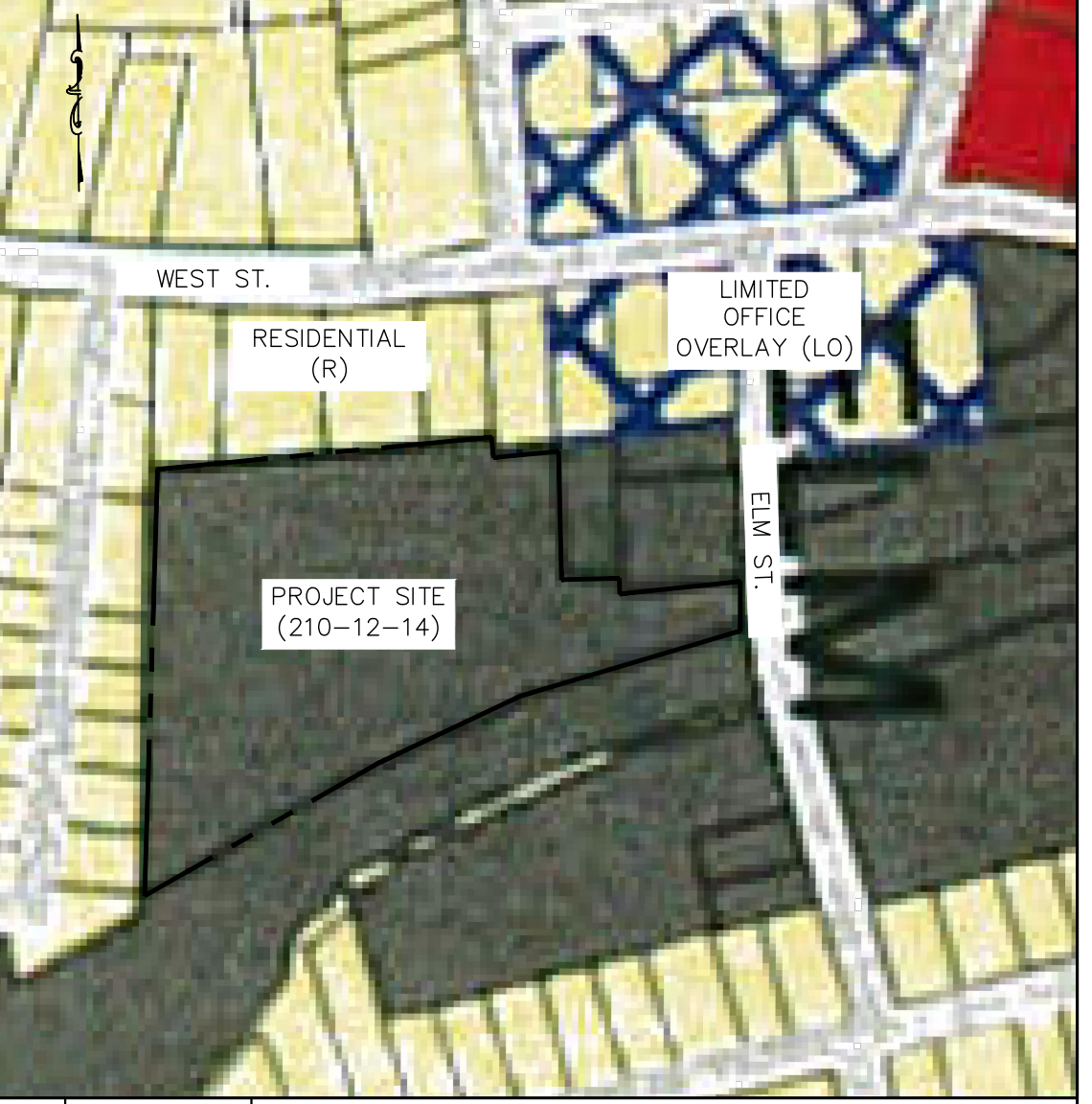
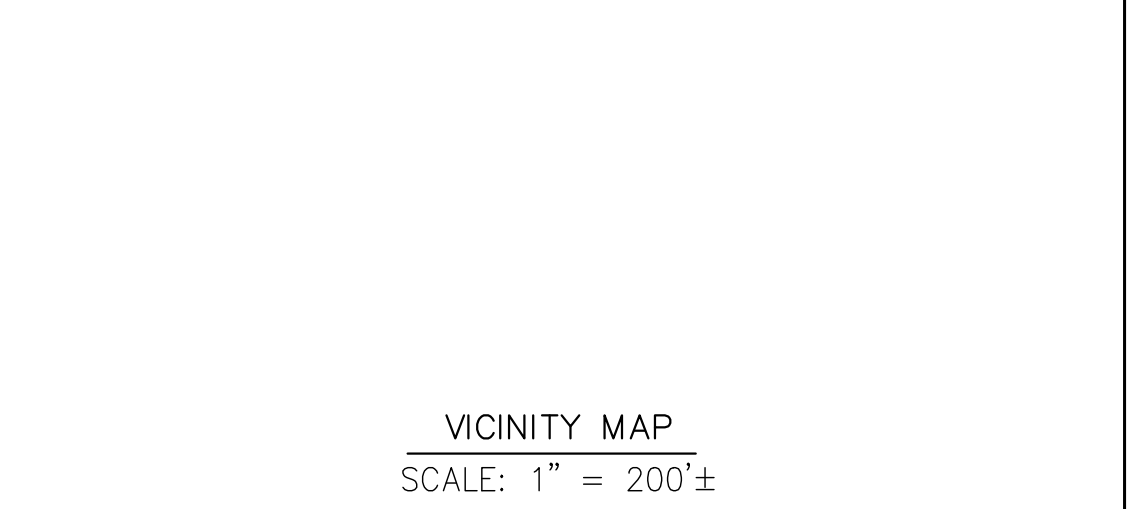


- GENERAL NOTES:**
1. TAX MAP DESIGNATION: SECTION 210, BLOCK 12, LOT 14
  2. BOUNDARY AND PLANIMETRIC INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PREPARED BY ENGINEERING & SURVEYING PROPERTIES, PC, DATED 02/28/17.
  3. TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES, PC FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS GOV AND WILL BE FIELD VERIFIED. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
  4. OWNER / APPLICANT:  
116 ELM STREET REALTY, C/O JOHN CHRISTISON  
P.O. BOX 602  
GREENWOOD LAKE, NY 10925
  5. ZONING DISTRICT: LIGHT INDUSTRIAL (LI)
  6. PROPOSED USE IS A RESTAURANT
  7. RESTAURANT SEATING CAPACITY: 190 SEATS
  8. BUILDING BASEMENT TO BE UTILIZED FOR DRY STORAGE ONLY.
  9. PROPOSED BUILDING TO BE SPRINKLERED
  10. HEATING SYSTEM WITHIN BUILDING SHALL BE FORCED HOT AIR FED BY NATURAL GAS.
  11. NORMAL HOURS OF OPERATION:  
SUNDAY - THURSDAY 11AM - 2AM  
FRIDAY - SATURDAY 11AM - 2AM
  12. COVERED PORCH SHALL BE UTILIZED FOR TABLE SERVICE ONLY. FOOD SERVICE SHALL BE LIMITED TO 11AM - 8PM. THE COVERED PORCH SHALL BE VACATED BY 9PM.
  - 12.1 A NOISE STUDY SHALL BE PERFORMED BY THE APPLICANT WITHIN 60 DAYS FROM THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR DURING THE FIRST SUBSEQUENT SUMMER PERIOD (JUNE THROUGH AUGUST), WHICHEVER COMES FIRST, AS DEEMED APPROPRIATE BY THE VILLAGE OF WARWICK BUILDING INSPECTOR.
  - 12.2 IF IT IS DETERMINED THAT THE NOISE GENERATED FROM THE COVERED PORCH IS NOT IN COMPLIANCE WITH ANY APPLICABLE VILLAGE OF WARWICK LAW, IT WILL BE REQUIRED TO CEASE THE USE OF THE COVERED PORCH OR TAKE APPROPRIATE STEPS TO COMPLY, INCLUDING BUT NOT LIMITED TO COMPLETELY ENCLOSING THE PORCH OR BY INSTALLATION OF NOISE WALL TO ATTENUATE SOUND LEVELS.
  13. NO WINDOWS SHALL BE EITHER SIDES AND/OR REAR OF THE FIRST FLOOR OF THE MAIN BUILDING STRUCTURES.
  14. GENERATOR SHALL BE SET TO ONLY EXERCISE BETWEEN 10AM - 11 AM ON MONDAYS.
  15. NO OUTDOOR MUSIC NOR OUTDOOR AMPLIFIED SPEAKERS PERMITTED.
  16. REMOVAL OF VEGETATION WITHIN EXISTING WOODED AREAS OUTSIDE THE LIMIT OF DISTURBANCE SHALL BE LIMITED TO THE REMOVAL OF TREES IN POOR CONDITIONS.
  17. PROPOSED LAND BANKED PARKING SPACES SHALL MAINTAIN THE EXISTING GRAVEL & GRASS GROUND COVER.
  18. THE APPROXIMATE LOCATIONS OF THE SURROUNDING BUILDINGS SHOWN HEREON WERE PROVIDED BY ORANGE COUNTY INFORMATION SERVICES GIS DIVISION. THESE BUILDING FOOTPRINTS WERE EXTRACTED FROM 1993 PLANIMETRIC MAPS AND WERE SUPPLEMENTED WITH UPDATES IN 2004.
  19. NO NET FILL SHALL BE PLACED WITH THE LIMITS OF THE FLOODWAY.
  20. ALL PROPOSED EXTERIOR DOORS SHALL BE AUTOMATICALLY CLOSING.
  21. GARBAGE PICKUP SHALL BE PERFORMED BETWEEN THE HOURS OF 8AM AND 5PM.
  22. SITE PLAN APPROVAL DOES NOT APPROVE ANY ENCROACHMENTS OF PRE-EXISTING ENCROACHMENTS.



3	12/20/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
2	11/14/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
1	09/17/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION

**PARKING CALCULATIONS:**

EXISTING USE: 3,600 SF RESTAURANT + 726 SF COVERED PORCH + 240 SF OFFICE SPACE = 4,566 SF;  
12 SPACES FOR EACH 1,000 SF OF GLA;  
4,566 SF / 1,000 \* 12 = 54.8;  
PROVIDED:  
PAVED PARKING AREA: 56  
LANDBANKED PARKING AREA: 42;  
SUMMARY:  
REQUIRED PARKING SPACES: 55  
PAVED PARKING SPACES PROVIDED: 56  
ADDITIONAL PARKING SPACES AVAILABLE IF NEEDED: 42

**LEGEND**

- EXISTING PROPERTY LINE
- OVERHEAD UTILITY LINES
- PROPOSED SILT FENCE
- SETBACK REQUIREMENTS
- EXISTING CONTOUR
- PROPOSED GRADE

**ZONING DATA :**

VILLAGE OF WARWICK - ZONING DISTRICT: LI (USE GROUP K)			
ITEM	REQUIRED	EXISTING	
MIN. LOT AREA	5,000 SQ.FT.	51,584 SQ.FT.(1)	
STREET FRONTAGE	50 FT.	47.25 FT.(4)	
LOT WIDTH	50 FT.	52.3 FT.	
LOT DEPTH	50 FT.	57.7 FT.	
FRONT SETBACK	(NOTE #2)	45.3 FT.	
REAR SETBACK / YARD	10 FT.	52.3 FT.	
SIDE YARD / YARD (ONE/BOTH)	10/10 FT.	45.4/269.8 FT.	
MAXIMUM ALLOWABLE			
MAX. BLDG. HEIGHT	40 FT.	<40 FT.	
DEVELOPMENT COVERAGE	100%(3)	28±%	
NOTES			
1. IN ACCORDANCE WITH SECTION 145-42(A): 155,455 SF - 103,871 ST = 51,584 SF			
2. 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-FT OF THE PROPOSED BUILDING			
3. 100% DEVELOPMENT COVERAGE PERMITTED ONLY WHEN PROJECT INCORPORATES A "GREEN ROOF".			
4. AREA VARIANCE GRANTED BY THE VILLAGE OF WARWICK ZONING BOARD OF APPEALS ON MARCH 26, 1990 FOR THE STREET FRONTAGE OF ONLY 47.25-FT.			

**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

**STORMWATER MANAGEMENT AMENDED LANDSCAPE PLAN:**

REFER TO THE 'STORMWATER MANAGEMENT LANDSCAPE PLAN', FROM ENGINEERING & SURVEYING PROPERTIES, DATED 06/03/2024. THIS PLAN SUPERSEDES THE PREVIOUSLY DEVELOPED INFILTRATION BASIN PLANTING PLAN, SHEET 10 OF THE APPROVED PLANS SET, LAST REVISED 12/18/2017.

**GRAVEL AREA ADJACENT TO COVERED PORCH**

- REMOVAL OF EXISTING GRAVEL AREA REMEDIATION OF THIS AREA WITH SEED AS FOLLOWS:
- a. LOOSEN SEVERELY COMPACTED AREAS BY DISCING TO 12" DEPTH.
  - b. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER (20 LBS. PER 1,000 SQ. FT.)
  - c. 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
  - d. MULCH WITH SALT HAY OR STRAW (90 LBS. PER 1,000 SQ. FT.)

**AMENDED SITE PLAN APPROVAL**

**ELM STREET RESTAURANT**

SECTION 214 BLOCK 12 LOT 14  
VILLAGE OF WARWICK  
ORANGE COUNTY, NEW YORK

**FRIEDLER ENGINEERING, PLLC**

PH. 845.544.5662  
9 LOCUST STREET WARWICK, NEW YORK 10990  
FRIEDLERENGINEERING@OUTLOOK.COM

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# ZBA VARIANCE

BOARD OF APPEALS : VILLAGE OF WARWICK

IN THE MATTER OF THE APPLICATION OF COUNTY CHEVROLET - OLDSMOBILE, INC. FOR A VARIANCE FROM THE PROVISIONS OF THE ZONING LAW.

AT A REGULAR MEETING OF THE BOARD OF APPEALS OF THE VILLAGE OF WARWICK, HELD ON THE 26TH DAY OF MARCH, 1999, AT WHICH MEETING ALL MEMBERS WERE PRESENT, EXCEPT BARBARA HUBNER, THE FOLLOWING RESOLUTION WAS UNANIMOUSLY ADOPTED:

THE ABOVE MATTER HAVING COME ON FOR A HEARING BEFORE THIS BOARD ON THE 29TH DAY OF JANUARY, 1990, AND HAVING BEEN THEREAFTER ADJOURNED TO THE 26TH DAY OF FEBRUARY, 1990 FOR THE PURPOSE OF FILING AN ENVIRONMENTAL ASSESSMENT FORM AND FURTHER ADJOURNED TO THE 26TH DAY OF MARCH, 1990, AND AFTER HEARING ALL OF THE TESTIMONY AND REVIEW THE EXHIBITS SUBMITTED IN CONNECTION THEREWITH, THIS BOARD FIND THAT THE APPLICANT IS THE OWNER OF AN AUTOMOBILE SALES AND SERVICE FACILITY AT 95 MAIN STREET, AND ANOTHER PARCEL OF LAND SITUATE OFF ELM STREET WHICH IT RECENTLY PURCHASED TO STORE ITS MOTOR VEHICLES. THIS SECOND PARCEL IS LOCATED IN AN INDUSTRIAL DISTRICT.

APPLICANT WAS DENIED SITE PLAN APPROVAL BY THE PLANNING BOARD FOR THIS PROPOSED ACCESSORY USE BECAUSE SEC. 145-125 A OF THE ZONING LAW REQUIRES THAT CUSTMARY ACCESSORY USES BE LOCATED ON THE SAME SITE AS THE PRIMARY USE, NAMES AUTOMOBILE SALES. THE ZONING LAW ALSO PROVIDES THAT NO SUCH FACILITY SHALL BE CLOSER THAN 500 FEET TO A RESIDENTIAL DISTRICT BOUNDARY OR WITHIN 100 FEET FROM A RESIDENTIAL DISTRICT ALONG THE REAR LOT LINE. THE PROPERTY IN QUESTION IN ONLY 1.8 FT. FROM A RESIDENTIAL DISTRICT BOUNDARY ON ONE SIDE AND ONLY 22 FT ON THE OTHER SIDE INSTEAD OF THE REQUIRED 500 FT., AND ONLY 52.5 FT FROM A RESIDENTIAL DISTRICT ALONG THE REAR LOT LINE INSTEAD OF THE REQUIRED 100 FT.; HAS ROAD FOOTAGE OF ONLY 47 ¼ FT. INSTEAD OF THE REQUIRED MINIMUM 100 FT., A LOT WIDTH OF ONLY 55FT. INSTEAD OF THE REQUIRED MINIMUM 100 FT. AND A SIDE YARD OF ONLY 10 FT. INSTEAD OF THE REQUIRED MINIMUM 20 FT.

APPLICANT SEEKS A VARIANCE FROM ALL REQUIRED BULK REQUIREMENTS PLUS THE USE VARIANCE TO ALLOW THE USE OF 1.8± ACRES OF THIS PARCEL FOR THE STORAGE OF NEW AUTOMOBILES.

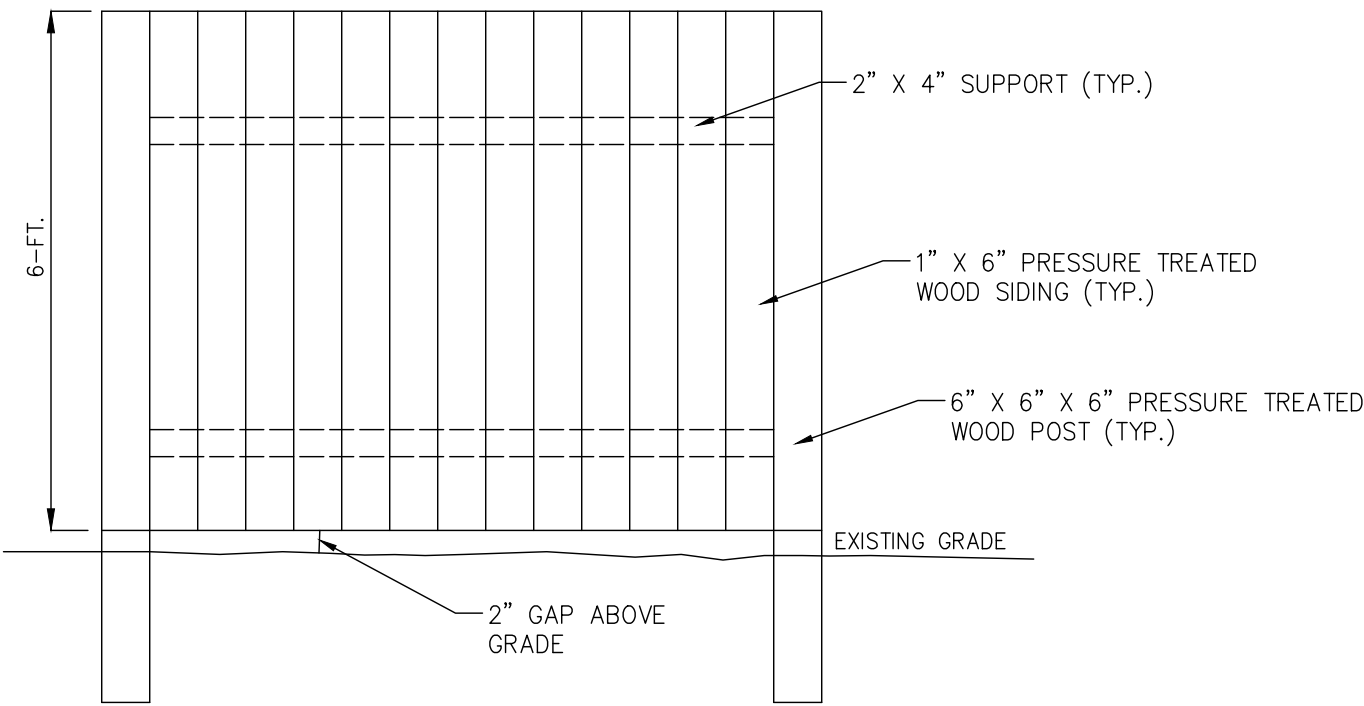
PRIOR TO THE PURCHASE OF THIS PROPERTY, APPLICANT HAD BEEN UTILIZING VACANT LAND ON THE OTHER SIDE OF ELM STREET FOR SUCH OUTDOOR STORAGE BUT HAS RECENTLY LOST HIS LEASE. IT'S MAIN STREET PROPERTY IS TOO SMALL TO ACCOMMODATE THIS NEEDED ACCESSORY USE.

IT IS THE DECISION OF THE BOARD THAT THE STRICT APPLICATION OF THE PROVISIONS OF THE ZONING LAW WILL DEPRIVE THE APPLICANT OF THE REASONABLE USE OF ITS LAND, AND THAT A GRANTING OF THE VARIANCES SOUGHT HEREIN WOULD BE IN HARMONY WITH THE GENERAL PURPOSE AND INTEREST OF THE ZONING LAW AND WOULD NOT DETRACT FROM THE GENERAL CHARACTER OF THE NEIGHBORHOOD, THEREFOR

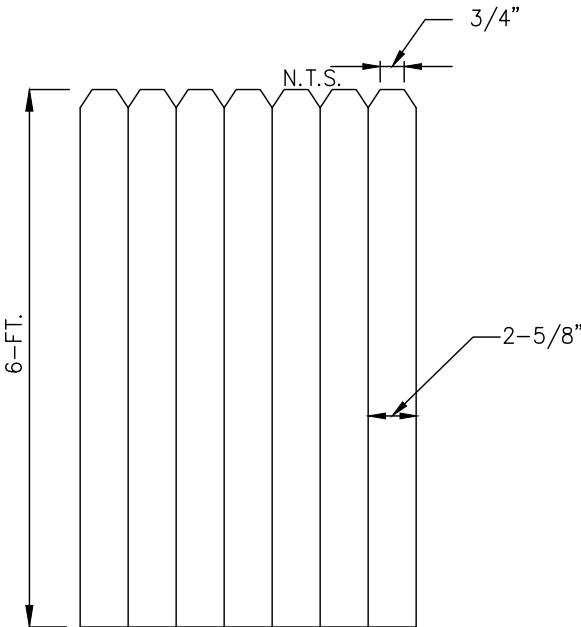
BE IT RESOLVED THIS 26TH DAY OF MARCH, 1990 BY THE BOARD OF APPEALS OF THE VILLAGE OF WARWICK THAT THE WITHIN APPLICATION FOR THE REQUESTED USE AND AREA VARIANCES BE GRANTED ON THE FOLLOWING CONDITIONS:

- 1. LIGHTING SHALL BE INSTALL SO THAT NOT MORE THAN ¼ FT. OF CANDLE POWER SHALL BE VISIBLE AT ANY RESIDENTIAL DISTRICT LINE, SHALL BE NO HIGHER THAN 14 FT. AND SHALL NOT SHINE DIRECTLY ONTO ADJOINING PROPERTY;
- 2. NO USED CARS SHALL BE STORED ON SAID SITE LONGER THAN TOTAL PERIOD OF TWO WEEKS;
- 3. THAT SAID VARIANCE IS HEREBY LIMITED TO ONLY 1.8+ ACRES OF SAID SITE WITH A MAXIMUM STORAGE OF 200 CARS OWNED BY THE APPLICANT ONLY;
- 4. THAT APPLICANT SECURE ANY REQUIRED SITE PLAN APPROVAL FROM THE VILLAGE PLANNING BOARD.

BY ORDER OF THE BOARD OF APPEALS  
RUSSELL LANGWIG CHAIRMAN



DUMPSTER ENCLOSURE

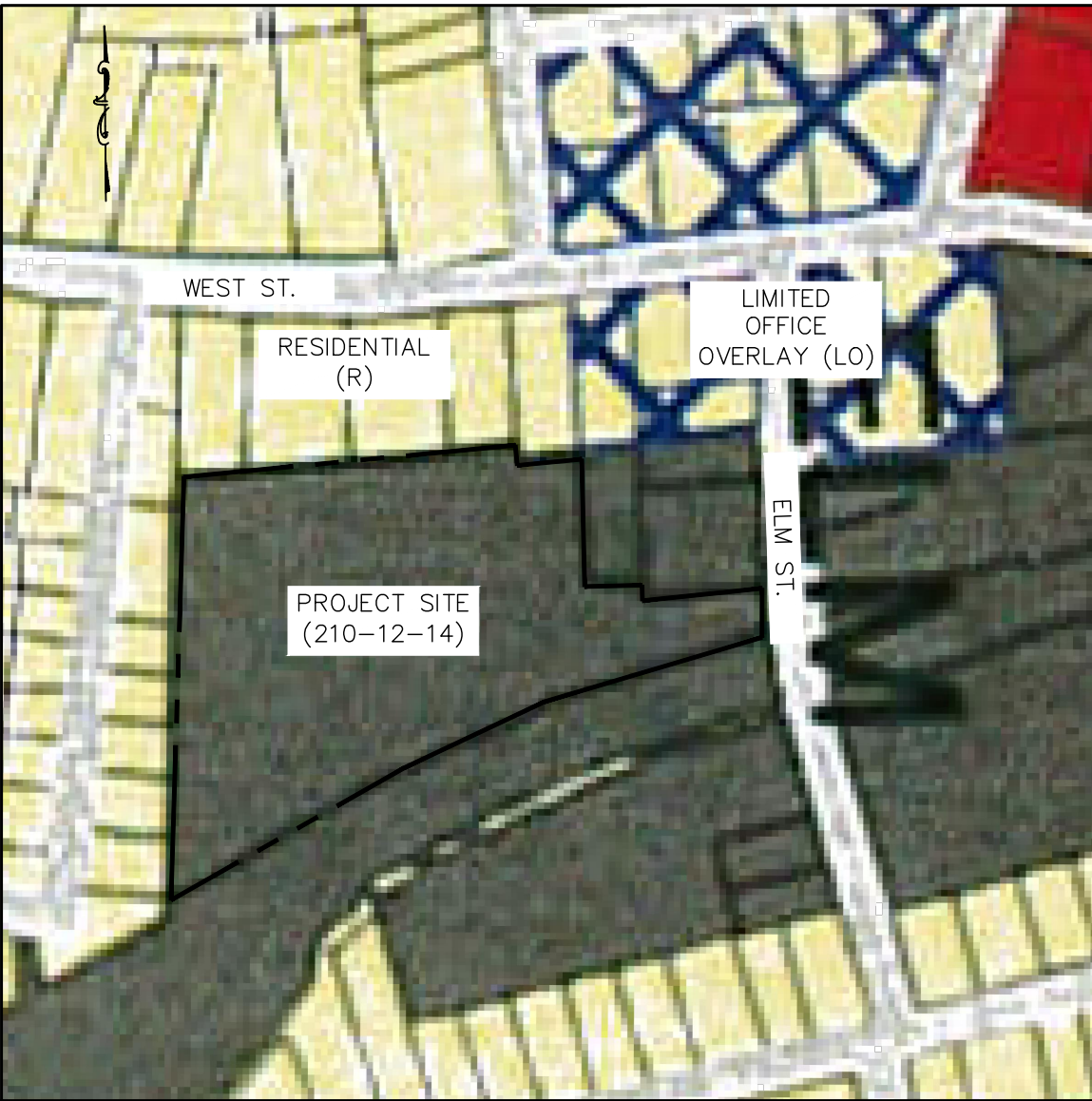


- NOTES:
- 1. MATERIAL FOR WOOD SECTIONS TO BE WHE CEDAR WITH BROWN STAIN COLOR
  - 2. 4" X 4" POST IMBEDDED 3' DEEP, TO BE PLACED EVERY 8' ALONG THE FENCE
  - 3. WOOD PANELS SHALL BE INSTALLED FACING OUT TO ADJOINING PROPERTIES.
  - 4. TO BE UTILIZED AS SHOWN ON THE AMENDED SITE PLAN.

PRIVACY FENCE  
N.T.S.

VICINITY MAP

SCALE: 1" = 200'±



3	12/20/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
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ZBA / DETAILS

## ELM STREET RESTAURANT

SECTION 214 BLOCK 12 LOT 14  
VILLAGE OF WARWICK  
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