Village Clerk at least 5 days prior to the Village Board Meeting before consideration for being placed on a Village Board agenda.

INITIAL SUBMISSION

- ☐ **BF** Project Cover Letter, including a narrative describing the existing and proposed use(s) of the property.
- ☐ **BF** Completed Application for a Special Use Permit
- ☐ **BF** Special Use Permit Application fee payable to the Village of Warwick. The memo on the application fee check must indicate the project name and type of payment.
- ☐ **BF** Copy of the completed Application for Preliminary / Final Site Plan Approval / Amendment to Approved Site Plan that was submitted to the Planning Board for this project, including all items listed on the Site Plan Application Checklist.
- ☐ **BF** Two collated sets of the Site Plan submitted to the Planning Board ((1) full size set, (1) 11"x17" reduced set, and entire submittal emailed to clerk@villageofwarwick.org in pdf format) bearing the signature and seal of a NYS licensed land surveyor or professional engineer.

SUBSEQUENT SUBMISSIONS

Subsequent submissions shall include a cover letter with itemized responses to the Village Board's review comments.

SUPPORTING DOCUMENTS

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

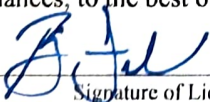
- Correspondence from the Planning Board, Architectural and Historic Review Board, and Zoning Board of Appeals
- Environmental Reports (e.g. wetlands, endangered species, site remediation)
- Cultural resources reports
- Traffic studies
- Stormwater Pollution Prevention Plan (SWPPP) or other drainage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

This list is provided as a guide only and is for the convenience of the applicant. The Village of Warwick Village 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: _____



Signature of Licensed Professional

Date: 11/12/25

Printed Name: _____

BRIAN FRIEDLER, P.E.

Short Environmental Assessment Form

Part 1 - Project Information

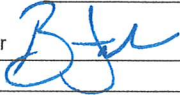
Instructions for Completing

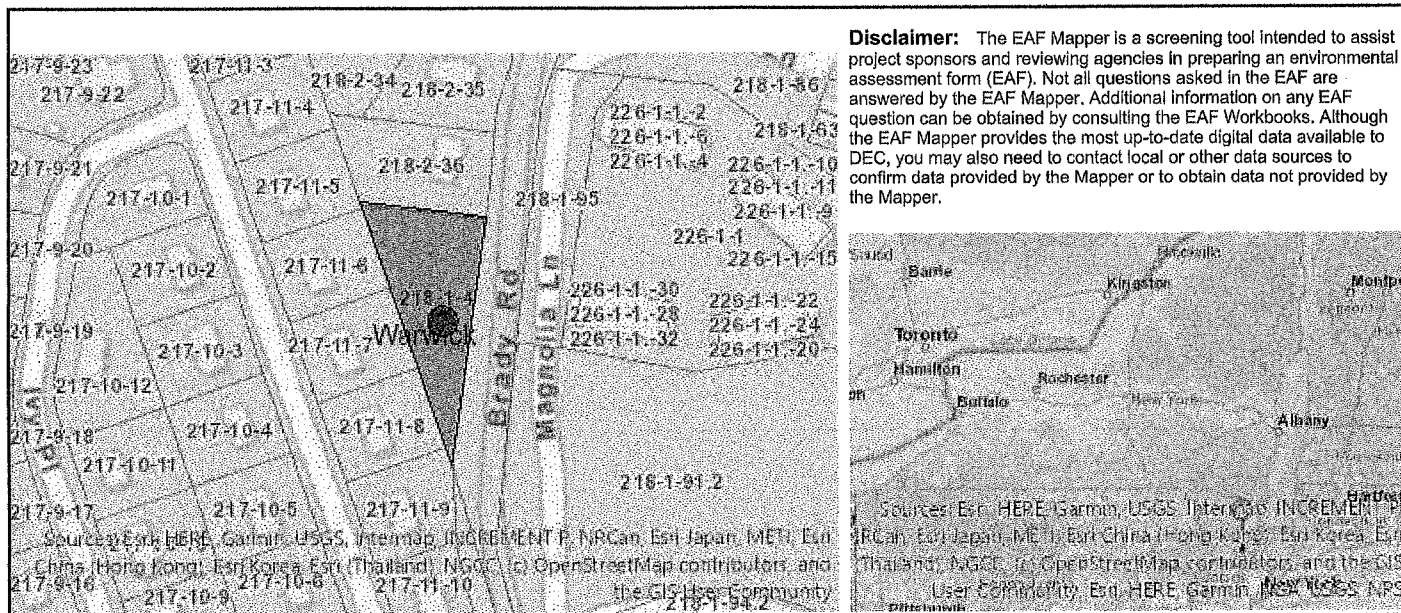
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: RUTHERFORD PROPERTY			
Project Location (describe, and attach a location map): 30 BRADY ROAD, WARWICK, NY 10990			
Brief Description of Proposed Action: REMOVAL OF AN EXISTING 3-BEDROOM, SINGLE-FAMILY AND THE CONSTRUCTION OF A 2-STORY, MULTI-FAMILY DWELLING.			
Name of Applicant or Sponsor: DENNIS RUTHERFORD		Telephone: E-Mail: dennis@ruthford.us	
Address: 30 BRADY ROAD			
City/PO: WARWICK		State: NEW YORK	Zip Code: 10990
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.		NO ☐	YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: PLANNING BOARD, ARB & BUILDING DEPARTMENT		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.52 acres	
b. Total acreage to be physically disturbed?		0.41 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.52 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) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
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: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
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: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
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	
	☒	☐	
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?	☐	☒	
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	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. 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?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? 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	YES
	☒	☐
	☒	☐
	☒	☐
18. 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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Brian Friedler, P.E.</u> Date: <u>10/21/25</u> Signature: <u>Brian Friedler</u>  Title: <u>Project Engineer</u>		



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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

October 21, 2025

Village of Warwick – Planning Board Application
77 Main Street
Warwick, NY 10990
Attention: Planning Board Chairman

Re: Rutherford Property – Site Plan Approval
30 Brady Road
Section 218, Block 1, Lot 4
Job #: FE-25159

Dear Mr. Chairman,

We are enclosing a Planning Board application for site plan approval for the removal of an existing 3-bedroom, single-family dwelling and the construction of a two-story, multi-family dwelling. The existing parking area will be modified and improved to accommodate the proposed use.

We have enclosed the following information for your review:

- Site Plan Application.
- Site Plan Check List.
- Electronic copy of the site plan and 6 hard sets (4 full-size & (2)11" x 17") dated 10/21/25.
- Property Deed.
- EAF, dated 10/21/25.

Sincerely
Friedler Engineering, PLLC



Brian Friedler, P.E.

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 SITE PLAN**(Preliminary Review / Final Approval / Amendment to Site Plan)**

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

1. Project Name 30 Brady Road
2. Tax map designation: Section 218 Block 1 Lot 4
3. Zoning District – please circle: **(R)** LO MR-SC CCRC CB GC LI TND PAC AD
*See Article II Zoning Districts and Zoning Maps. *All applications are subject to ARB review, except as specified by the VC.
4. Is the property located in the Historic District? Yes _____ No x
*See Historic District Map. If 'yes', applicant must complete an AHDRB application and go before the AHDRB.

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

5. Type of Existing Use: 3-bdrm, single-family dwelling
6. Proposed Type of Use: Multi-family dwelling, 4-units total
7. Circle Applicable Category for Project's Proposed Use: P* C* **(S*)** P
8. Proposed Project's Use Group(s): 9
9. Proposed Project's Special Conditions: 145-127 *last column in Table of General Use Requirements
10. Per Article III Use Regulations of the Village of Warwick Zoning Code, Table of General Use Requirements, does the project additionally require:

- Conditional Use Permit: Yes / No

*If 'yes' applicant must complete a Conditional Use Permit Application.

*Applicants to review ARTICLE XI Conditional Use Review and Approval & Article XII Conditional Use & Special Use Permit Use Standards.

- Special Use Permit: Yes / No

*If 'yes' applicant must complete a Special Use Permit Application

*Applicants to review Article XII Conditional Use & Special Use Permit Use Standards.

11. Type of Project: check one

- ☒ Preliminary Site Plan Review
- ☐ Final Site Plan Review
- ☐ Amendment to Approved Site Plan

12. Application Fee(s), payable to the Village of Warwick, submitted as separate checks with the application:

- Application for Preliminary Site Plan Review Fee: \$350.00 Check # 520
- Supplementary Final Site Plan Fee: \$150.00 Check # 520
- *Supplementary Fee in combination with initial Preliminary Site Plan Review Application Fee will satisfy Application for Final Site Plan Fee.
- Application for Final Site Plan Fee: \$500.00 Check # _____
- Application for Amendment to Site Plan Fee: \$350.00 Check # _____

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

- Base Escrow (Preliminary/Final /Amendment):

\$2,000

Check # 521

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

**Base escrow for Preliminary Site Plan Review will be applied toward Final Site Plan escrow.*

14. Applicant's Name Dennis Rutherford Phone _____
Address 30 Brady Road, Warwick NY 10990 Email dennis@ruthford.us
(Street Number & Name) (Post Office) (State) (Zip Code)

Owner's Name ~~Richard~~ Alice Rutherford Phone _____
Address 30 Brady Road, Warwick NY 10990 Email dennis@ruthford.us
(Street Number & Name) (Post Office) (State) (Zip Code)

Applicant's Representative's Name Brian Friedler, P.E. Phone 845-544-5662
Address 30 Warwick Lake Pkwy, Warwick, NY 10990 Email friedlerengineering@outlook.com
(Street Number & Name) (Post Office) (State) (Zip Code)

Plan Preparer's Name Friedler Engineering, PLLC Phone 845-544-5662
Address 30 Warwick Lake Pkwy, Warwick, NY 10990 Email friedlerengineering@outlook.com
(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 Brian Friedler, PE Phone 845-544-5662 Email friedlerengineering@outlook.com

15. Total acreage 0.52 Acres Number of lots 1

16. This application is for the use and construction of Multi-family residential home dwelling

17. Is any variance from Article IV Bulk Requirements requested? Yes ☐ No ☒

If so, for what? _____

18. 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 No (Attach entire ZBA & VB approval.)

19. Estimated area of disturbance Under 1 acre

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 _____
STATE OF _____ SS:

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

Sworn before me this _____ Day of _____ 20____ Signature _____
Title _____

Notary Public

PROXY STATEMENT (Completion required ONLY if applicable)

COUNTY OF Orange
STATE OF New York SS:

Alice Ruthford, being duly sworn, deposes and says that he resides
at 107 Canter Court Goshen NY 10924 in the County of Orange and
(Owners Address)
State of New York.

And that he is the (owner in fee) Owner of the 30 Brady Rd Warwick NY 10990
(Official Title)

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

Sworn before me this
17 Day of October 2025

Alice Ruthford
Owner's or Official's Signature

[Signature]
Notary Public

CHERYL A. MCCLEAVER
Notary Public, State of New York
No. 01MCG059299
Qualified in Orange County
Commission Expires November 12, 2026

**VILLAGE OF WARWICK PLANNING BOARD
PRELIMINARY / FINAL SITE PLAN / AMENDMENT TO SITE PLAN
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 Site Plan Approval / Amendment to Approved Site Plan
- ☐ ☒ 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.
- ☐ ☒ Prior approved site plan, 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.
https://www.dec.ny.gov/permits/357.html#EAF_Part_1;
https://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf
- ☐ ☒ Permit Application for Development in Flood Hazard Areas, if applicable.
- ☐ ☒ Six collated sets of the Site Plan (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 Site 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
- Copy of all offers of cession, covenants, deed restrictions, and easements in effect or proposed.

SITE 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. ☒ Vicinity map. Show zoning district boundaries, if applicable
6. ☒ Bulk table showing zoning district(s), applicable use group(s), and bulk requirements together with compliance information.
7. ☒ Required yards and setbacks drawn on the plan.
8. ☒ North arrow, written and graphic scale.
9. ☒ The proposed use, location, height, and designs of all existing and proposed buildings and structures, including exterior renderings and details.
10. ☒ Locations of existing utilities on and near the project site.
11. ☒ Approval block near the lower right-hand corner.

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

12. ☒ Existing contours, at intervals of two feet or less, extending at least 50 feet beyond the property boundary.
13. ☒ 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.
14. ☒ 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.
15. NA Wetland boundaries, including the name and address of delineator and date of delineation, and jurisdictional agency (NYSDEC or USACE).
16. NA Boundaries of areas subject to flooding as per the FEMA Flood Insurance Study.
17. ☒ Proposed contours, at intervals of two feet or less, with spot grades as needed to clarify proposed grading.
18. ☒ Finished floor elevations.
19. ☒ Proposed divisions of buildings into different uses.
20. NA Road design layout information, profiles, and details.
21. ☒ Existing and proposed water supply facilities, including profiles of proposed water mains.
22. ☒ Existing and proposed sanitary sewer facilities, including profiles of proposed sewer mains.
23. ☒ Erosion control measures, including locations, maintenance notes, and details.
24. ☒ The location, type, and screening details for solid waste disposal facilities and containers.
25. NA Existing signs, and locations and details of proposed signs.
26. ☒ Landscaping plans and details.
27. ☒ Lighting plans, details, and manufacturer's information on proposed fixtures.
28. ☒ Design of parking and loading areas, with calculations.
29. ☒ Locations of any outdoor storage facilities, with details of proposed screening measures.
30. NA Locations, height and design of lighting, power and communications facilities.
31. ☒ 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.
32. ☒ Location, height, design and direction of all exterior rooftop structures and facilities including placement of any generators, exterior equipment, exhaust systems, noise baffles and appropriate screening.
33. ☒ Location and design of all parking and access facilities as are required for the handicapped pursuant to the NYS Building Code.
34. NA Inventory and quantity of hazardous materials anticipated for on-site storage and/or use.
35. ☒ Plans for the disposal of construction and demolition waste, whether on-site storage and/or use.

36. ☒ Sight distances at each proposed driveway or roadway. **EXISTING DRIVE**
37. ☐ Profiles of all driveways in excess of ten percent slope.
38. ☐ Maximum number of employees, maximum seating capacity, hours of operation, etc. specific to the proposed use(s).
39. ☐ Match lines.
40. ☐ Locations of traffic safety devices and directional flow of traffic shown.
41. ☐ For projects involving more than one phase, a site plan indicating the ultimate development of the entire property.
42. ☒ Special mitigation measures required by the SEQRA review process, whether conducted by the Planning Board or another agency.

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: _____

Signature of Licensed Professional

Date: 10/21/25

Printed Name: BRIAN FRIEDLER P.E.



This Indenture,

Made the 16th day of August,
Nineteen Hundred and Seventy-eight

State of New York
County of

Recorded on the _____ day
of _____ A. D., 19 _____ at
_____ o'clock _____ M. in Liber
of DEEDS at page
and examined.

Between

LIBER 2107 PAGE 850

Clerk

JENNIE LEEPER, residing at no number Brady Road, Town
of Warwick, County of Orange and State of New York,

party of the first part, and

RICHARD RUTHERFORD, 26 Point Breeze Drive, Hewitt,
State of New Jersey, and ALICE O'SHEA, residing at

188 Clinton Place, Hackensack, New Jersey, as joint tenants
with right of survivorship and not as tenants in common.

Witnesseth that the parties of the second part, in consideration of _____

ONE and 00/100-----Dollar (\$ 1.00-----)
lawful money of the United States, and other good & valuable consideration
paid by the parties of the second part, does hereby grant and release unto the
parties of the second part, their heirs and assigns forever, all
that certain plot, piece or parcel of land, situate, lying and being
in the Town of Warwick, County of Orange and State of New York,
described as follows:

BEGINNING in the middle of the South Street as extended up the
mountain, and in the line of the lands of Thomas Welling, the said
point being seventeen and nine-tenths feet from a nail driven in a
cherry tree on the westerly side of the street, and runs thence along
the said street (1) North 18° and 5' East, 300 feet; thence (2) North
71° 55' West, 151.2 feet to a stake in the line of the said lands of
Thomas Welling; thence along the latter (3) South 8° 40' East, 336
feet to the place of beginning, and containing fifty-two hundredths
of an acre of land more or less.

BEING the same premises described in a deed from
a deed from
Vincent Coughlin to Jennie
Leeper by deed dated February 22nd, 1967 and recorded in Orange County
Clerk's Office January 15, 1974 in Liber 1967 of Deeds at Page 349.

SAID premises are described in a survey by Floyd C. Carr, dated
August 11, 1978, as follows:

BEGINNING at a point in the westerly side of Brady Road, said
point being in the easterly line of Lot 142 as shown on a map entitled
"Final Map, Section 4, Warwick Country Estates", Village of Warwick,
Orange County, New York, dated April 9, 1973, filed in Orange County
Clerk's Office January 17, 1974 as Map No. 3133; running thence from
said beginning along the easterly boundary line of said Warwick
Country Estates North 12° 37' 27" West 342.16 feet to a point; thence
along the lands now or formerly of Ball, South 76° 52' 39" East 157.12
feet to a point in the westerly side of the abovementioned Brady Road;
thence along the westerly side of said Brady Road south 14° 42' 00"
West 308.31 feet to the place of beginning.

CONTAINING 0.556 acres of land more or less.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

We have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And the party of the first part covenants that she has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Jennie Leeper
Jennie Leeper

State of New York } ss. On this 16th day of July, August
County of Orange } ss. Nineteen Hundred and Seventy-Eight
before me, the subscriber, personally appeared

JENNIE LEEPER

to me personally known and known to me to be the same person described in and
who executed the within Instrument, and she acknowledged
to me that she executed the same.

Lawrence Stage
Notary Public
LAWRENCE STAGE
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1920

I, Kelly A. Eskew, County Clerk and Clerk of the Supreme and County Courts, Orange County, do hereby certify that I have compared this copy with the original thereof filed or recorded in my office 8/18/1978 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 10/16/2025.

I, Kelly A. Eskew, County Clerk and Clerk of the Supreme and County Courts, Orange County, do hereby certify that I have compared this copy with the original thereof filed or recorded in my office 8/18/1978 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 10/16/2025.

County Clerk & Clerk of the Supreme County Courts
Orange County

County Clerk & Clerk of the Supreme County Courts
Orange County

RECEIVED
\$10.70
LOS ANGELES REAL ESTATE
LOS ANGELES 18 AUG 1978
TRANSFERRED
ORANGE
CLAY COUNTY

食

Covenant Against Grantor with Idea Covenant

TO

**RICHARD RUTHERFORD and
ALICE O'SHEA**

Dated, July Aug 1978

Orange County Clerk's Office, S.S.

Recorded on the 18th day

19/06/2011

4019 12.8.81 1981
M 101 Libera 2/107

ST. M. IN LIBRARY

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and Examined.

back to school

Jack H. ... Clerk

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11-20-2011 NY 199

WARWICK, N.Y. 10994

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Charge

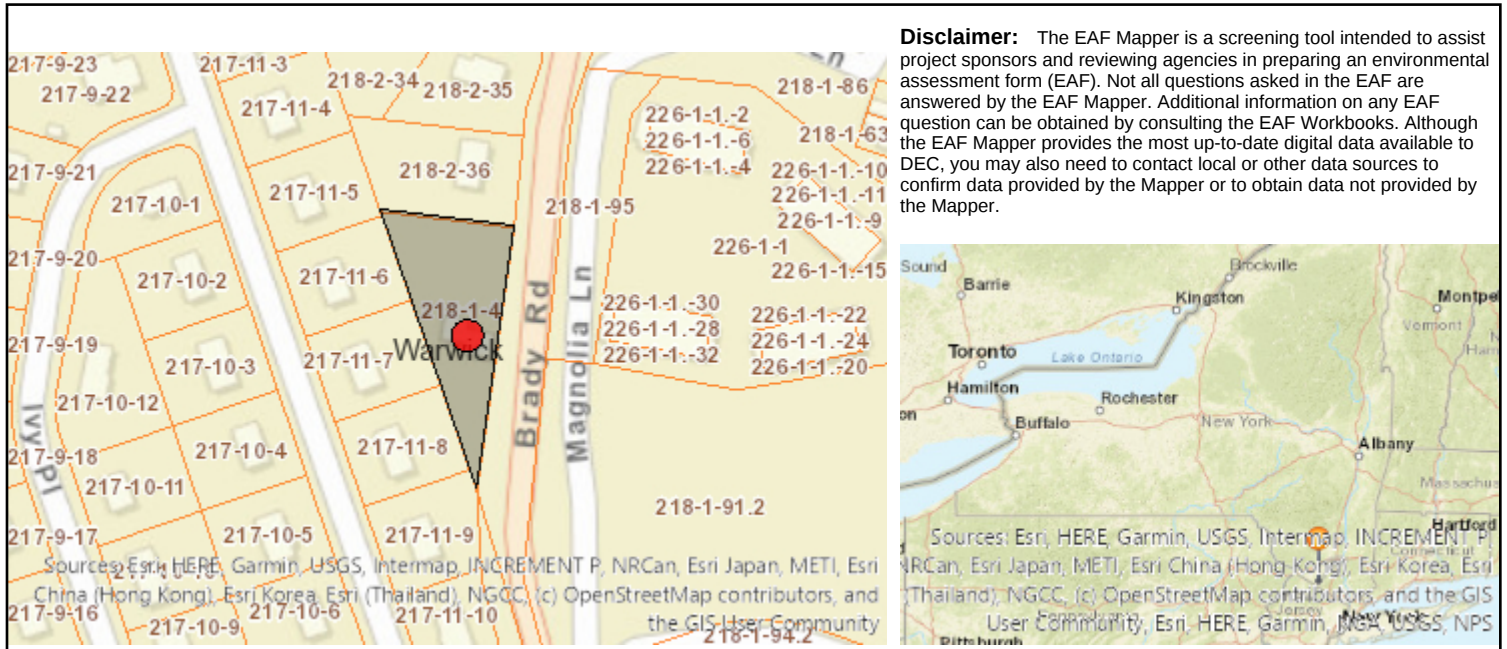
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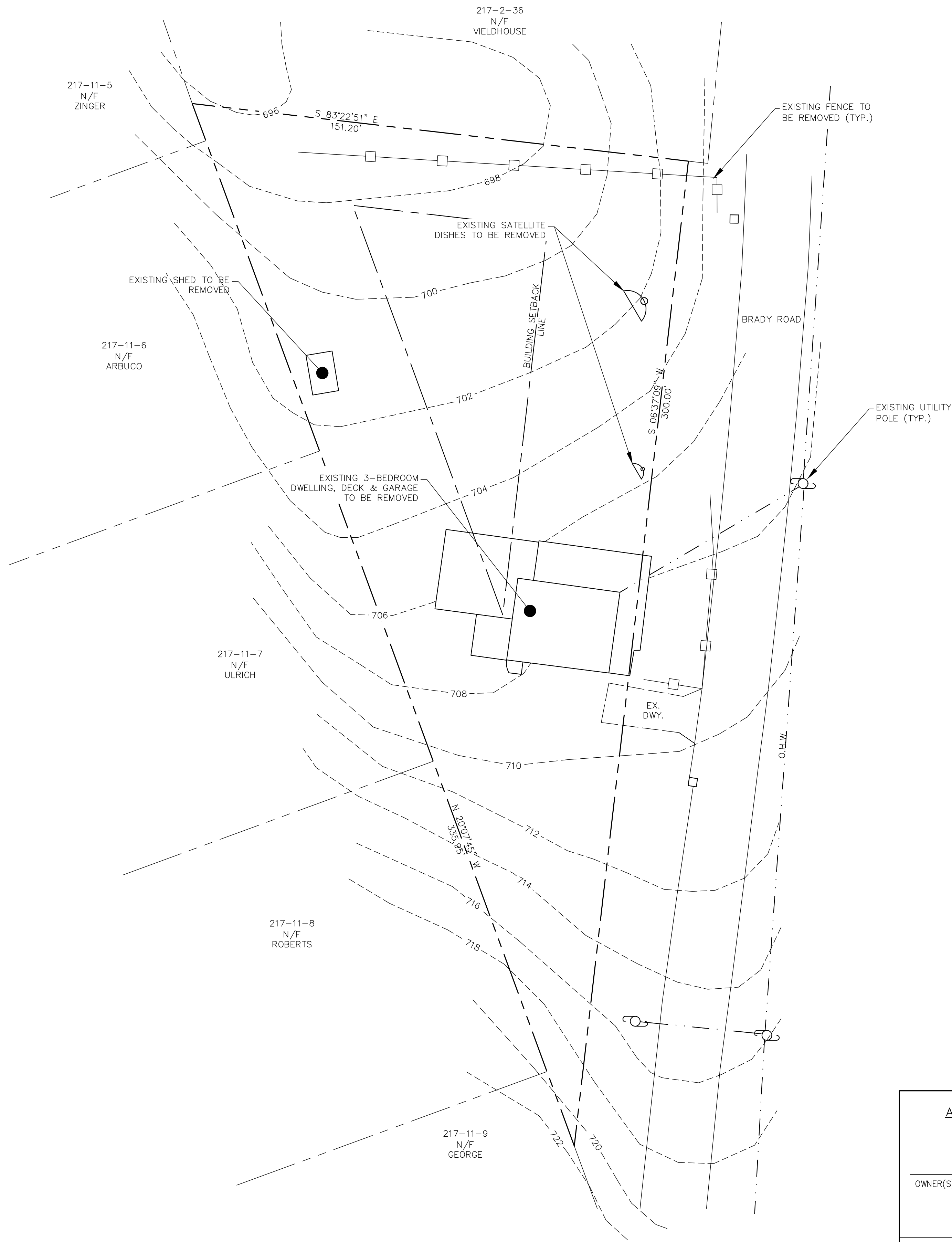
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[illegible]



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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



GENERAL NOTES

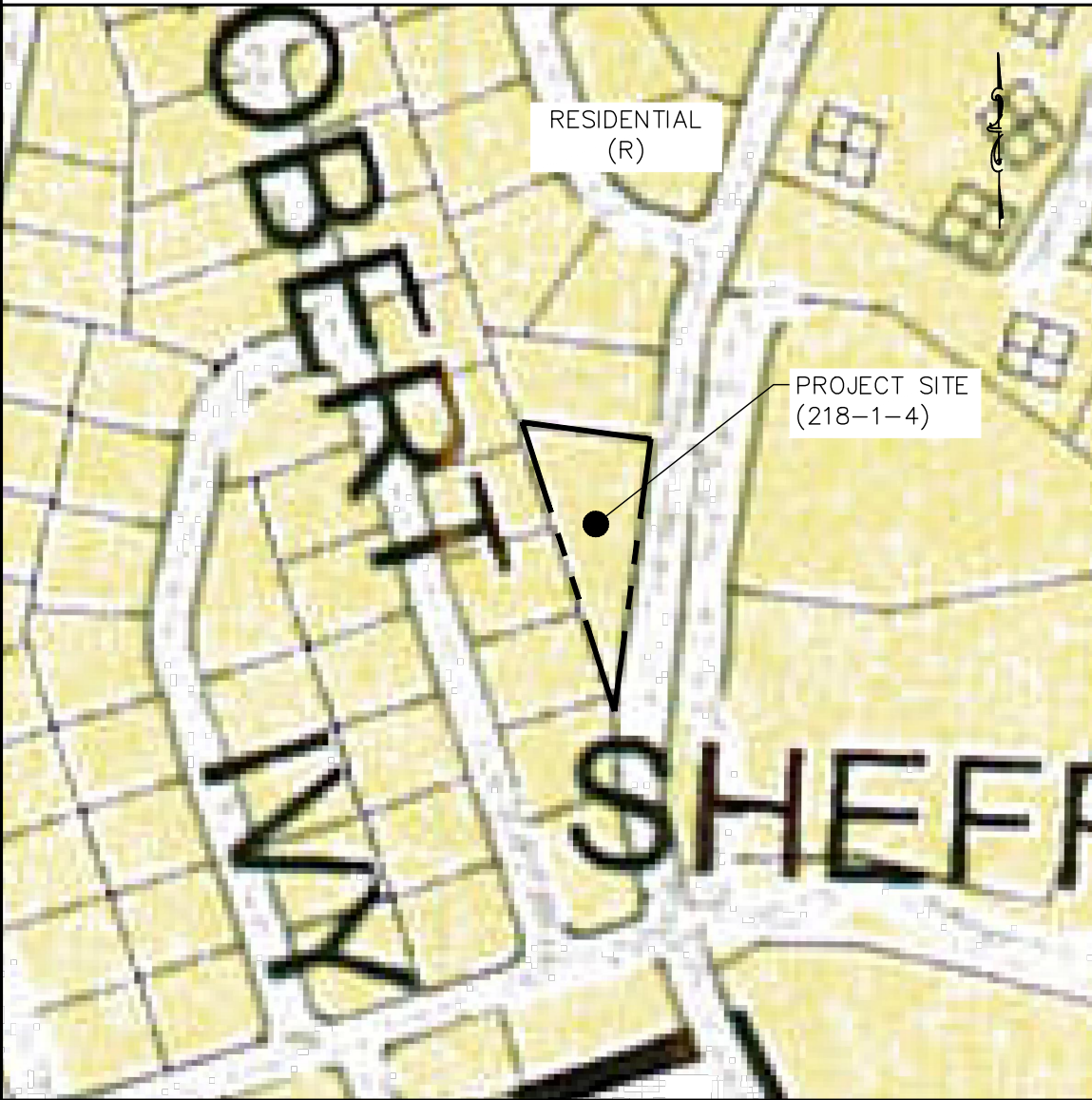
- TAX MAP DESIGNATION: SECTION 218, BLOCK 1, LOT 4
30 BRADY ROAD, WARWICK, NY 10990
- RECORD OWNER: ALICE RUTHERFORD
30 BRADY ROAD
WARWICK, NY 10990
APPLICANT: DENNIS RUTHERFORD
30 BRADY ROAD
WARWICK, NY 10990
- PROPERTY AREA: 0.52 ± ACRES
- ZONING DISTRICT: RESIDENTIAL (R)
- EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM
- EXISTING SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM
- SURVEY INFORMATION PROVIDED BY SCHMICK SURVEYING, INC. DATED FEBRUARY 15, 2025. TOPOGRAPHY INFORMATION TAKEN FROM ORANGE COUNTY IMAGE MATE.
- EXISTING USE: 3-BEDROOM, SINGLE-FAMILY DWELLING
- PROPOSED USES: MULTI-FAMILY DWELLING, 4-UNITS TOTAL

LEGEND

- EXISTING PROPERTY LINE
- - - -526 - - - EXISTING CONTOUR
- □ - EXISTING FENCE
- - - - BUILDING SETBACK REQUIREMENTS

VICINITY MAP

SCALE: 1" = 200'±



CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINES, WHETHER IN THE PUBLIC RIGHT-OF-WAY, IN EASEMENTS, OR IN PRIVATE PROPERTY PRIOR TO STARTING ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES THROUGHOUT THE COURSE OF CONSTRUCTION. PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION 2 FULL WORKING DAYS BEFORE YOU DIG AT 1-800-962-7962.

LIST OF DRAWINGS:

- EXISTING CONDITIONS
- PROPOSED CONDITIONS
- DETAILS

APPROVED FOR FILLING:

OWNER(S) _____ DATE _____

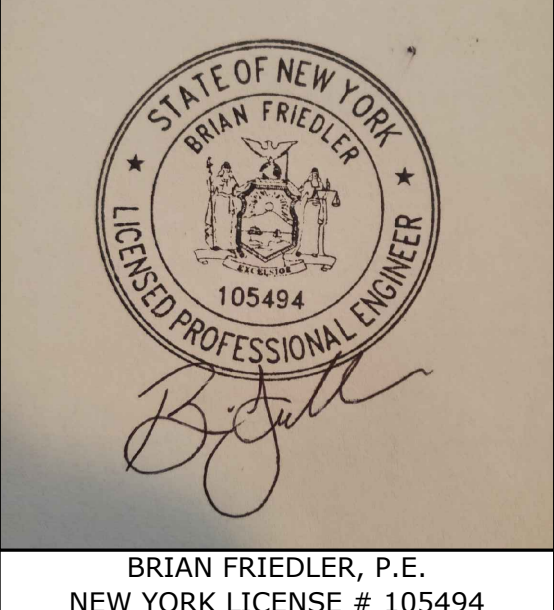
APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON _____

CHAIRMAN _____ DATE _____

VILLAGE ENGINEER _____ DATE _____

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP OR EMBOSSED SEAL SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.



BRIAN FRIEDLER, P.E.
NEW YORK LICENSE # 105494

GRAPHIC SCALE



EXISTING CONDITIONS

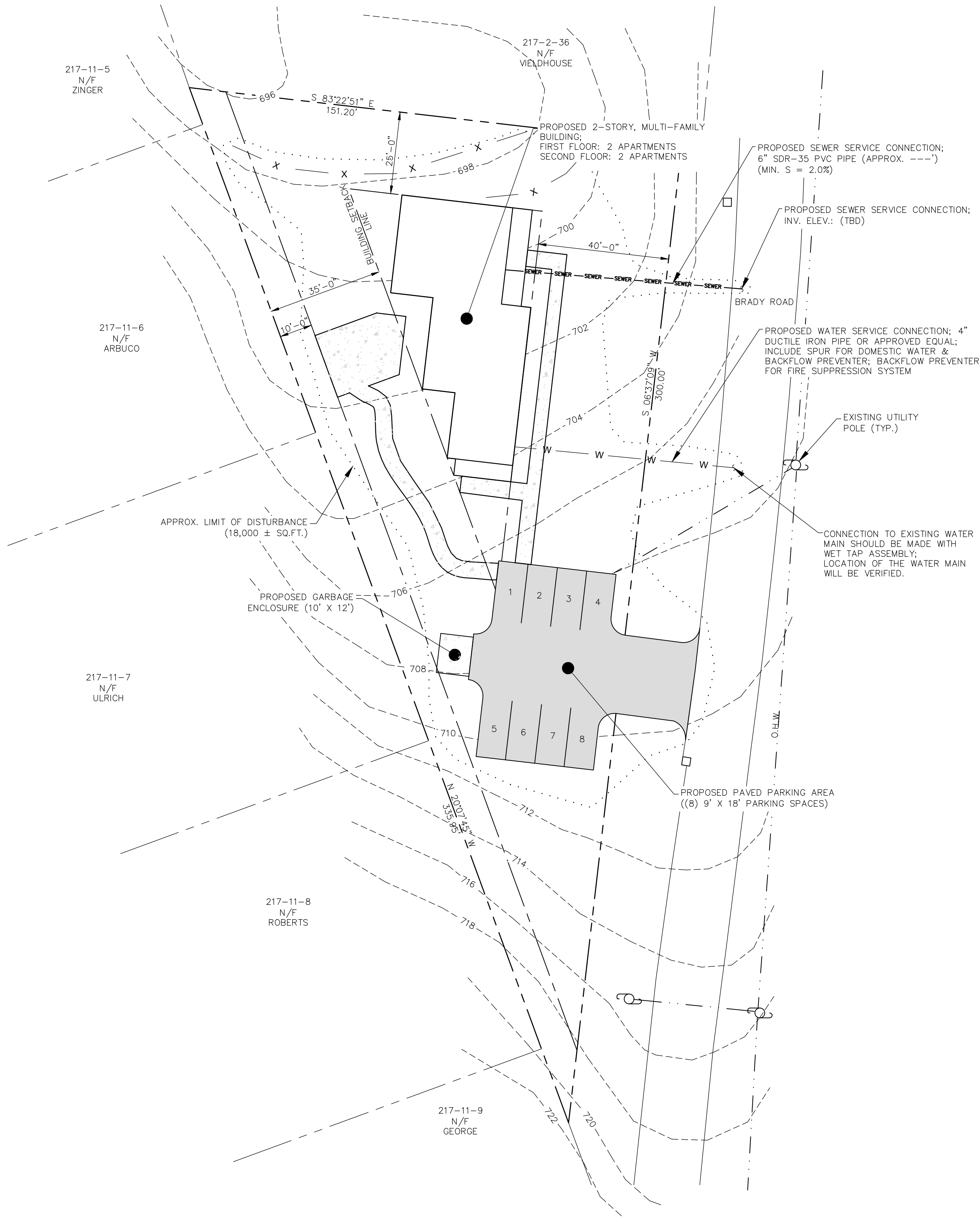
RUTHERFORD PROPERTY

SECTION 218 BLOCK 1 LOT
VILLAGE OF WARWICK
ORANGE COUNTY, NEW YORK

FRIEDLER ENGINEERING, PLLC

PH. 845.544.5662
30 WARWICK LAKE PKWY WARWICK, NEW YORK 10990
FRIEDLERENGINEERING@OUTLOOK.COM

DRAWN BY BJF	CHECKED BY BJF	SCALE AS SHOWN	JOB NO. FE-25159	SHEET NO. 1 OF 3
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COMPARCTED GRAVEL / PAVED AREA RESTORATION:

REMOVAL OF EXISTING CONCRETE / PAVED AREA REMEDIATION OF THIS AREA WITH SEED AS FOLLOWS"

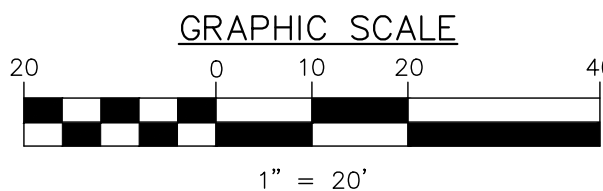
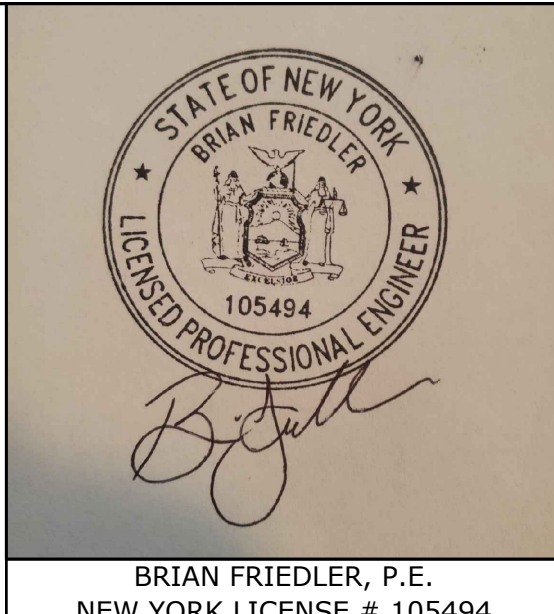
- LOOSEN SEVERELY COMPACTED AREAS BY DISCING TO 12" DEPTH.
- FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER (20 LBS. PER 1,000 SQ. FT.)
- SEED WITH THE FOLLOWING MIXTURE AT 5 LBS. PER 1,000 SQ. FT.:
 - 50% KENTUCKY BLUEGRASS
 - 25% MANHATTAN RYE GRASS
 - 25% PENNLAWN CREEPING RED FESCUE
- MULCH WITH SALT HAY OR STRAW (90 LBS. PER 1,000 SQ. FT.)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED SILT FENCE
- BUILDING SETBACK REQUIREMENTS

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP OR EMBOSSED SEAL SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.



30 Brady Road Bulk Requirements

Proposed New construction: Two Story			8/12/2025
Residential (R)	Permitted / Conditional	Existing	Proposed
Permitted Uses		2175 sq. ft.	4526 sq. ft.
One-Family Residence	Permitted *	One-family Residential	
Multiple Residences	Special Use Permit		Multiple Residences
Use Group	g	g	g
Minimum Lot Area (sq. ft) (see also Note 4)	22,500	22,680	Unchanged
Lot Width (ft.)	125	300	300
Front Setback (ft.)	40	2'-8" Over	40
Front Yard (ft.)	40	2'-8" Over	40
Side Setback (ft.)	25	119'-1"	25
Total Side Setback (ft.)	60	262'-3"	60
Side Yard (ft.)	15	119'-1" / 143'-2"	15
Side Yards within 25' of Residence District Boundary	n/a	n/a	n/a
Rear Setback (ft.)	35	16'-4"	35
Rear Yard (ft.)	10	10	10
Rear Yard within 25' of Residence District Boundary	n/a	n/a	n/a
Street Frontage (ft.)	90	300	300
Max Height (ft.)	35	35	35
Development Coverage (%) (see also Note 4)	35% or 7938 sq. ft.	9.50%	28% or 6432 sq. ft.
Building Coverage (%) (see also Note 4)	n/a	n/a	n/a
Floor Area Ratio (F.A.R.)	0.25 or 5670 sq. ft.	2175 sq.ft. or 0.096	4526 sq.ft. or 0.20
Lot Depth (ft.)	125	151.2'	151.2'
Livable Floor Area/ Dwelling Unit (sq. ft.)	900	1200	1183
Lot Area/ Dwelling Unit (sq. ft.) (see also Note 4)	n/a	n/a	n/a
Bedrooms / Acre of Lot Area	n/a	n/a	n/a
Note 1: The required front setback need not be greater than the average setback of the two nearest neighboring structures located on the same side of the street within 150 feet of the proposed building.		Note 3: Efficiency - 400 sq ft. One bedroom - 550 sq ft. Two bedroom - 750 sq ft	
Note 2: The maximum building height shall not exceed thirty-five (35) feet, except that new construction may include one building which shall not exceed forty (40) feet in height. Hotels/motels shall not exceed thirty (30) feet in height.		Note 4: Lot area shall be defined in § 145-181 for columns 2, 15, 15A, 19 and 20 per Local Law #1 of 2001.	
		Existing Building Area: 3524.70 sq. ft. Lot Area: 1.23 Acres or 54,028 square Feet Current Floor Area: x sq. ft. Proposed Floor Area: x sq. ft.	
		Lot Area: The total horizontal area included within the property lines of a lot, after it has been adjusted as set forth in § 145-42A.	

30 Brady Road Parking and Loading Requirements

Proposed New construction: Two Story			8/12/2025
Parking	Proposed Occupancy Mixed-use Dwelling 4,526 sq. ft.	Total Required	Multiple Residences Provided
Village of Warwick Requirement	1.25 spaces/studio, 1.5 spaces/1 bedroom, 2 spaces / 2 or more bedrooms	2 per Unit	4 Units
Existing	2 Spaces	2	N/A
Proposed	Proposed: 4 Units at 2 Bedrm Each Required: 8 Total Off-street Parking Spaces required	8 Spaces	8 Spaces

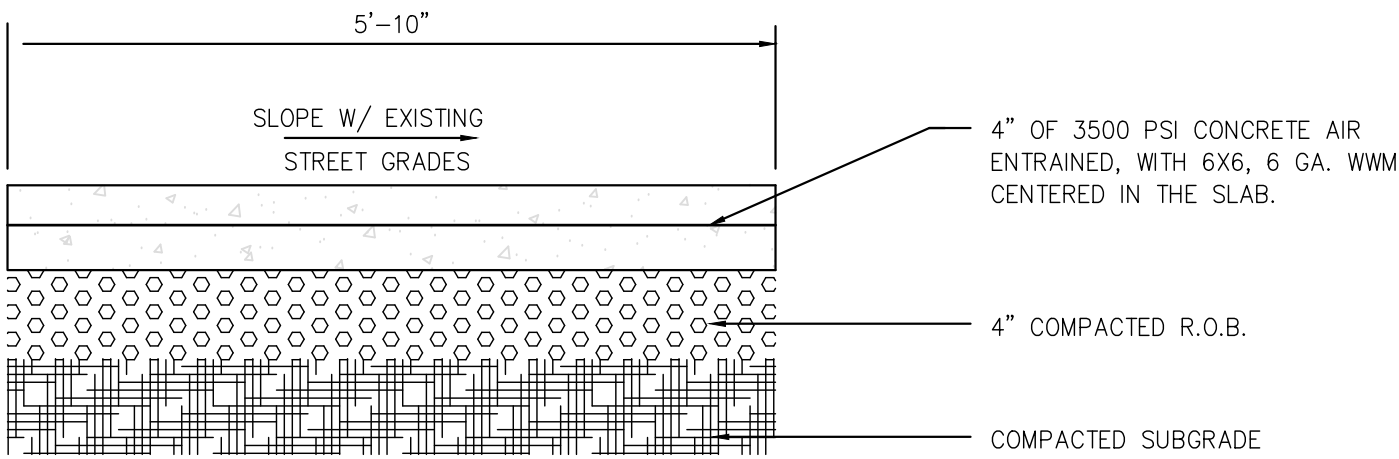
1	10/21/25	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION
PROPOSED CONDITIONS		
RUTHERFORD PROPERTY		
SECTION 218 BLOCK 1 LOT VILLAGE OF WARWICK ORANGE COUNTY, NEW YORK		
FRIEDLER ENGINEERING, PLLC		
PH. 845.544.5662		
30 WARWICK LAKE PKWY WARWICK, NEW YORK 10990 FRIEDLERENGINEERING@OUTLOOK.COM		
DRAWN BY BJF	CHECKED BY BJF	SCALE AS SHOWN
JOB NO. FE-25159	SHEET NO. 2 OF 3	

SANITARY SEWER NOTES:

1. CONTRACTOR TO VERIFY LOCATION, LENGTHS, INVERTS, FEATURES AND CONDITIONS OF ALL SANITARY MANHOLES, PIPELINES, ETC AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND APPLICANT OF ANY DISCREPANCIES.
2. ALL SANITARY SEWER LATERALS, MATERIAL AND PROCEDURES OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE VILLAGE OF WARWICK SEWER DEPARTMENT. NO INSTALLATION OF PIPE LINES OR RELATED EQUIPMENT SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WARWICK.
3. ALL PIPES SHALL BE INSTALLED IN CONFORMANCE WIT THE PLANS AND FIELD CONDITIONS. ALL NEW SEWER PIPES SHALL BE A MINIMUM 6" SDR-35 PVC PIPE OR APPROVED EQUAL.
4. ALL TESTING SHALL BE ACCORDING TO THE VILLAGE OF WARWICK SEWER DEPARTMENT REQUIREMENTS.

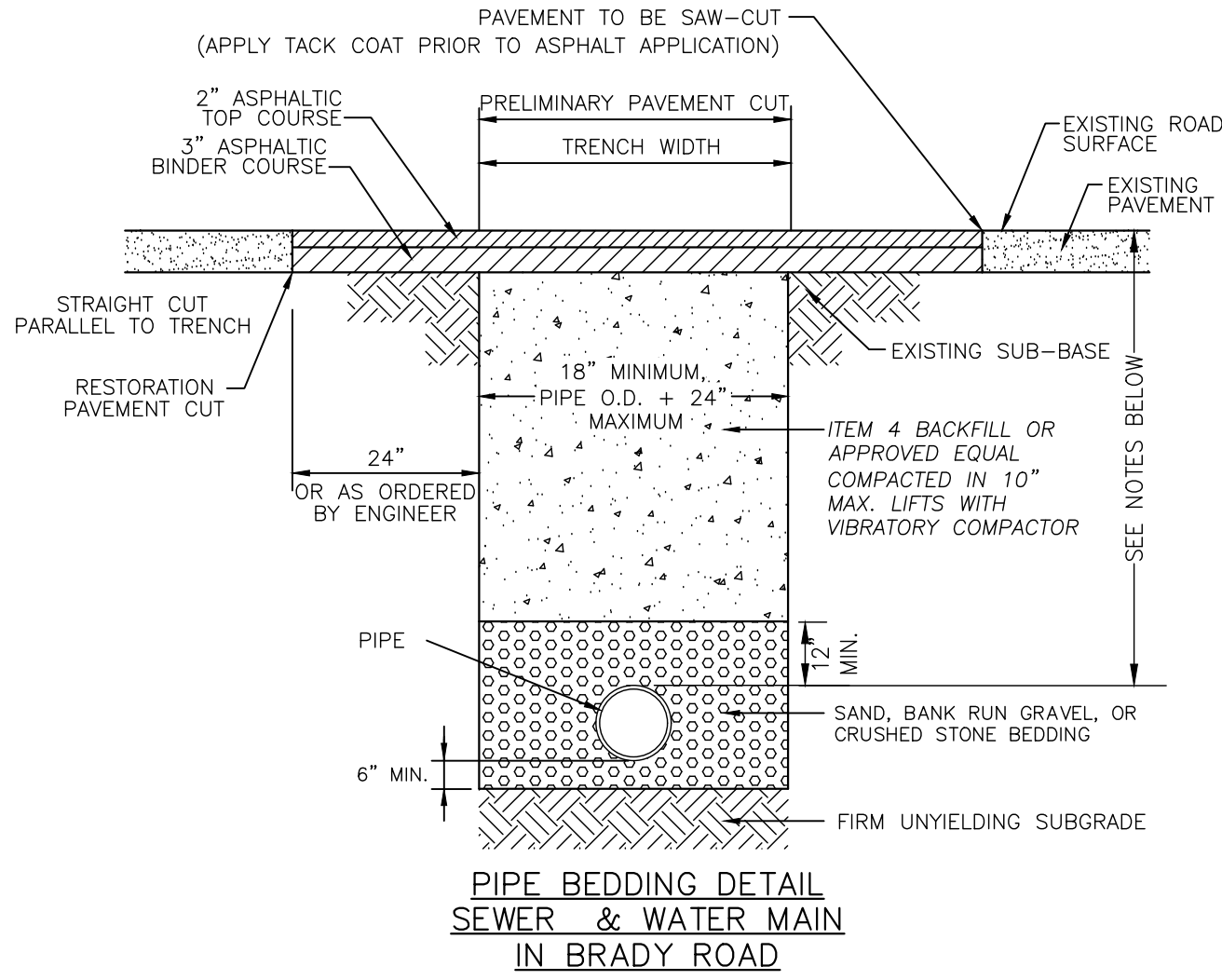
WATER SERVICE NOTES:

1. CONTRACTOR TO VERIFY LOCATION, LENGTHS, INVERTS, FEATURES AND CONDITIONS OF ALL SANITARY MANHOLES, PIPELINES, ETC AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND APPLICANT OF ANY DISCREPANCIES.
2. ALL WATER MAIN LATERALS, MATERIAL AND PROCEDURES OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE VILLAGE OF WARWICK WATER DEPARTMENT. NO INSTALLATION OF PIPE LINES OR RELATED EQUIPMENT SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WARWICK.
3. ALL PIPES SHALL BE INSTALLED WITH A MINIMUM 4'-6" OF COVER. PIPES SHALL BE DUCTILE IRON PIPE OR APPROVED EQUAL
4. INSTALLATION AND PROCEDURES FOR COPPER WATER SERVICE PIPE WILL CONFORM WITH THE AMERICAN WATER WORKS ASSOCIATION.
5. ALL TRENCHES SHALL BE BACKFILLED ACCORDING TO THE PROVIDED DETAIL.
6. ALL BENDS AND TEES INSTALLATIONS SHALL BE SUITABLY RESTRAINED BY THE USE OF ADEQUATE THRUST BLOCKS, RODDING, RETAINER RINGS AND/OR THE USE OF SPECIAL GASKETS.
7. ALL TESTING AND DISINFECTION SHALL BE IN ACCORDANCE TO THE VILLAGE OF WARWICK WATER DEPARTMENT OR ORANGE COUNTY DEPARTMENT OF HEALTH.
8. PROPOSED WATER SERVICE LINE TO BE 4" DUCTILE IRON PIPE OR APPROVED EQUAL.
9. 4" WATER SERVICE LINE SHALL HAVE A SPUR FOR DOMESTIC WATER WITH A BACKFLOW PREVENT. ALSO A BACKFLOW PREVENTER FOR THE FIRE SUPPRESSION SYSTEM.

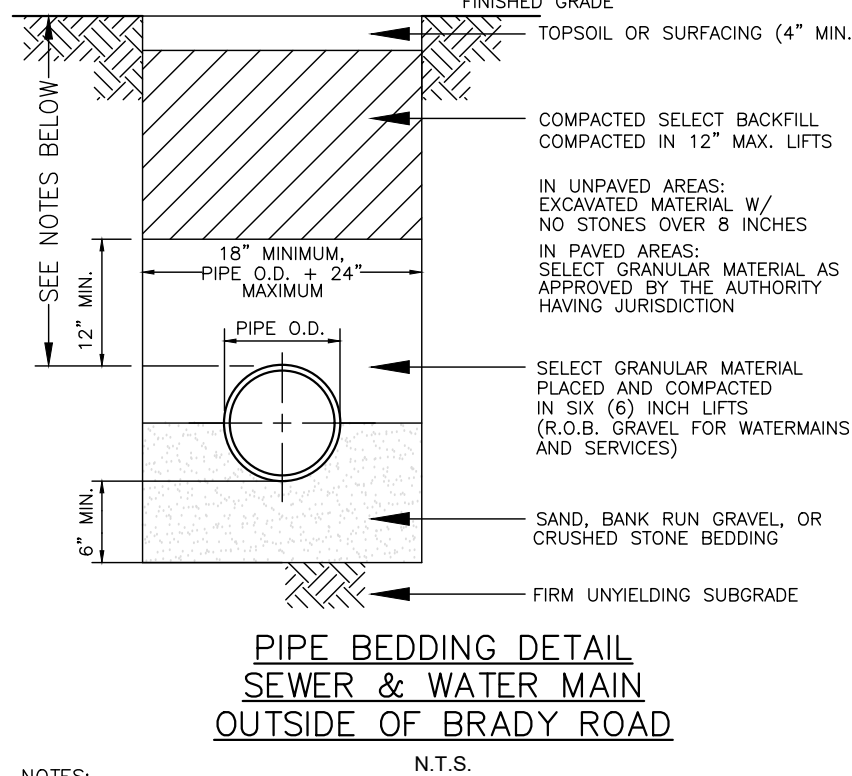


- NOTES:
1. FINISH TO BE BROOM FINISH AT 90° TO EACH SUCCEEDING SLAB.
 2. JOINTER TO BE 1" DEEP. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK FOR SPACING.
 3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT AT 24' O.C. AND WHERE SIDEWALK IS AGAIST CONCRETE CURBS, BUILDINGS, AND OTHER STRUCTURES.

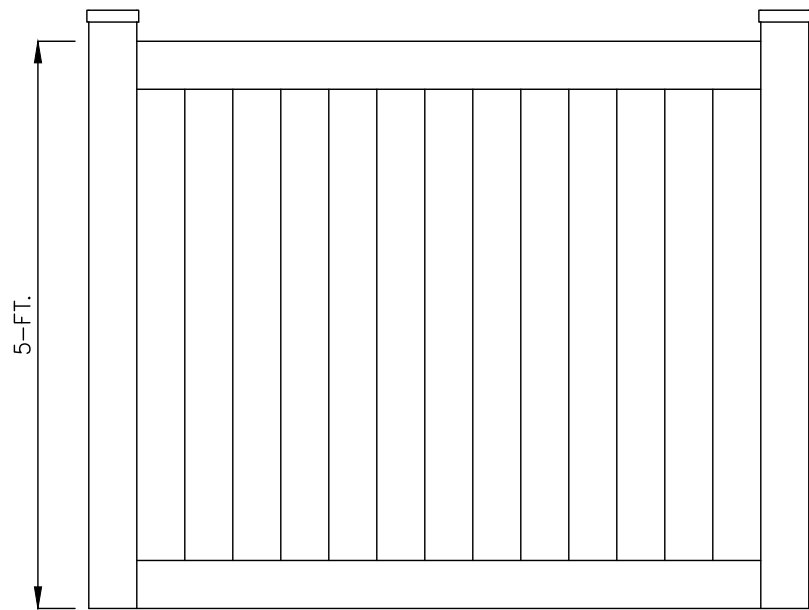
CONCRETE SIDEWALK DETAIL
N.T.S.



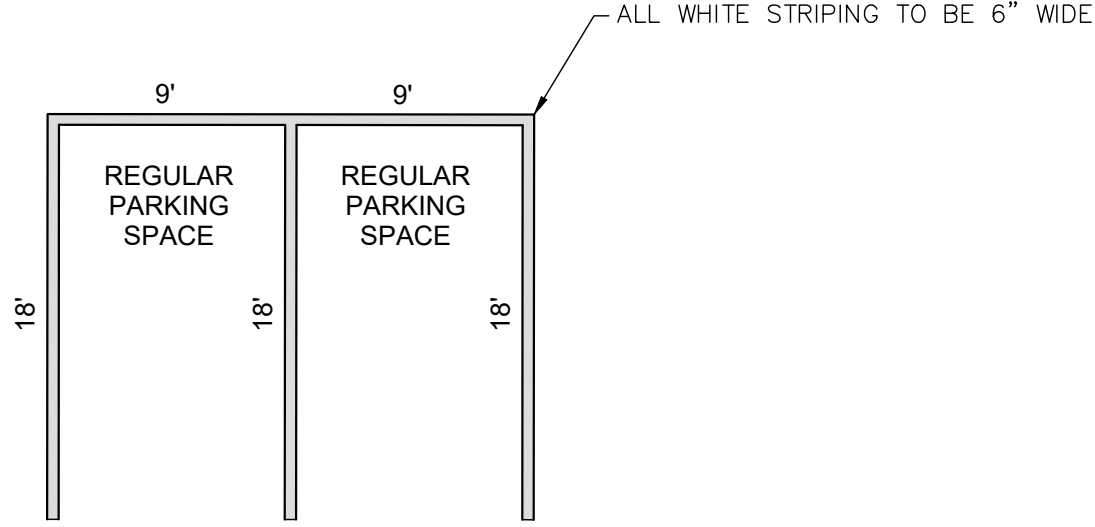
- NOTES:
1. SEWER LINE TO BE INSTALLED WITH A MINIMUM 2'-0" OF COVER.
 2. SEWER PIPES SHALL BE 6" SDR-35 PVC PIPE OR APPROVED EQUAL.
 3. SEWER PIPES SHALL HAVE MINIMUM SLOPE OF 2%.
 4. WATER SERVICE LINES TO BE INSTALL WITH A MINIMUM 4'-6" OF COVER.
 5. WATER SERVICE LINE SHALL BE 4" DUCTILE IRON PIPE OR APPROVED EQUAL.



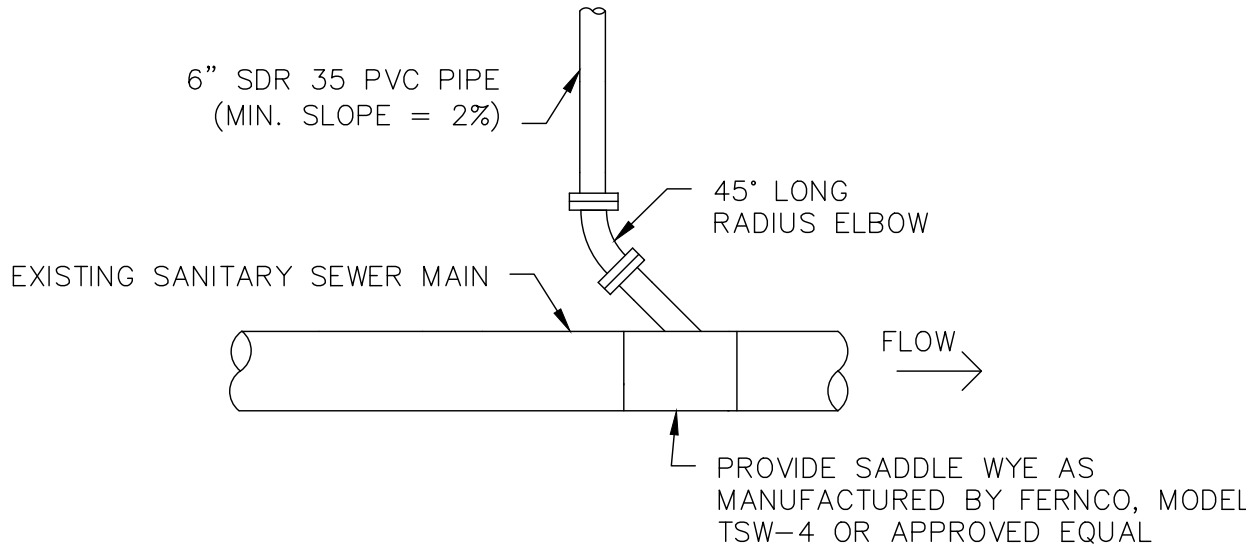
- NOTES:
1. SEWER LINE TO BE INSTALLED WITH A MINIMUM 2'-0" OF COVER.
 2. SEWER PIPES SHALL BE 6" SDR-35 PVC PIPE OR APPROVED EQUAL.
 3. SEWER PIPES SHALL HAVE MINIMUM SLOPE OF 2%.
 4. WATER SERVICE LINES TO BE INSTALL WITH A MINIMUM 4'-6" OF COVER.
 5. WATER SERVICE LINE SHALL BE 4" DUCTILE IRON PIPE OR APPROVED EQUAL.



5-FT H X 8-FT W EARTH TONE COLOR VINYL SOLID FENCE
N.T.S.



PARKING SPACE DETAILS
N.T.S.



SEWER SERVICE CONNECTION

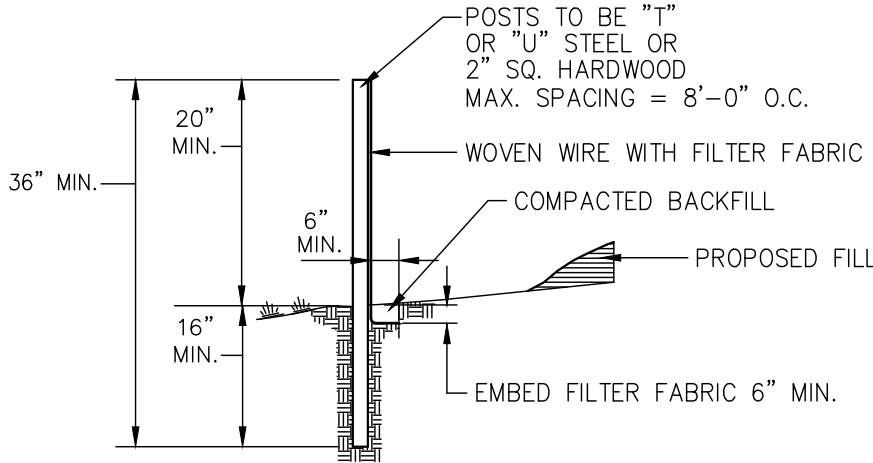
N.T.S.

SEWER SERVICE CONNECTION DETAIL

N.T.S.

SOIL EROSION CONTROL NOTES

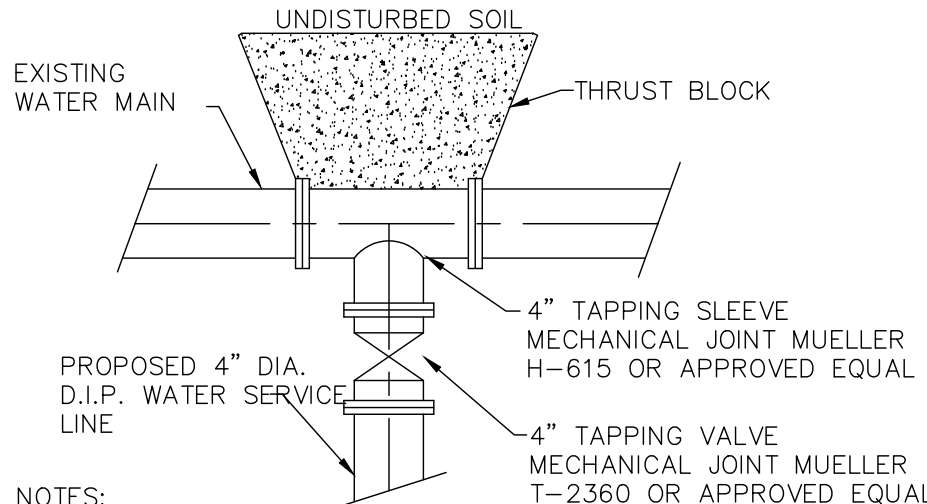
1. SILT FENCE BARRIERS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. DISTURBANCE TO BE LIMITED TO THE MINIMUM NECESSARY FOR THE GRADING AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
3. TEMPORARY SEEDING WITH ANNUAL RYE GRASS OR OTHER RAPID GROWING MIXTURE SHALL BE PERFORMED ON DISTURBED SOIL REMAINING VACANT FOR MORE THAN ONE MONTH AS FOLLOWS:
 - a. LOOSEN SEEDBED BY DISCING TO 4" DEPTH.
 - b. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER (20 lbs. per 1000 s.f.)
 - c. SEED WITH PERENNIAL RYEGRASS (20 lbs. per 1000 s.f.)
 - d. MULCH WITH STRAW MULCH (90 lbs. per 1000 s.f.)
4. ALL DISTURBED AREAS TO BE MULCHED TO PREVENT EROSION. THE CONTRACTOR SHALL COMPLY WITH ALL REQUESTS OF THE TOWN ENGINEER OR BUILDING INSPECTOR DURING CONSTRUCTION WITH REGARD TO EROSION CONTROL DEVICES.
5. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED.



SILT FENCE DETAIL
N.T.S.

NOTES:

1. WHERE TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
3. SILT FENCE FABRIC TO BE MIRAFI 100X OR APPROVED EQUAL.
4. WOVEN WIRE FENCE (MIN. 14.5 GAUGE, MAX 6" MESH SPACING)



- NOTES:
1. ALL MECHANICAL JOINTS MUST HAVE RETAINING GLANDS OR MEGA-LUGS AS WELL AS THRUST BLOCKS
 2. TAPPING SLEEVE TO BE CAST IRON. STAINLESS STEEL SLEEVES ARE NOT ACCEPTABLE.
 3. TAPPING VALVE AND SLEEVE TO BE A MUELLER OR APPROVED EQUAL CONNECTION.

WATER MAIN WET TAP DETAIL
N.T.S.

1	10/21/25	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION
DETAILS		
RUTHERFORD PROPERTY		
SECTION 218 BLOCK 1 LOT VILLAGE OF WARWICK ORANGE COUNTY, NEW YORK		
FRIEDLER ENGINEERING, PLLC		
PH. 845.544.5662 30 WARWICK LAKE PKWY WARWICK, NEW YORK 10990 FRIEDLERENGINEERING@OUTLOOK.COM		
DRAWN BY BJF	CHECKED BY BJF	SCALE AS SHOWN
JOB NO. FE-25159	SHEET NO. 3 OF 3	

APPROVED FOR FILLING:	COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP OR EMBOSSED SEAL SHALL BE CONSIDERED INVALID.	
OWNER(S) _____ DATE _____	UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.	
APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON _____		
CHAIRMAN _____ DATE _____		
VILLAGE ENGINEER _____ DATE _____		



May 7, 2025

Revised October 20, 2025

Michael Newhard, Mayor
Village of Warwick
77 Main Street
Warwick, New York 10990

Re: Proposal for Consulting Services
NYSDEC Grant Funded Climate Adaptation Plan and Vulnerability Assessment
File: P710.2676

Dear Mayor Newhard:

Barton & Loguidice (B&L) is pleased to provide you with a proposal for the preparation of a **Community Climate Assessment and Climate Adaptation Plan** in response to the Village's recent grant award of \$25,000 to complete actions within the DEC Climate Smart Communities program. The proposed Vulnerability Assessment will assess risks and vulnerabilities associated with local climate hazards and the Adaptation Plan will offer actionable strategies for the Village to adapt to a changing climate and include resiliency measures where appropriate. **The deliverables of this proposal are intended to be incorporated as a two-part addendum to the Village's existing Climate Action Plan for Government Operations which was adopted in 2023.** This approach will tie in the Village's existing municipal efforts with the community's needs for adaptation and resiliency.

Our understanding of municipal planning builds upon existing knowledge about various state climate initiatives, such as the New York State Climate Leadership and Community Protection Act (CLCPA), Climate Smart Communities (CSC), and our proven track record of developing Federal Emergency Management Agency (FEMA) and New York State Division of Homeland Security and Emergency Services (DHSES) approved hazard mitigation plans. Based on our experience, we believe that having a Climate Vulnerability Assessment and Climate Adaptation Plan will improve the Village's chances of receiving future federal and/or state grant funds from the CSC and CFA funding programs.

Details of our Scope of Service are summarized below:

Task 1: Kickoff & Data Gathering

B&L will begin by researching relevant information to identify hazards that apply to the Village of Warwick. Our team will conduct a desktop review of publicly available sources such as ClimAID (2014), the NYS 2100 Commission Report (2012), and local studies. Climate hazards considered in this scope are:

- ✓ Increasing temperatures; Increasing frequency and durations of heat waves & droughts
- ✓ Increasing intensity of precipitation (rain/snow/ice/hail)
- ✓ Increasing frequency and severity of urban flooding
- ✓ Increasing frequency and severity of extreme weather events (for example, severe thunderstorms and hurricanes)



B&L's team will prioritize community assets based on their exposure and sensitivity to the hazards identified above. Potential impacts from hazards will then be applied to four (4) critical assets of the Village which include:

- ✓ Municipal Services (Cooling Centers, Water/ Wastewater Treatment, etc.)
- ✓ Emergency Response (Fire, Police, Hospitals)
- ✓ Food Supply
- ✓ Natural Areas

Analysis and findings from this task will be included in the Vulnerability Assessment. This task assumes (1) virtual kick-off meeting and (1) virtual committee meeting.

Task 2: Community Outreach & Identifying Vulnerable Populations

The B&L team with support of the Village will seek local knowledge on hazards via the following public engagement strategies:

1. B&L will support the Village to host (1) public workshop to have conversations about local vulnerabilities, past experiences with hazard events, important community assets, and develop a vision for the community. This public workshop will be conducted by the Village using B&L's "Meeting in a Box" engagement strategy & tools.
2. Additional community engagement will be conducted via (1) public survey which may include visual aids and maps depicting areas at risk and associated community assets. Community members can identify missing important community assets and provide adaptation strategy recommendations.
3. To create a final vision statement, B&L and the Village will compile public input from the workshop into a draft document that describes the vision for the future and what resilience means to the community.

B&L will identify vulnerable populations and assess how they will be affected by current and future hazards listed in Task 1. It is essential to include underrepresented populations who may be at greater risk from these impacts. Groups considered in this project scope include black, indigenous, and people of color (BIPOC), immigrants, people who speak English as a second language, low-income residents, the elderly, people with disabilities or chronic health conditions, individuals experiencing homelessness, and youth.

Task 3: Community Climate Vulnerability Assessment (Addendum -1)

B&L will develop a final Technical Memorandum on Vulnerability Assessment findings. This will include the hazards and effects considered and an analysis of the risk and vulnerability to community assets identified in Task 1. This task assumes (1) virtual Committee meeting and (1) technical revision by B&L.

Task 4: Final Community Climate Adaptation Plan (Addendum-2)

B&L will develop a final Technical Memorandum on a Community Climate Adaptation Plan. Included in this plan are strategies for the Village to adapt to changing conditions and achieve the community's resilience vision. Included in the plan will be strategies from CSC Pledge Element 7 such as [PE7 Action:](#)

Michael Newhard, Mayor
Village of Warwick
May 7, 2025
Revised October 20, 2025
Page 3



Conserve Natural Areas, PE7 Action: Green Infrastructure, PE7 Action: Culverts and Dams, PE7 Action: Nature-based Shorelines, and PE7 Action: Strategic Relocation. These strategies are based on the community's analysis of climate impacts, prioritized assets, and vulnerabilities. The list of strategies will be organized by their estimated timeframes, costs, co-benefits, and will identify lead entities responsible for implementation. This task assumes (1) virtual committee meeting and (1) technical revision by B&L.

Proposed Schedule

- ☐ Conduct first committee meeting prior to January 1, 2026
- ☐ Begin Data Gathering prior to January 1, 2026, and to be completed by end of February 2026
- ☐ Conduct public workshop in April 2026
- ☐ Final Draft Plan and Technical Memo delivered to the Village by end of May 2026
- ☐ The Village will be in a position to consider a CFA funding application due in late July 2026

Fee Proposal

B&L proposes preparing the Community Climate Vulnerability Assessment and Climate Adaptation Plan for a total lump sum fee of \$45,000. This would include a Village cash contribution over two budget cycles of \$20,000 with \$5,000 of in-kind Village services. Services outside of the defined scope may be completed accompanied by a supplement. The split between the cash match and in-kind services are only an estimate and could change once the progress begins.

We appreciate this opportunity to assist the Village of Warwick with this effort. If you have any questions or would like to discuss this proposal further, please do not hesitate to contact me or Charmaine John at (518) 218-1801.

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in black ink, appearing to read 'Donald H. Fletcher', is located below the company name.

Donald H. Fletcher, P.E.
Executive Vice President

Encl. Standard Terms and Conditions

Authorization

Barton & Loguidice, D.P.C., is hereby authorized by the Village of Warwick ("Client") to proceed with the services described herein in accordance with the attached Terms and Conditions.

Michael Newhard, Mayor
Village of Warwick

Date